

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2017-131

MARCH 23, 2017

The Planning and Development Department hereby forwards to the Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning **Ordinance 2017-131**.

Location: 0, 518, 524 St Johns Bluff Road North
between Craig Drive and Craig Industrial
Drive

Real Estate Numbers: 163250-0000, 163249-0000,
and 163248-0000

Current Zoning District: Commercial Residential Office (CRO)

Proposed Zoning District: Industrial Business Park (IBP)

Current Land Use Category: Residential Professional Institutional (RPI)

Proposed Land Use Category: Business Park (BP)

Planning District: Greater Arlington/Beaches (2)

City Council Representative: The Honorable Al Ferraro, District 2

Agent: William Randall Gallup
Concurrency Management Consultants, Inc.
P.O. Box 8883
Jacksonville, Florida 32239

Owner: John S Clarkson, Judith J Clarkson,
& Jordan Clarkson
2513 River Enclave Lane
Jacksonville, Florida 32226

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning **Ordinance 2017-131** seeks to rezone three lots totaling 1.63± acres of land from Commercial Residential Office (CRO) to Industrial Business Park (IBP) to allow for the construction of a warehouse for pool manufacturing for Pool's by

John Clarkson. The company, owned by one of the property owners, currently has an office just to the north on St Johns Bluff Road North. The site is within the Residential professional Institutional (RPI) 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 application has a companion Small Scale Land Use Amendment 2016C-031 (Ord 2017-130) proposing to amend the Future Land Use from RPI to BP. If this ordinance is passed, the proposed change in zoning district would be compatible with the proposed Future Land Use category. Business Park (BP) is intended to provide compact medium to high intensity office development. The subject property is located on the west side of St Johns Bluff Road North between Craig Drive and Craig Industrial Drive. Access to the application site is from St Johns Bluff Road North which is classified by the Transportation Element in the *2030 Comprehensive Plan* as a Collector Roadway. The 1.63 acre proposed land use amendment and rezoning site consists of a total of three lots, two undeveloped lots and one lot with a 996 square foot house constructed in 1948 on it.

STANDARDS, CRITERIA AND FINDINGS

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

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

Yes. In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the Planning and Development Department finds that the subject property is located in the RPI functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan. The land use amendment proposes a change to the BP functional land use category which is a category primarily intended to accommodate commercial office and light industrial uses. Commercial offices should comprise the majority of the category land area, while service, major institutional and light industrial uses constitute the remaining land area. Based on the consistency of this application, the Community Planning Section of the Planning and Development Department recommended an approval of this application based on its consistency with the *2030 Comprehensive Plan* and *State Comprehensive Plan*. Therefore, the proposed

rezoning meets the minimum requirements in establishing consistency with the land use category.

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

Yes. According to the category description of the Future Land Use Element (FLUE), Business Park (BP) in the Suburban Area is intended to provide compact intended to provide compact low to medium intensity office development, as well as compact low to medium density residential uses, which are preferred outside of industrial sanctuary sites. New BP designations are preferred in areas with full urban services and with site access to a road classified as arterial or higher. Light industrial and warehousing are both primary uses in this category.

The proposed zoning application should be reviewed in relation to the following objectives and policies or text of the 2030 Comprehensive Plan, Future Land Use Element (FLUE):

Objective 3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

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.

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.

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.

Policy 3.2.7 The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.

The proposed amendment to the BP Future Land Use category and this companion rezoning will assist in allowing appropriate areas for commercial uses. Therefore, the proposed rezoning is consistent with the FLUE Policies and Objective of the *2030 Comprehensive Plan* as previously stated above.

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

No. The proposed rezoning is not in conflict with any portion of the City's land use regulations. The proposed rezoning would allow for a vacant land use to become a conforming use in the IBP zoning district. The subject property meets the requirements of the IBP zoning district as set forth in Section 656.321 of the Zoning Code.

SURROUNDING LAND USE AND ZONING

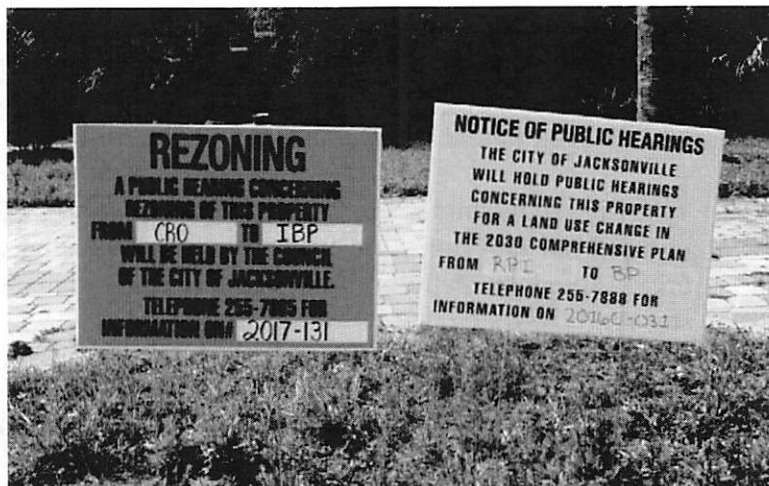
The surrounding uses, land use category and zoning are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	RPI	CRO	Vacant Land
East	PBF	PBF-3	Warehouse
South	RPI	CRO	Single Family Dwelling
West	LDR	RLD-60	Vacant Land

The proposed rezoning is compatible with the adjacent and nearby commercial and industrial zoning district. The single family dwelling in the residentially zoned property to the south is separated from the subject properties by Craig Drive. IBP zoning District requires a minimum side yard setback of ten (10) feet. The residentially zoned property to the west is currently vacant. IBP requires a minimum rear yard setback of ten (10) feet.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on February 28, 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 **ORD 2017-131** be **APPROVED**.



Subject Property: Previous Use- Hand Car Wash

Date: February 28, 2017

Source: City of Jacksonville, Planning & Development Department



Subject Property: Vacant land

Date: February 28, 2017

Source: City of Jacksonville, Planning & Development Department



**Property to the east of Subject Property:
Jacksonville Airport Authority (609 St Johns Bluff Road North)**

Date: February 28, 2017

Source: City of Jacksonville, Planning & Development Department



Property to the west of Subject Property: Vacant Land (RE#: 163247-0050)

Date: February 28, 2017

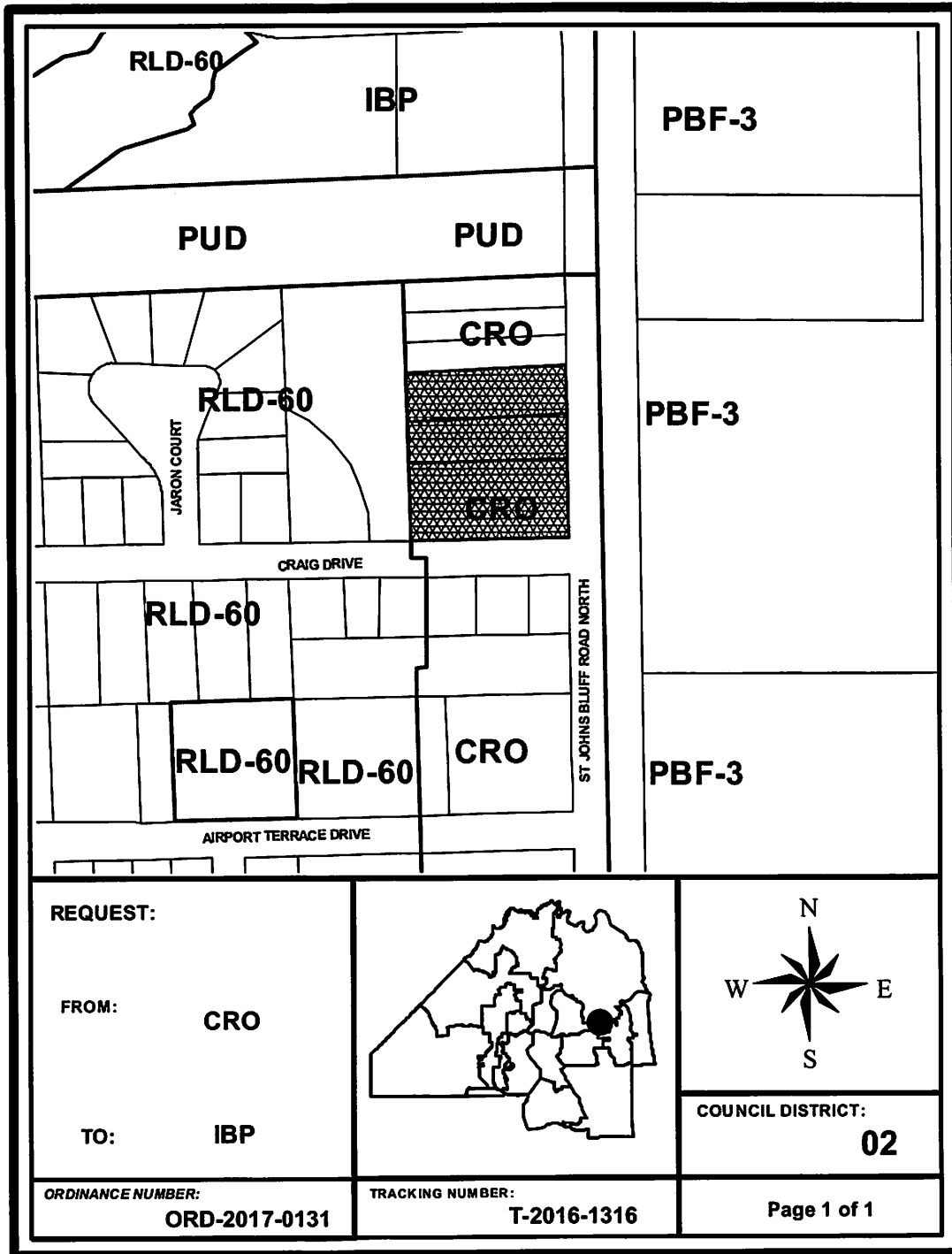
Source: City of Jacksonville, Planning & Development Department



**Property to the south of Subject Property:
Single Family Dwelling (442 St Johns Bluff Road North)**

Date: February 28, 2017

Source: City of Jacksonville, Planning & Development Department



PLANNING AND DEVELOPMENT DEPARTMENT

TO: Connie Patterson
FROM: Krista Fogarty
SUBJECT: 2017-131
DATE: 3/6/2017

The following review is based on the information provided by the Current Planning Division staff

- Application
- Baseline review

Description of Proposed Rezoning Application

Current Land Use: RPI LU Companion Application: 2016C-031
Current Zoning: CRO Proposed Zoning: IBP Acres: 1.63

Comprehensive Land Use Policy Analysis

Is the proposed rezoning district consistent with the functional land use category identified in the 2030 Comprehensive Plan?

YES NO

ZONING REQUEST:

This request is for a change in zoning to allow the construction of a warehouse for a pool manufacturer.

LAND USE CATEGORY CONSISTENCY REIEW:

According to the category description of the Future Land Use Element (FLUE), Business Park (BP) in the Suburban Area is intended to provide compact intended to provide compact low to medium intensity office development, as well as compact low to medium density residential uses, which are preferred outside of industrial sanctuary sites. New BP designations are preferred in areas with full urban services and with site access to a road classified as arterial or higher. Light industrial and warehousing are both primary uses in this category.

The proposed zoning application should be reviewed in relation to the following objectives and policies or text of the 2030 Comprehensive Plan, Future Land Use Element (FLUE):

Objective 3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an

integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

- 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.
- 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.
- 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.
- Policy 3.2.7 The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands

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 should be carefully evaluated for consistency or inconsistency with the following issues and related goals, objectives and/or policies:

Utility Capacity

The calculations to determine the water and sewer flows contained in this report and/or this spreadsheet have been established by the City of Jacksonville Planning and Development Department and have been adopted by JEA solely for the purpose of preparing this report and/or this spreadsheet. The method of calculating water and sewer flows in order to properly size infrastructure shall continue to be based on JEA's Water, Sewer and Reuse for New Development Projects document (latest edition).

Infrastructure Element, Sanitary Sewer Sub-Element

Policy 1.2.6 Within the Suburban Boundary Map as defined in the Future Land Use and Capital Improvements Elements, new septic tanks will be forbidden pursuant to the Septic Environmental Protection Board – Rule 3; however, they may be permitted as interim facilities, provided the following requirements are satisfied:

1. Single family/commercial (estimated flows of 600 gpd or less):
 - a. Requirements of Chapter 64E-6, Florida Administrative Code (F.A.C.) are accommodated.

- b. The collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
 - 2. Commercial (above 600 gpd)
 - a. Requirements of Chapter 64E-6, F.A.C. are accommodated.
 - b. The collection system of a regional utility company is not within 50 feet of the property.
 - 3. Subdivision (commercial or single family):
 - a. Requirements of Chapter 64E-6, F.A.C. are accommodated.
 - b. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.
 - c. Each lot is a minimum of 1 acre unsubmerged property.
 - d. Alternative (mounded) systems are not required.

According Florida Statutes Chapter 381 construction permits may not be issued for an onsite sewage treatment and disposal system in any area used or zoned for industrial or manufacturing purposes where a publicly owned or investor owned sewage treatment system is available (located within one-fourth mile) or where the system will receive toxic, hazardous, or industrial waste. Buildings located in areas zoned or used for industrial or manufacturing purposes, when such buildings are to be served by onsite sewage treatment and disposal systems, must receive written approval from the Department of Health. Approvals will not be granted when the proposed use of the system is to dispose of toxic, hazardous, or industrial wastewater or toxic or hazardous chemicals. Once an onsite disposal system is permitted, the owner must obtain an annual system operating permit and change of use requires the owner or tenant to obtain a new annual system operating permit from the Department of Health.

Future Land Use Element:

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.

Policy 1.2.11 Continue to deny development orders or permits until the applicant has demonstrated compliance with applicable federal, state and local requirements for wastewater collection and disposal, and potable water treatment and distribution.

Airport Environment Zone

The site is located within the 300 foot Height and Hazard Zone for the Craig Executive Airport. Zoning will limit development to a maximum height of less than 150', unless

approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.10051(d).

Future Land Use Element

Objective 2.5 Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities

Additionally, the site is located within a Civilian School Regulatory Zone. No new educational facility of a public or private school, with the exception of aviation school facilities, shall be permitted within an area extending along the centerline of any runway and within the Civilian School Regulatory Zone as prohibited by Section 656.1009.

Corridor Study

The subject property is located within the boundaries of the 2003 St. Johns Bluff Road Corridor study. The main recommendations from the study are to improve infrastructure, traffic, and appearance of the corridor. In an effort to preserve the character of the corridor, the study suggests limitation of commercial/retail uses to the RPI and BP Categories.

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2017-0131 **Staff Sign-Off/Date** / N/A
Filing Date 02/28/2017 **Number of Signs to Post** 3
Hearing Dates:
1st City Council 03/28/2017 **Planning Commission** 03/23/2017
Land Use & Zoning 04/04/2017 **2nd City Council** 04/11/2017
Neighborhood Association GREATER ARLINGTON CIVIC COUNCIL, COMMUNITIES OF EAST ARLINGTON
Neighborhood Action Plan/Corridor Study ST JOHNS BLUFF CORRIDOR STUDY

Application Info

Tracking # 1316 **Application Status** SUFFICIENT
Date Started 12/03/2016 **Date Submitted** 12/04/2016

General Information On Applicant

Last Name GALLUP **First Name** WILLIAM **Middle Name** RANDALL
Company Name CONCURRENCY MANAGEMENT CONSULTANTS, INC.
Mailing Address P.O. BOX 8883
City JACKSONVILLE **State** FL **Zip Code** 32239
Phone 9043163050 **Fax** 9042120488 **Email** CMCJAX@BELLSOUTH.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name CLARKSON **First Name** JOHN **Middle Name** S
Company/Trust Name
Mailing Address 2513 RIVER ENCLAVE LANE
City JACKSONVILLE **State** FL **Zip Code** 32226
Phone 9049937665 **Fax** **Email** JOHN@PBJC.NET

Last Name CLARKSON **First Name** JUDITH **Middle Name** J
Company/Trust Name
Mailing Address 2513 RIVER ENCLAVE LANE
City JACKSONVILLE **State** FL **Zip Code** 32226

Phone	Fax	Email
9049937665		
Last Name	First Name	Middle Name
CLARKSON	JORDAN	
Company/Trust Name		
2513 RIVER ENCLAVE LANE		
Mailing Address		
City	State	Zip Code
JACKSONVILLE	FL	32226
Phone	Fax	Email
9049937665		

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 163250 0000	2	2	CRO	IBP
Map 163249 0000	2	2	CRO	IBP
Map 163248 0000	2	2	CRO	IBP

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

Existing Land Use Category
RPI

Land Use Category Proposed? ✓

If Yes, State Land Use Application #
5229

Total Land Area (Nearest 1/100th of an Acre) 1.63

Justification For Rezoning Application

TO ALLOW FOR THE CONSTRUCTION OF A WAREHOUSE TYPE STRUCTURE FOR A POOL MANUFACTURER.

Location Of Property

General Location
WEST SIDE OF ST. JOHNS BLUFF ROAD, NORTH OF ATLANTIC BLVD.

House #	Street Name, Type and Direction	Zip Code
0, 518, 526	ST JOHNS BLUFF RD N	32225

Between Streets
CRAIG DRIVE and CRAIG INDUSTRIAL DRIVE

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
1.63 Acres @ \$10.00 /acre: \$20.00
- 3) Plus Notification Costs Per Addressee
26 Notifications @ \$7.00 /each: \$182.00
- 4) Total Rezoning Application Cost: \$2,202.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

Legal Description

PARCEL 1

Lots 13 and 14, Section 11, ATLANTIC BOULEVARD ESTATES, according to the plat thereof as recorded in Plat Book 18, pages 35, 35A and 35B, of the current public records of Duval County, Florida, LESS AND EXCEPT ANY PART OF CAPTION IN OFFICIAL RECORDS VOLUME 10517, PAGE 130.

PARCEL 2

Lots 15 and the South One-Half of Lot 16, Section 11, ATLANTIC BOULEVARD ESTATES, according to the plat thereof as recorded in Plat Book 18, pages 35, 35A and 35B, of the current public records of Duval County, Florida.

PARCEL 3

North $\frac{1}{2}$ of Lot 16 and all of Lot 17, ATLANTIC BOULEVARD ESTATES, SECTION 11, according to the plat thereof as recorded in Plat Book 18, page 35, 35A and 35B, of the current Public Records of Duval County, Florida.

EXHIBIT A

Property Ownership Affidavit - Individual

Date: 12-15-16

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

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:
Address: 518 & 524 St. Johns Bluff Rd. N. RE#(s): 163248-0000, 163249-0000 & 163250-0000

To Whom it May Concern:

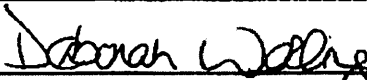
I John Clarkson hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Rezoning and Small Scale Lane Use Change submitted to the Jacksonville Planning and Development Department.

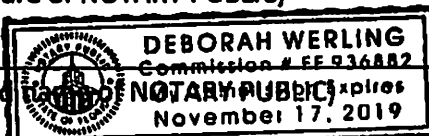
By 

Print Name: JOHN CLARKSON

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 23rd day of December 2016 by John Clarkson, who is personally known to me or who has produced _____ as identification and who took an oath.


(Signature of NOTARY PUBLIC)

(Printed Name) 
NOTARY PUBLIC

State of Florida at Large.

My commission expires: _____

EXHIBIT A

Property Ownership Affidavit - Individual

Date: 12-15-16

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

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:
Address: 518 & 524 St. Johns Bluff Rd. N. RE#(s): 163248-0000, 163249-0000 & 163250-0000

To Whom it May Concern:

I Judith Clarkson hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Rezoning and Small Scale Lane Use Change submitted to the Jacksonville Planning and Development Department.

By Judith Clarkson
Print Name: Judith Clarkson

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 23rd day of December 2016 by Judith Clarkson, who is personally known to me or who has produced _____ as identification and who took an oath.

Deborah Woolly
(Signature of NOTARY PUBLIC)

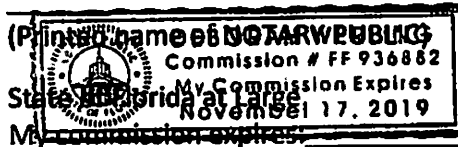


EXHIBIT A

Property Ownership Affidavit - Individual

Date: 12-15-16

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

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:
Address: 518 & 524 St. Johns Bluff Rd. N. RE#(s): 163248-0000, 163249-0000 & 163250-0000

To Whom it May Concern:

I, Jordan Clarkson hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Rezoning and Small Scale Lane Use Change submitted to the Jacksonville Planning and Development Department.

By: 

Print Name: JORDAN CLARKSON

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 23rd day of December 2016 by _____, who is personally known to me or who has produced _____ as identification and who took an oath.

Deborah Werling
(Signature of NOTARY PUBLIC)

Deborah Werling
(Printed name of NOTARY PUBLIC)


State of Florida at Large
My commission expires

DEBORAH WERLING
Commission # FF 936882
Commission Expires
November 17, 2019

EXHIBIT B

Agent Authorization - Individual

Date: 12-15-16

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

Re: Agent Authorization for the following site location in Jacksonville, Florida:
Address: 518 & 524 St. Johns Bluff Rd. N. RE#(s): 163248-0000, 163249-0000 & 163250-0000

To Whom it May Concern:

You are hereby advised that John Clarkson as Co-owner of property, hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers CMC, Inc. to act as agent to file application(s) for Rezoning and Small Scale Land Use Change 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 as submitted to the Jacksonville Planning and Development Department.

By *John Clarkson*
Print Name: JOHN CLARKSON

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 23rd day of Dec, 2016
by John Clarkson, who is personally known to me or who has produced _____ as identification and who took an oath.

Deborah Werling
(Signature of NOTARY PUBLIC)

(Printed name of DEBORAH WERLING
Commission # 4836882
My Commission Expires
State of Florida at September 17, 2019
My commission expires: _____

EXHIBIT B

Agent Authorization - Individual

Date: 12-15-16

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

Re: Agent Authorization for the following site location in Jacksonville, Florida:
Address: 518 & 524 St. Johns Bluff Rd. N. RE#(s): 163248-0000, 163249-0000 & 163250-0000

To Whom it May Concern:

You are hereby advised that Judith Clarkson, as CO-owner of property, hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers CMC, Inc. to act as agent to file application(s) for Rezoning and Small Scale Land Use Change 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 as submitted to the Jacksonville Planning and Development Department.

By Judith Clarkson
Print Name: Judith CLARKSON

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 23rd day of December 2016
by Judith Clarkson, who is personally known to me or who has produced _____ as identification and who took an oath.

Deborah W. Werling
(Signature of NOTARY PUBLIC)


(Printed name of NOTARY PUBLIC)

State of Florida at Large
My commission expires: _____

EXHIBIT B

Agent Authorization - Individual

Date: 12-15-16

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

Re: Agent Authorization for the following site location in Jacksonville, Florida:

Address: 518 & 524 St. Johns Bluff Rd. N. RE#(s): 163248-0000, 163249-0000 & 163250-0000

To Whom it May Concern:

You are hereby advised that Jordan Clarkson as co-owner of property hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers CMC, Inc. to act as agent to file application(s) for Rezoning and Small Scale Land Use Change 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 as submitted to the Jacksonville Planning and Development Department.

By [Signature]
Print Name: Jordan Clarkson

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 23rd day of December 2016 by Jordan Clarkson, who is personally known to me or who has produced as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)

(Printed name of NOTARY PUBLIC)
DEBORAH WERLING
Commission # **FP 436882**
My Commission Expires
State of Florida on **November 17, 2019**
My commission expires: _____

Prepared by:

Watson & Osborne Title Services, Inc.
2500 Monument Road, Suite 201
Jacksonville, Florida 32225

File Number: 05H1583

Record & Return To:
John S. Clarkson
2513 River Enclave Lane
Jacksonville FL 32226-2133

1080801
(2)

General Warranty Deed

Made this September 9, 2005 A.D. By **JAMES W. DAVIS** and **ROBERT A. CAMACHO**, whose address is: 1970 Rally Creek Drive East, Jacksonville, Florida 32225 hereinafter called the grantor, to **JOHN S. CLARKSON** and **JUDITH J. CLARKSON**, husband and wife **JORDAN CLARKSON**, as joint tenants with rights of survivorship, whose post office address is: 2513 River Enclave Lane, Jacksonville, Florida 32226-2133 hereinafter called the grantee:

(Whenever 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 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:

PARCEL 1

Lots 13 and 14, Section 11, ATLANTIC BOULEVARD ESTATES, according to the plat thereof as recorded in Plat Book 18, pages 35, 35A and 35B, of the current public records of Duval County, Florida, LESS AND EXCEPT ANY PART OF CAPTION IN OFFICIAL RECORDS VOLUME 10517, PAGE 130.

PARCEL 2

Lots 15 and the South One-Half of Lot 16, Section 11, ATLANTIC BOULEVARD ESTATES, according to the plat thereof as recorded in Plat Book 18, pages 35, 35A and 35B, of the current public records of Duval County, Florida.

PARCEL 3

North 1/2 of Lot 16 and all of Lot 17, ATLANTIC BOULEVARD ESTATES, SECTION 11, according to the plat thereof as recorded in Plat Book 18, page 35, 35A and 35B, of the current Public Records of Duval County, Florida.

Parcel ID Number: 163249-0000

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 encumbrances except taxes accruing subsequent to December 31, 2004.

Prepared by:

Watson & Osborne Title Services, Inc.
2500 Monument Road, Suite 201
Jacksonville, Florida 32225

File Number: 05H1583

RECORD & RETURN TO:

JOHN S. CLARKSON, JUDITH J. CLARKSON and JORDAN CLARKSON

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:

[Signature]

[Signature] (Seal)

Witness Printed Name D. CORDES

JAMES W. DAVIS

Address:

[Signature]

[Signature] (Seal)

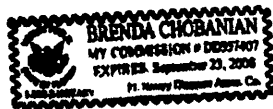
Witness Printed Name BRENDA CHOBANIAN

ROBERT A. CAMACHO

Address:

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 9th day of September, 2005, by JAMES W. DAVIS and ROBERT A. CAMACHO, who is/are personally known to me or who has produced DRIVERS LICENSE as identification.



[Signature]
Notary Public
Print Name: Brenda Chobanian

My Commission
Expires: _____



21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

William R Gallup
Concurrency Management Consultants, Inc.
P.O. Box 8883
Jacksonville, Florida, 32239

January 17, 2017

Project Name: Clarkson Warehouse
Availability#: 2017-0083

Dear Mr/Mrs William R Gallup,

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#: 2017-0083
 Request Received On: 1/12/2017
 Availability Response: 1/17/2017
 Prepared by: Mollie Price

Project Information

Name: Clarkson Warehouse
 Type: Warehouse
 Requested Flow: 400 gpd
 Location: 518/524 St. Johns Bluff Road N. - West of JAXEX Craig Field Airport, North of Craig Drive.
 Parcel ID No.: 163248-0000, 163249-0000 and 163250-0000
 Description: 10,000 sqft warehouse facility for off site pool construction 4 bays - interior office and storage.

Potable Water Connection

Water Treatment Grid: SOUTH GRID
 Connection Point #1: Existing 12-in water line on the west side of St. Johns Bluff Rd N
 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. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA.

Sewer Connection

Sewer Treatment Plant: ARLINGTON EAST
 Connection Point #1: Existing 4-in forcemain, approx. 1,240-ft south of Craig Rd on the west side of St. Johns Bluff Rd N
 Connection Point #2: NA
 Special Conditions: 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, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA.

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.

1	RE	A	B	C	D	E	F	G	H	I
				LNAME	LNAM	MAIL_ADDR1	MAIL_ADDR2	MAIL_AD	MAIL_CITY	MAIL_ZIP
2	163220 0000	BASYE LARRY		10628 CRAIG DR				JACKSONVILLE	FL	32225-6702
3	163222 0000	BASYE OSCAR L III		10626 CRAIG DR				JACKSONVILLE	FL	32225-6702
4	163409 0000	BENSON DONALD H		12825 GLADE SPRINGS DR S				JACKSONVILLE	FL	32246
5	163251 0000	BOSTWICK CHARLE W TRUST		BANK OF AMERICA FL4-237-08-01	1605 MAIN ST STE 800			SARASOTA	FL	34236
6	163246 0000	CHILDRESS DAVID C JR		543 JARON CT				JACKSONVILLE	FL	32225-6793
7	162882 0000	CHURCH OF MESSIAH INC		PO BOX 8608				JACKSONVILLE	FL	32277
8	162227 0100	CITY OF JACKSONVILLE		C/O CITY REAL ESTATE DIV	214 N HOGAN ST 10TH FL			JACKSONVILLE	FL	32202
9	163248 0000	CLARKSON JOHN S ET AL		2513 RIVER ENCLAVE LN				JACKSONVILLE	FL	32226-
10	163244 0000	DITECH FINANCIAL LLC		3000 BAYPORT DR STE 880				TAMPA	FL	33607
11	163410 0000	FAULK HARRIS J JR		10639 AIRPORT TERRACE DR				JACKSONVILLE	FL	32225-6722
12	162227 0150	JACKSONVILLE AIRPORT AUTHORITY		2400 YANKEE CLIPPER DR		FINANCE DIVISION		JACKSONVILLE	FL	32218-2492
13	162227 0000	JACKSONVILLE AIRPORT AUTHORITY		P O BOX 18018				JACKSONVILLE	FL	32229-0018
14	163218 0000	MANNING KATHLEEN H		580 M CRESPI				PACIFICA	CA	94044-3426
15	163216 0000	MCGUIRE LESLIE F		10652 CRAIG DR				JACKSONVILLE	FL	32225-6702
16	163241 0000	MIGNOSA JAMES P		527 JARON CT				JACKSONVILLE	FL	32225-6793
17	162879 3450	MOORE JONNY D & BARBARA TRUST		12768 MUIRFIELD BLVD N				JACKSONVILLE	FL	32225-4649
18	163240 0000	NGUEN NHUNG T		10617 CRAIG DR				JACKSONVILLE	FL	32225-6761
19	163253 0000	PANGANIBAN AURELIO C		2214 OSPREY POINT DR W				JACKSONVILLE	FL	32224-3024
20	163223 0000	PENN CORNELL J		2258 LUANA DR E				JACKSONVILLE	FL	32246-2473
21	163219 0000	PERKINS MARY		10646 CRAIG DR				JACKSONVILLE	FL	32225-6702
22	163411 0010	POLLARD JOHNNIE E ESTATE		C/O JOHN B POLLARD	10657 AIRPORT TERRACE DR			JACKSONVILLE	FL	32225
23	163411 0020	POLLARD MARGUERITE M ESTATE		10657 AIRPORT TERRACE DR				JACKSONVILLE	FL	32225-6722
24	163221 0000	RODRIGUEZ HENRY J PORTAL		10636 CRAIG DR				JACKSONVILLE	FL	32225-6702
25	163247 0000	STENZEL MONA B		10635 CRAIG DR				JACKSONVILLE	FL	32225-6761
26	163245 0000	SZYMANSKI JOHN F		517 JARON CT				JACKSONVILLE	FL	32225-6793
27	163217 0000	TAYLOR MELLISSA T		10660 CRAIG DR				JACKSONVILLE	FL	32225-6702
28		Greater Arlington Civic Council		PO Box 8283				JACKSONVILLE	FL	32239
29		Communities of East Arlington		1924 W. Holly Lake Rd				JACKSONVILLE	FL	32225
30		Arlington CPAC		5921 Arlington Rd				JACKSONVILLE	FL	32211



Duval County, City Of Jacksonville
Michael Corrigan , Tax Collector
 231 E. Forsyth Street
 Jacksonville, FL 32202

General Collection Receipt

Account No: CR395477

User: Patterson, Connie

REZONING/VARIANCE/EXCEPTION

Date: 12/28/2016

Email: ConstanceP@coj.net

Name: William Randall Gallup

Address: 516 ST JOHNS BLUFF RD

Description: Invoice for Conventional Rezoning of 3 parcels off of ST JOHNS BLUFF ROAD
(RE#:s: 163250 0000; 163249 0000; 163248 0000) CRO to IBP

TranCode	IndexCode	SubObject	GLAcct	SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
701	PDCU011	342504									2202.00

Control Number: 64482 | Paid Date: 1/31/2017

Total Due: \$2,202.00

Michael Corrigan , Tax Collector
General Collections Receipt
City of Jacksonville, Duval County

Account No: CR395477**REZONING/VARIANCE/EXCEPTION**

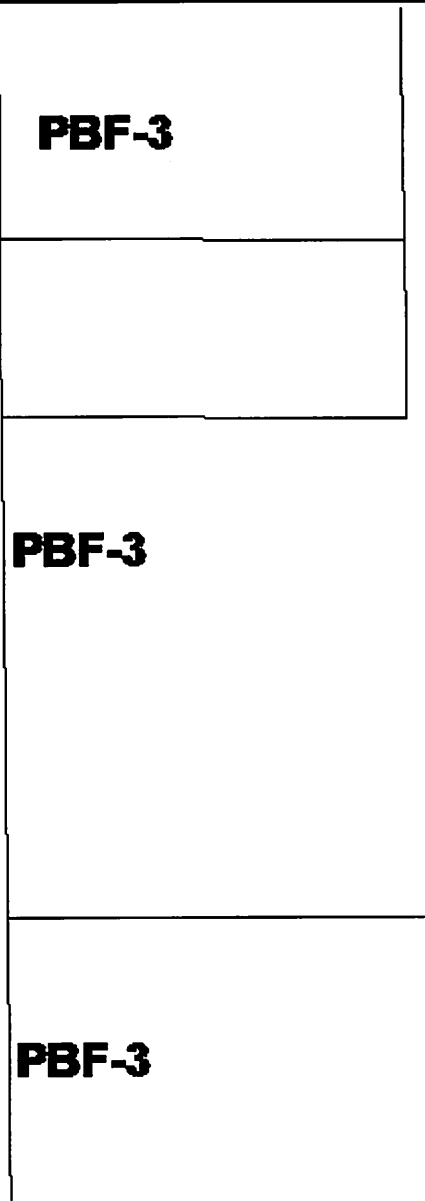
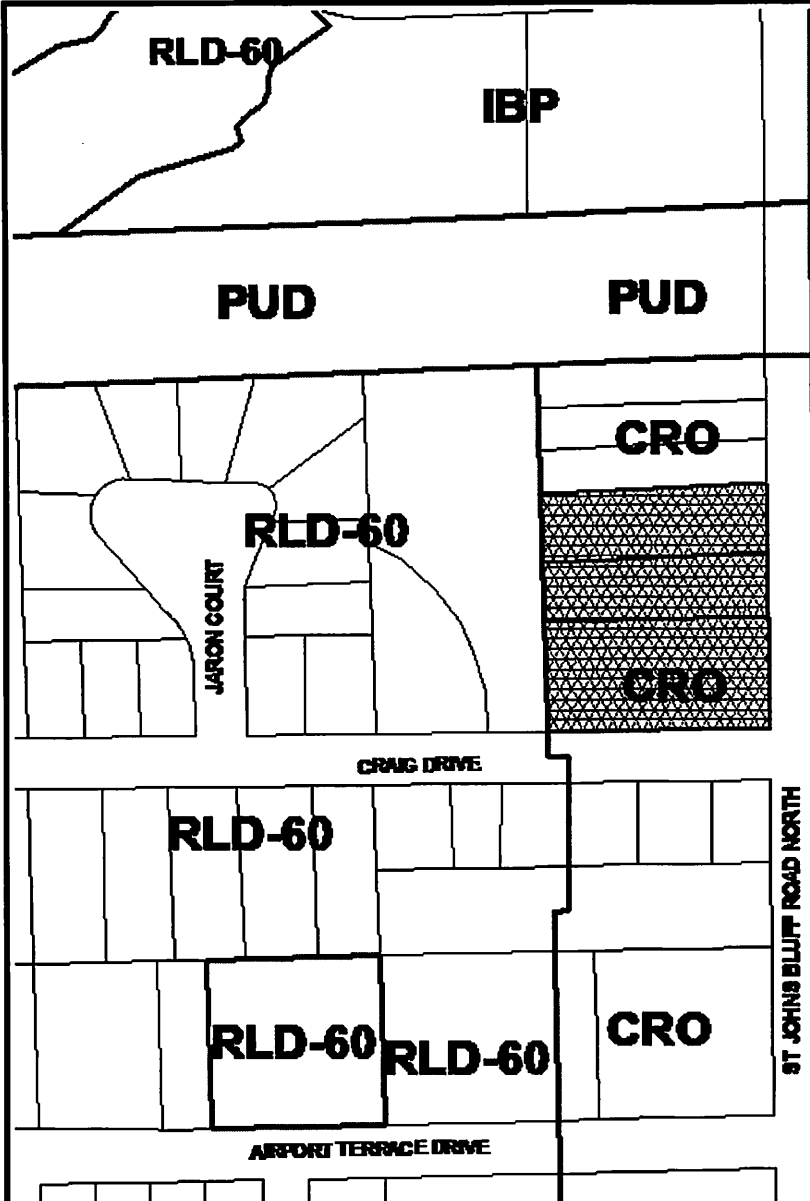
Name: William Randall Gallup

Address: 516 ST JOHNS BLUFF RD

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Date: 12/28/2016

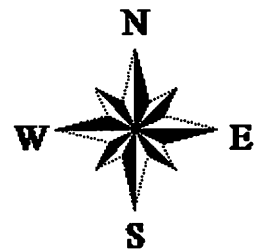
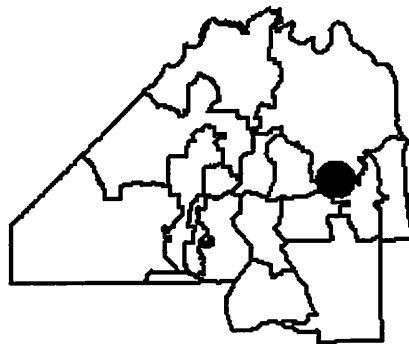
Total Due: \$2,202.00



REQUEST:

FROM: CRO

TO: IBP



COUNCIL DISTRICT:
02

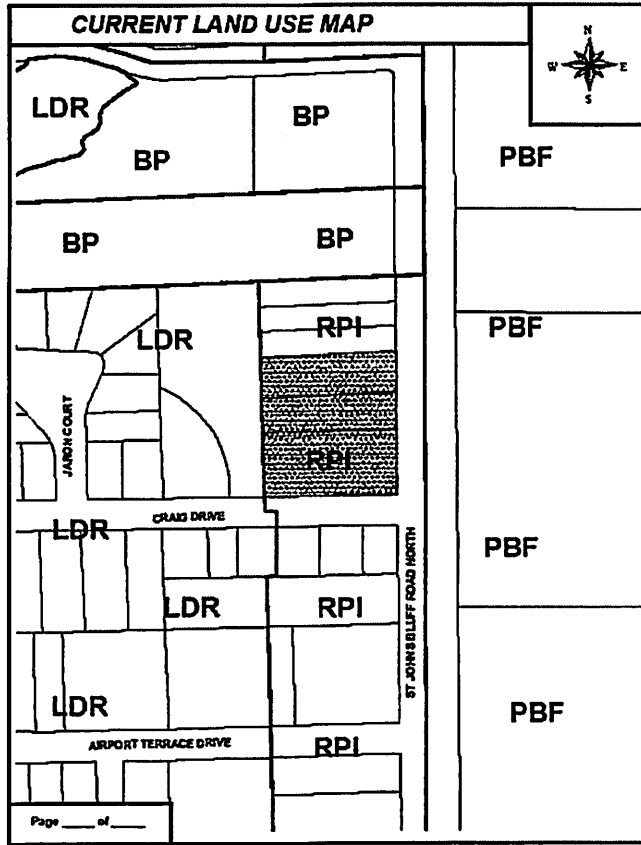
ORDINANCE NUMBER:
ORD-2017-0131

TRACKING NUMBER:
T-2016-1316

Page 1 of 1



Applicant Map Sign-Off



Application Number: LU-2016C-031

This is to certify that I, W. Randall Grallye, agree that to the best of my

Print Name

knowledge and belief, the attached map accurately depicts the property I have proposed for Land Use Map amendment pursuant to the application cited above.

W. Randall Grallye
Signed

2/27/17
Date

For the posting of "Notice of Public Hearing" signs, please see the attached affidavit that must be signed and returned to the Department along with attached photos of the signs, which are required to be posted at intervals of approximately 200 feet along all street sides in full view of the public street or nearest street right-of-way, with a notation indicating the direction and distance to the land.

If the applicant has not submitted the pictures of the posted or reposted signs, if necessary, and the accompanying notarized affidavit required per section 656.124(c), the Department shall notify the Council committee of reference, which will result in a deferral of the item to be heard. The Council committee of reference shall not approve, approve with conditions or deny any item unless the applicant has submitted the pictures of the posted or reposted signs, if necessary, and the accompanying notarized affidavit in accordance with the requirements set forth in section 656.124(c).

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS provided to me for application 2017-131 were posted on the property/site located at:

Real Estate Number(s) 163248-0000, 163249, 0000 & 163250-0000

Address 0, 518, 524 St. Johns Bluff Rd. N.

Address Jacksonville, FL 32225

Printed Name William R. Gallup

Signature [Handwritten Signature]

Dated this 1 day of March 2017.

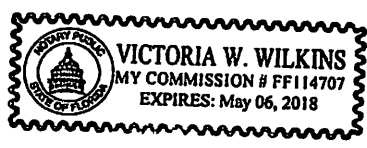
STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 1 day of March, 2017, by William Gallup (Applicant/Agent)

Such person(s): (notary must check applicable box)

- is (are) personally known to me; or
- produced a current _____ driver's license as identification; or
- produced _____ as identification.

Victoria W. Wilkins
[print or type name]
Notary Public, State of Florida at Large



THE UPS STORE 4509
221 N. Hogan Street
Jacksonville, FL 32202

For the posting of "Notice of Public Hearing" signs, please see the attached affidavit that must be signed and returned to the Department along with attached photos of the signs, which are required to be posted at intervals of approximately 200 feet along all street sides in full view of the public street or nearest street right-of-way, with a notation indicating the direction and distance to the land.

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NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS provided to me for application 2016C-031 were posted on the property/site located at:

#163248-0000, 163249-000, 163250-0000

Real Estate Number(s)

0,518,524 St Johns Bluff Rd N

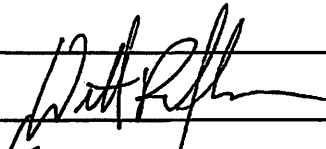
Address

Jacksonville, Florida 32225

Address

Printed Name William Gallup

Signature



Dated this 1 day of March 2017.

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 1 day of March, 2017, by William Gallup (Applicant/Agent)

Such person(s): *(notary must check applicable box)*

- is (are) personally known to me; or
- produced a current _____ driver's license as identification; or
- produced _____ as identification.

Victoria W. Wilkins

[print or type name]

Notary Public, State of Florida at Large



THE UPS STORE
221 N. Hogan Street
Jacksonville, FL 32202

PUBLIC HEARING SIGN EXHIBIT

