

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2017-0343**

**JUNE 8, 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 **2017-0343**.

***Location:*** 0 Collins Road,  
between Collins Road and 103<sup>rd</sup> Street

***Real Estate Numbers:*** 016381-0010; 016391-0110; and 016387-1000

***Current Zoning District:*** Residential Rural-Acre (RR-Acre)

***Proposed Zoning District:*** Residential Low Density-50 (RLD-50)

***Current Land Use Category:*** Low Density Residential (LDR)

***Proposed Land Use Category:*** N/A

***Planning District:*** Southwest, District 4

***Planning Commissioner:*** Chris Hagan

***City Council District:*** The Honorable Doyle Carter, District 12

***Owner:*** Chester E. Stokes, Jr.  
295 Venture, LLC  
25655 Marsh Landing Parkway  
Ponte Vedra Beach, FL 32082

Edwin Capps  
Capps Land Management, Inc.  
8719 W. Beaver Street  
Jacksonville, FL 32220

***Agent:*** Paul M. Harden, Esq.  
Law Office of Paul M. Harden  
501 Riverside Avenue, Suite 901  
Jacksonville, FL 32202

***Staff Recommendation:*** **APPROVE, with the recommendation that the applicant amend the rezoning request to RLD-70**

### GENERAL INFORMATION

Application for Rezoning Ordinance **2017-0343** seeks to rezone 295.77 acres of land from Residential Rural-Acre (RR-Acre) to Residential Low Density-50 (RLD-50) for the purpose of developing a single-family residential subdivision. The subject site is located within the Low Density Residential (LDR) future land use category of the Suburban Development Area as identified on the Future Land Use Map series (FLUMs) of the Future Land Use Element (FLUE) of the *2030 Comprehensive Plan*. The maximum density allowed within the LDR land use category is seven (7) dwelling units per acre when full urban services are available. The site is currently accessed via Branan Field Road.

The subject site is currently undeveloped and is located to the east of Cecil Commerce Center (PUD 1997-1064). Parcels designated RR-Acre are located immediately to the west and north of the subject site, and PUD 1999-0804 (Villages of Argyle Development of Regional Impact) abut the subject site to the east and south. The Dawson Creek subdivision, PUD 2003-0833, is located approximately 700 feet to the west of the subject site. This PUD permits minimum lot widths of 70 feet and 100 feet. With regards to the proposed rezoning, staff finds that a single-family residential subdivision is appropriate at this location and is compatible with surrounding uses; however, lot widths consistent with the RLD-70 Zoning District are recommended in order to provide a more gradual transition between lot sizes in the area.

### 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 site is located in the LDR functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the *2030 Comprehensive Plan*. Low Density Residential (LDR) is a category intended to provide for low density residential development. Generally, single-family detached housing should be the predominant development typology in this category. The proposed use is permitted in the LDR land use category as a primary use.

Therefore, the proposed use is consistent with the current land use designation of the subject property.

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

Yes. The proposed rezoning furthers the goals of the *2030 Comprehensive Plan*, based on the following objectives and policies summarized below:

**Future Land Use Element (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 1.1.22:** 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 Objective 3.1:** Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the *2030 Comprehensive Plan* and Land Development Regulations.

**Infrastructure Element, Sanitary Sewer Sub-Element (IE) 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.

***Recreation and Open Space Element (ROSE) Policy 2.2.2:*** The City shall require that all new single family and multi-family developments (residential developments) dedicate land for public parkland (active recreation parks) or provide monetary contribution to the appropriate department.

***ROSE Policy 2.2.3:*** A residential subdivision development of 100 lots or more shall provide at least one acre of useable uplands for every 100 lots (and any fraction thereof), or 5% of the total useable uplands area to be platted, whichever is less, to be dedicated as common area and set aside for active recreation. There may be up to two areas for each 100 lots, and the areas shall be a minimum of 0.5 acres in size, unless otherwise approved by the Planning and Development Department, or by the City Council as part of a Planned Unit Development Zoning District.

The subject site is currently undeveloped land in the Suburban Development Area of the city with access to major roadways such as Cecil Commerce Center Parkway and Argyle Forest Boulevard. The Oakleaf Town Center, a vibrant shopping area is located approximately ½ mile to the southeast of the subject site. As a result, the proposed rezoning maintains a compact and compatible land development pattern that ensures property for residential uses, in concert with nearby commercial uses. Therefore, the proposed rezoning is consistent with FLUE Objectives 1.1 and 3.1 and Policy 1.1.22. Further, consistent with FLUE Policy 1.2.9, IE Policy 1.2.6, and ROSE Policies 2.2.2 and 2.2.3, the development will be required to utilize centralized water and sewer utilities and provide adequate active recreational land to serve the proposed residential subdivision. The provision of these services will be addressed during the development review phase.

**The proposed rezoning has been identified as being related to the following topics identified in the 2030 Comprehensive Plan:**

**Airport Environment Zone**

The subject property is located within a 65-74 db Noise Contour Zone and a 50 foot and 150 foot Civilian Height and Hazard Zone.

Section 656.1005.2(d)(5)

(d) Miscellaneous Use Regulations apply to the development within Miscellaneous Use Zones that may be a hazard to aircraft in flight. It shall be unlawful and a violation of the Zoning Code to establish, maintain or continue a use within the surface limits of the height and hazard zone in a manner as to interfere with the operation of airborne aircraft. By City action, development proposals for miscellaneous uses as listed below shall be forwarded to the US Military. The following special requirements shall apply to each use lawfully established in the zones:

- (1) Lights or illumination used in conjunction with street, parking, signs or use of land and structures shall be arranged and operated in such a manner that it is not misleading or dangerous to aircraft operating from an airport or in the vicinity thereof as determined by the airport operator.
- (2) No operations of any type shall produce smoke, glare or other visual hazards within the limits of the zone that would adversely affect the safe flight of aircraft.
- (3) No operations of any type shall produce electronic interference with navigation signals or radio communication between the airport and aircraft within the limits of the zone.
- (4) In addition to the height limitations imposed by the height and hazard zone, no structure or obstruction will be permitted within the city that would cause a minimum vectoring altitude to be raised.
- (5) No use of land, including those resource production/extraction/open land uses addressed in Section 656.1005 as well as ponds, borrow pits, waste disposal and other facilities which store, handle or process organic or any other material that fosters or harbors the growth of insects, rodents, amphibians or other organisms as they result in significant bird population increases above the normal background should be permitted which encourages or attracts large concentrations of birds or waterfowl within the vicinity of an airport.

Zoning will limit development to a maximum height of less than 50 feet and 150 feet, 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 656.1005.1(d). See Objective 2.5 of the Future Land Use Element below:

***FLUE 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.

Airport Notice Zones are those zones requiring execution of an Airport Notice Zone Acknowledgement, as required in Section 656.1010. The U.S. Navy is required to provide review for the proposed use of the project. Consistency with Section 656.1005.2(d)(5) of the Zoning Code should be ensured before moving forward with this project.

A text amendment to the Future Land Use Element was approved by the City Council on April 25, 2017. The text amendment includes the following policies which must be adhered to and are further implemented in Part 10 of the Zoning Code:

*FLUE Policy 2.5.5:* The Civilian Airport Influence Zones are identified in Map L-22. Map L-22 is known as the Military and Civilian Influence Zones Map. Civilian Airport Influence Zones are identified in the Future Land Use Element. The following sub-policies refer to the City's Land Development Regulations.

*FLUE Policy 2.5.5B:* Within the 65 to 74.99 DNL noise zone as depicted on Map L-22, the City does not permit mobile home parks and single-family residential structures that are unable to achieve a 30 dBA noise level reduction. Non-residential uses are allowed, subject to conditions regarding disclosure and noise attenuation in construction. Schools and most outdoor recreation uses are only permitted in PUD developments or pursuant to preliminary site development reviews in accordance with Section 656.1003 that were approved prior to March 27, 2007 or those uses meeting the nonconforming uses definition in Section 656.1008 of the City of Jacksonville Zoning Code. All allowed development is subject to disclosure requirements.

*FLUE Policy 2.5.6:* To ensure safety and education of citizens occupying properties that are located near military and civilian airports, the City requires disclosure of airport proximity to prospective owners or lessees in the Military and Civilian Influence Zones depicted on Map L-22.

*FLUE Policy 2.5.8:* Airport Height and Hazard zones (HH) exist around all military and civilian airports within the city limits of Jacksonville. The horizontal limits of the zones and limitations on heights of obstructions within these zones are defined for each military airport in Naval Facilities Engineering Command (NAVFAC) P-80.3 01/82, on file with the Planning and Development Department, and for each civilian airport in Title 14, Code of Federal Regulations (CFR), Part 77 guidelines, on file with the Planning and Development Department. In order to assure that Title 14, CFR, Part 77 guidelines and NAVFAC P-80.3 01/82 guidelines are not exceeded and that no structure or obstruction is permitted that would raise a minimal obstruction clearance altitude, a minimum vectoring descent altitude or a decision height, all cell towers and any structure or obstruction that would extend into an Airport (HH) requires, in writing, comment from the U.S. Navy. Although written documentation from the U.S. Navy for military HH and

from the FAA or JAA for civilian HH is not required for proposed structure heights below the listed height, United States Code (USC) Title 14, CFR Part 77 still applies.

***FLUE Policy 2.5.9:*** The City of Jacksonville supports compatible uses within the Military and Civilian Influence Zones using the following approaches:

**Limiting incompatibility:**

In instances where these policies result in limiting the ability of a landowner to utilize their land pursuant to its current land use and zoning designation, the City of Jacksonville will support land use map amendments and rezoning to a compatible use. If an incompatible non-residential use ceases for twelve consecutive months or more, it cannot be restarted under the land development regulations.

**Acquisition:**

In 2006, the City of Jacksonville supported acquisition of 1651 acres containing the potential for over 4000 units of residential development for perpetual preservation by the State of Florida. All of these lands are in the Military Influence Zone of OLF Whitehouse. The City of Jacksonville will continue to review residential lands within the Zones for their potential for acquisition for preservation.

**Development Practices:**

Within the noise zones, the City of Jacksonville will use the following techniques:

1. Planned Unit Development (PUD) zoning to cluster development away from accident potential zones and away from the 75 DNL or greater noise zone.
2. Disclosure of the potential impacts of airport activities on residential development within the 65 DNL and higher as outlined in the Land Development Regulations. Disclosure includes requirements for completion of an airport notice zone acknowledgement form, inclusion of a statement on the recorded plat regarding the potential impacts of airport activities, and publication of the airport noise zone maps at least three times a year in a newspaper of general circulation.
3. Design and construction standards to achieve average minimum noise level reductions of 25 to 35 dBA throughout residential dwellings in the 65 DNL and higher as outlined in the Land Development Regulations.

**Future Land Use Element (FLUE) and Transportation Element (TE) Definition:**

***Civilian Influence Zones*** –These zones encompass all lands within the 60-64.99 DNL noise contour range, also known as Airport Notice Zones within the Land Development Regulations, as well as the 65-74.99 and 75 and greater DNL noise contour ranges. They apply to Jacksonville International Airport, Herlong Recreational Airport, Jacksonville Executive at Craig Airport and Cecil Airport and are depicted on Map L-22.

**Flood Zone**

Some portions of the proposed rezoning are determined to be within the 100 year flood zone. Flood hazard areas identified on the Flood Insurance Rate Map (FIRM) are identified as a Special Flood Hazard Area (SFHA). SFHAs are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or

exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as "AE." Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance:

Conservation /Coastal Management Element (CCME) Policy 1.4.4: The City shall require all development within the 100 year flood plain to be in strict conformance with all applicable federal, State, regional and local development regulations.

CCME Policy 2.7.1: The City shall continue to define the surface hydrology of the area to determine flood plain vulnerability and sensitivity, and will determine appropriate protection measures.

CCME Policy 2.7.3: The City shall protect appropriate floodplain areas for the public benefit and restore degraded floodplain areas by: A. Land acquisition or conservation easement acquisition; B. Regulation, including setbacks, buffer zones, designated wildlife corridors, low density zoning, performance standards and open space requirements; and C. Incentives, including tax benefits and transfer of development rights.

### Wetlands

Wetlands classified as Category II and III were identified on the northeast portion of the site. A permit was issued by the St. Johns River Water Management District in 2015 (permit # 140308- 1&2) but does not address the Category II wetlands found on the northeast portion of the site. Any proposed wetlands alteration will require mitigation through the St. Johns River Water Management District (SJRWMD). The development should be further reviewed at Site Plan Review for consistency with the policies under Goal 4 of the Conservation /Coastal Management Element (CCME) and as more particularly specified in the following CCME policies:

CCME Goal 4: To achieve no further net loss of the natural functions of the City's remaining wetlands, improve the quality of the City's wetland resources over the long-term and improve the water quality and fish and wildlife values of wetlands.

CCME Objective 4.1: The City shall protect and conserve the natural functions of its existing wetlands, including estuarine marshes. In order to achieve this objective and its associated policies, the City shall continue to work with the applicable regional, state and federal agencies charged with these regulatory responsibilities.

CCME Policy 4.1.3: The following performance standards shall apply to all development, except public utilities and roadways, permitted within Category I, II, and III wetlands:

- (a) Encroachment. Encroachment in Category I, II, or III wetlands is the least damaging and no practicable on-site alternative exists; and
- (b) No net loss. Development is designed and located in such a manner that there is no net loss to the wetland functions including but not limited to:
  - i the habitat of fish, wildlife and threatened or endangered species,



- ii the abundance and diversity of fish, wildlife and threatened or endangered species,
- iii the food sources of fish and wildlife including those which are threatened or endangered,
- iv the water quality of the wetland, and
- v the flood storage and flood conveyance capabilities of the wetland; and
- (c) Floodplain protection. Buildings are built at an elevation of sufficient height to meet the designated flood zone standards as set forth by the Federal Emergency Management Agency. The design must be in conformance with Chapter 652 (Floodplain Regulations) of the Ordinance Code; and
- (d) Stormwater quality. In the design and review of developments which will discharge stormwater into the Category I, II, or III wetlands the following performance standards shall be used to protect water quality:
  - i Issuance of a Management and Storage of Surface Waters permit pursuant to Chapter 40C-4 or 40C-40, F.A.C. or a stormwater permit issued pursuant to Chapter 40C-42, F.A.C., provides assurances necessary for compliance with subsections (i) - (iv) above provided the stormwater management system is constructed in accordance with the permit; and
  - ii Regular monitoring and maintenance program on an annual basis for the performance of stormwater treatment systems
- (e) Septic tanks. Septic tanks, drainfields and/or greywater systems are located outside the Category I, II, or III wetland area and not within 75 feet of the mean high water line of tidal bodies or within 75 feet of any wetland unless the Duval County Health Department grants a variance for a hardship case pursuant to the provisions of Section 381.0065, F.S. Where public utilities are available, development is required to connect to these facilities; and
- (f) Hydrology. The design of the fill shall include measures to maintain the wetlands hydrology of the site.

CCME Policy 4.1.5: The permitted uses within Category I and II wetlands shall be limited to the following land uses and associated standards, provided such use is consistent with the Future Land Use Map series (FLUMs):

(1) Conservation uses, provided the following standards are met:

(a) Dredge and fill

Dredging or filling of the Category I and II wetlands shall not exceed more than 5% of the wetlands on-site; and

(b) Vegetation

For Category I wetlands:

All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:

No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

(2) Residential uses, provided the following standards are met:

(a) Density/Dredge and fill

Where lots, except for lots of record as defined in the Future Land Use Element, are located totally within the wetlands:

- i density shall not exceed one (1) dwelling unit per five (5) acres; and
- ii buildings shall be clustered together to the maximum extent practicable; and
- iii dredging or filling shall not exceed 5% of the wetlands on-site; and

(b) Vegetation

For Category I wetlands:

All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:

No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

(3) Water-dependent and water-related uses, provided the following standards are met:

(a) Vegetation

For Category I wetlands:

All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:

No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

(b) Boat facilities siting and operation

Boat facilities are further subject to Objectives 10.1, 10.2, 10.3, 10.5 and 10.6 and their related policies of this element.

(4) Access to a permitted use, subject to the requirements of (a), (b), and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

(5) Any use which can be shown to be clearly in the public interest, subject to the requirements of (a), (b), (d) and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

(6) For Category II wetlands only, silvicultural uses are allowed, provided the following standards are met:

Best Management Practices: Silviculture

Such activities are conducted in compliance with the provisions of the "Silvicultural Best Management Practices Manual," as may be amended, published by the Florida Division of Forestry, Department of Agriculture and Consumer Services.

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

No. The proposed rezoning to RLD-50 would not be in conflict with any portion of the City's land use regulations.

### SURROUNDING LAND USE AND ZONING

The subject property is located west of Cecil Commerce Parkway and north of Branan Field Road. The surrounding uses, land use category and zoning are as follows:

<u>Adjacent Property</u>	<u>Land Use Category</u>	<u>Zoning District</u>	<u>Current Use(s)</u>
North	RR / MU	RR-Acre / PUD	Undeveloped
East	RR / CSV	RR-Ace / PUD	Undeveloped
South	ROS / RPI / CSV	PUD	Undeveloped
West	RR	RR-Acre	Single-family Residential

### SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on May 24, 2017, the required Notice of Public Hearing signs were posted.



*Source: Staff, Planning and Development Department*

*Date: May 24, 2017*

**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2017-0343 be **APPROVED**, with the recommendation that the applicant amend the rezoning request to RLD-70.



**Aerial**

*Source: Staff, Planning and Development Department*

*Date: May 24, 2017*



**Subject site**

*Source: Staff, Planning and Development Department*

*Date: May 24, 2017*



**Property across Branan Field Road from subject site**

*Source: Staff, Planning and Development Department*

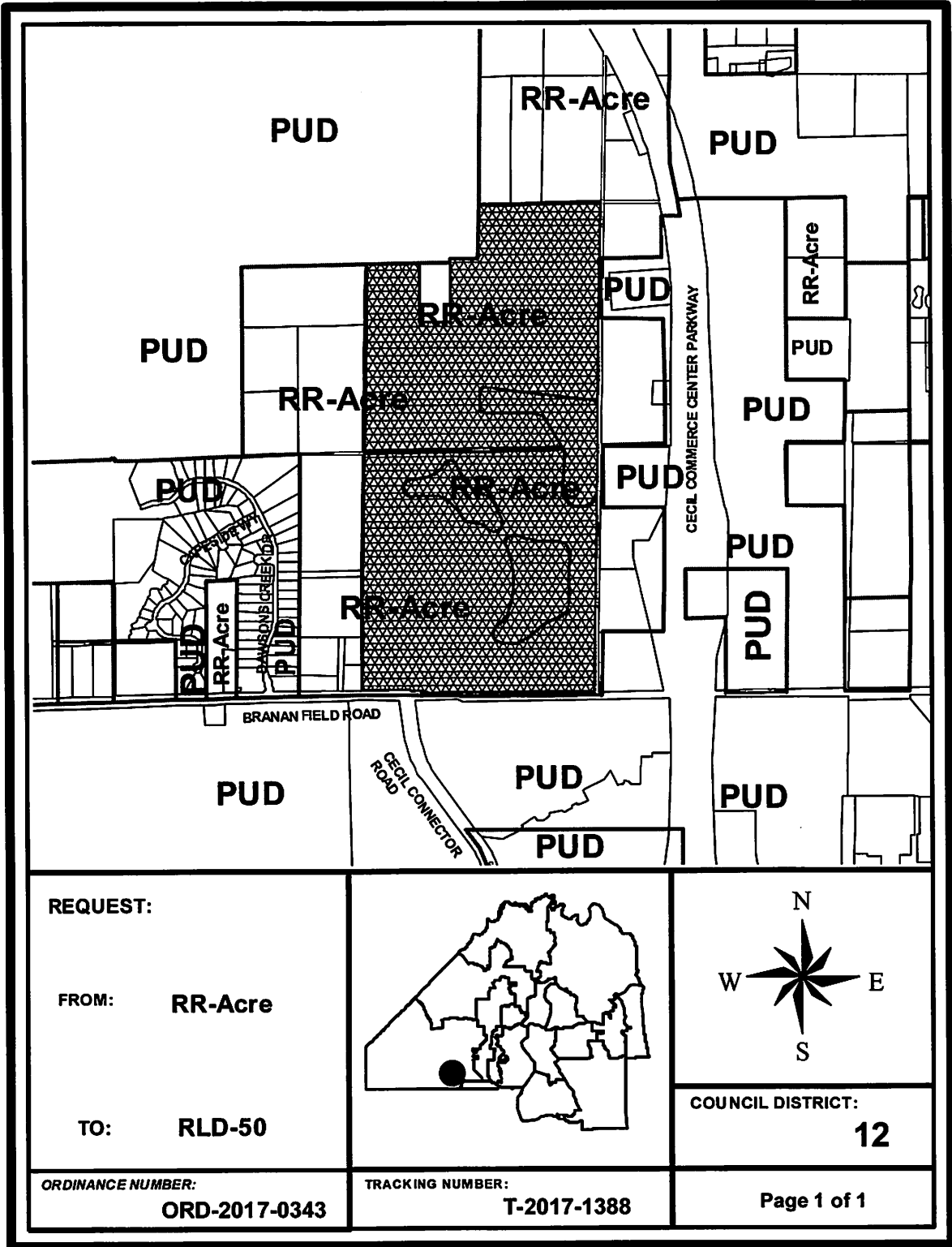
*Date: May 24, 2017*



**View east on Branan Field Road, subject site on left (north)**

*Source: Staff, Planning and Development Department*

*Date: May 24, 2017*



### Application For Rezoning To Conventional Zoning District

#### Planning and Development Department Info

**Ordinance #** 2017-0343 **Staff Sign-Off/Date** SCK / 03/13/2017  
**Filing Date** 04/17/2017 **Number of Signs to Post** 5  
**Hearing Dates:**  
**1st City Council** 06/13/2017 **Planning Commission** 06/08/2017  
**Land Use & Zoning** 06/20/2017 **2nd City Council** N/A  
**Neighborhood Association** N/A  
**Neighborhood Action Plan/Corridor Study** N/A

#### Application Info

**Tracking #** 1388 **Application Status** PENDING  
**Date Started** 03/02/2017 **Date Submitted** 03/02/2017

#### 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** STOKES, JR. **First Name** CHESTER **Middle Name** E.  
**Company/Trust Name**  
295 VENTURE, LLC  
**Mailing Address**  
25655 MARSH LANDING PKWY  
**City** PONTE VEDRA BEACH **State** FL **Zip Code** 32082  
**Phone** **Fax** **Email**

**Last Name** CAPPS **First Name** EDWIN **Middle Name**  
**Company/Trust Name**  
CAPPS LAND MANAGEMENT, INC.  
**Mailing Address**  
8719 W. BEAVER ST.  
**City** JACKSONVILLE **State** FL **Zip Code** 32220  
**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 016381 0010	12	4	RR-ACRE	RLD-50
Map 016391 0110	12	4	RR-ACRE	RLD-50
Map 016387 1000	12	4	RR-ACRE	RLD-50

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)** 295.77

**Justification For Rezoning Application**

TO DEVELOP IN ACCORDANCE WITH SURROUNDING RESIDENTIAL.

**Location Of Property**

**General Location**

ON THE NORTH SIDE OF COLLINS RD., WEST OF CECIL COMMERCE PKWY

House #	Street Name, Type and Direction	Zip Code
0	COLLINS RD	32222

**Between Streets**

COLLINS RD. and 103RD ST.

**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**  
295.77 Acres @ \$10.00 /acre: \$2,960.00
- 3) **Plus Notification Costs Per Addressee**  
24 Notifications @ \$7.00 /each: \$168.00
- 4) **Total Rezoning Application Cost:** \$5,128.00

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

# ORDINANCE \_\_\_\_\_

March 2, 2017

Legal Description

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Tracts 1, 2, 3, 4, 8, 9, 10, 11, 12, 13, 14, 15 and 16, and the South one-half of Tract 5, all in Block 2, Section 30, Township 3 South, Range 25 East, JACKSONVILLE HEIGHTS, according to plat thereof recorded in Plat Book 5, page 93, of the current public records of Duval County, Florida.

and

Tracts 1 through 16, inclusive, Block 3, Section 30, Township 3 South, Range 25 East, JACKSONVILLE HEIGHTS, according to plat thereof recorded in Plat Book 5, page 93, of the current public records of Duval County, Florida, EXCEPTING therefrom those portion of Tracts 10 and 11, lying within the right-of-way of Brannan Field Road, as now established, and conveyed to The State Road Department of the State of Florida by Deed Book 977, page 264, and FURTHER EXCEPTING those portions of Tracts 11, 12, 13, 14 and 16, lying within the right-of-way of Collins Road, as now established.

and

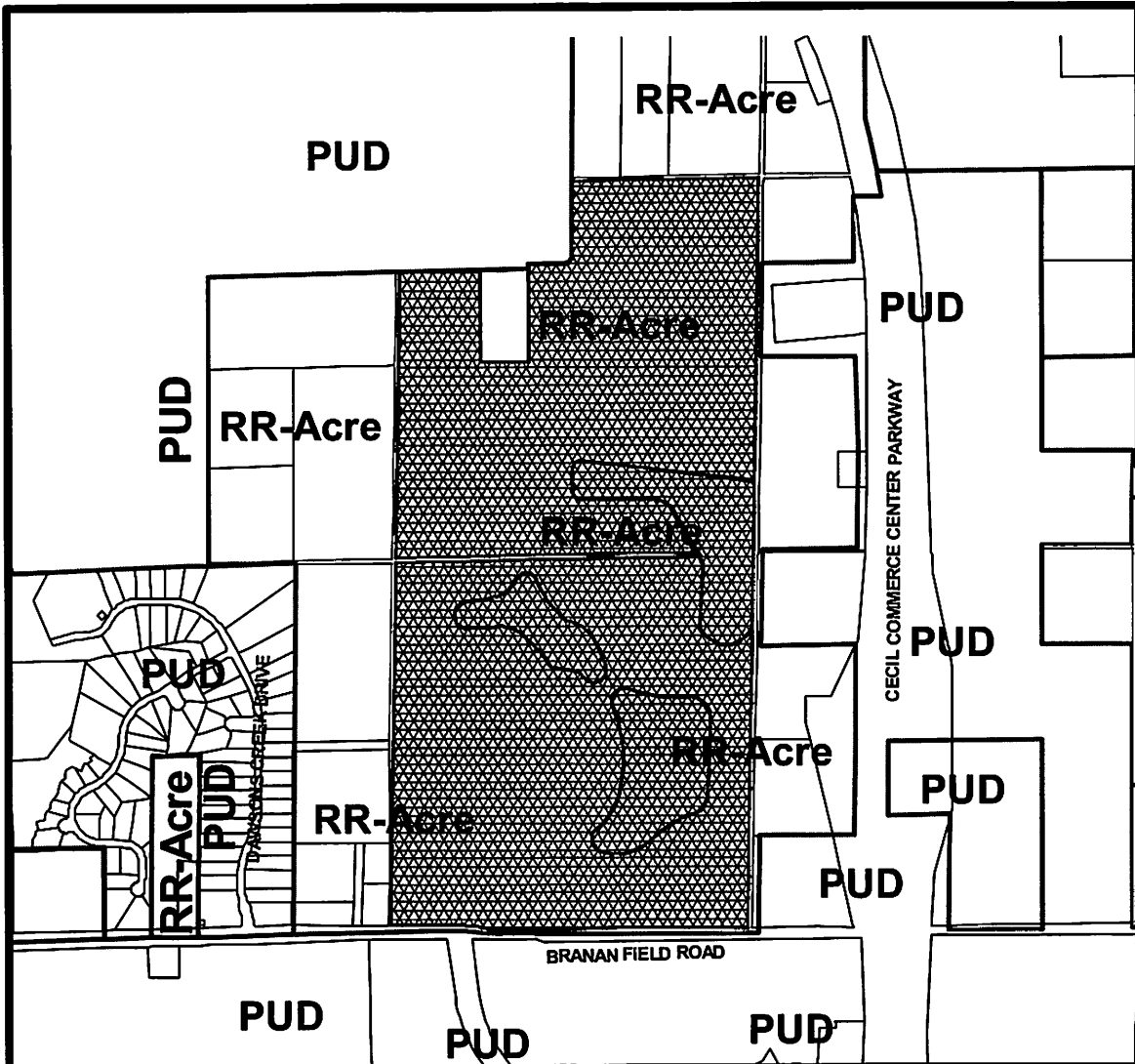
A PORTION OF TRACT 1, BLOCK 3 AND TRACTS 13 THROUGH 16, BLOCK 2, SECTION 30, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 30, THENCE N 00°13'59" E ALONG THE WESTERLY LINE OF SAID SECTION 30, A DISTANCE OF 3047.75 FEET; THENCE S 90°00'00" E, A DISTANCE OF 1389.87 FEET TO THE POINT OF BEGINNING AND BEING THE BEGINNING OF CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE, A ARC DISTANCE OF 78.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 45°00'00" W, 70.71 FEET; THENCE N 00°00'00" E, 172.58 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE, A ARC DISTANCE OF 84.44 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 48°22'51" E, 74.76 FEET; THENCE S 83°14'18" E, A DISTANCE OF 1183.28 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE, A ARC DISTANCE OF 73.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 41°17'42" E, 66.84 FEET; THENCE S 00°38'54" W, A DISTANCE OF 966.17 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 198.53 FEET; THENCE SOUTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE, A ARC DISTANCE OF 500.84 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 89°02'14" W, 378.20 FEET; THENCE N 04°18'53" E, A DISTANCE OF 387.18 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE, A ARC DISTANCE OF 118.96 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 12°43'32" W, 117.22 FEET; THENCE N 29°45'57" W, A DISTANCE OF 332.51 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE, A ARC DISTANCE OF 210.26 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 59°52'58" W, 200.71 FEET; THENCE N 90°00'00" W, A

March 2, 2017

EXHIBIT 1

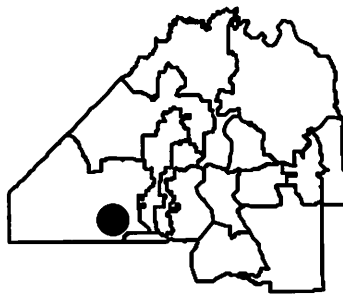
**DISTANCE OF 500.59 FEET TO THE POINT OF BEGINNING, CONTAINING 15.41  
ACRES MORE OR LESS.**



REQUEST SOUGHT:

FROM: RR-Acre

TO: RLD-50



0 100 Feet



COUNCIL DISTRICT:

12

TRACKING NUMBER:

T-2017-1388

Page 1 of 1

**EXHIBIT A - Property Ownership Affidavit**

Date: 2/28/17

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#016381-0010 & 016391-0110

To Whom it May Concern:

I 295 Venture, LLC 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:

295 Venture, LLC

By \_\_\_\_\_

By CSH

Print Name: \_\_\_\_\_

Print Name: Chester E. Stokes, Jr.

Its: President

\*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

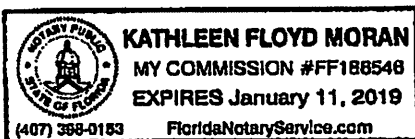
Sworn to and subscribed and acknowledged before me this 28th day of February 2017 by Chester E. Stokes, Jr., who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

Kathleen Floyd Moran

(Signature of NOTARY PUBLIC)

Kathleen Floyd Moran

(Printed name of NOTARY PUBLIC)



State of Florida at Large.

My commission expires: 1-11-2019

**EXHIBIT A - Property Ownership Affidavit**

Date: 3/2/2017

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#016387-1000

To Whom it May Concern:

I Capps Land Management, Inc. 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:

Capps Land Management, Inc.

By \_\_\_\_\_

By [Signature]

Print Name: \_\_\_\_\_

Print Name: Edwin Capps

Its: President

\*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 2nd day of March 2017 by Edwin Capps, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

[Signature]

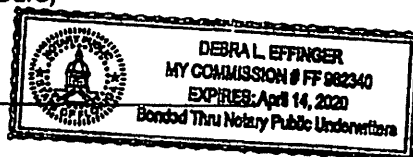
(Signature of NOTARY PUBLIC)

[Printed Name]

(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: \_\_\_\_\_



**Detail by Entity Name**

Florida Limited Liability Company  
295 VENTURE L.L.C.

**Filing Information**

**Document Number** L98000001290  
**FEI/EIN Number** 59-3525224  
**Date Filed** 07/31/1998  
**State** FL  
**Status** ACTIVE

**Principal Address**

25655 MARSH LANDING PKWY  
PONTE VEDRA BEACH, FL 32082

Changed: 02/07/2012

**Mailing Address**

25655 MARSH LANDING PKWY  
PONTE VEDRA BEACH, FL 32082

Changed: 02/07/2012

**Registered Agent Name & Address**

STOKES, JR., E. CHESTER  
25655 MARSH LANDING PKWY  
PONTE VEDRA BEACH, FL 32082

Name Changed: 04/09/2009

Address Changed: 02/07/2012

**Authorized Person(s) Detail****Name & Address****Title P**

STOKES, E. CHESTER JR.  
25655 MARSH LANDING PKWY  
PONTE VEDRA BEACH, FL 32082

**Title V**

BERGMANN, THOMAS C  
25655 MARSH LANDING PKWY  
PONTE VEDRA BEACH, FL 32082

**Title VT**

STOKES, LYNDA F  
25655 MARSH LANDING PKWY  
PONTE VEDRA BEACH, FL 32082

**Title CFO**



**Detail by Entity Name**

Florida Profit Corporation  
CAPPS LAND MANAGEMENT, INC.

**Filing Information**

**Document Number** P00000076726  
**FE/EIN Number** 59-3664606  
**Date Filed** 08/14/2000  
**State** FL  
**Status** ACTIVE

**Principal Address**

114 HALSEMA ROAD S.  
JACKSONVILLE, FL 32220

Changed: 11/03/2016

**Mailing Address**

114 HALSEMA ROAD S.  
JACKSONVILLE, FL 32220

Changed: 11/03/2016

**Registered Agent Name & Address**

CAPPS, STACEY  
8719 W. BEAVER STREET  
1  
JACKSONVILLE, FL 32220

Address Changed: 01/04/2010

**Officer/Director Detail****Name & Address**

Title PRES

CAPPS, EDWIN  
1458 CATHY TRIPP LN  
JACKSONVILLE, FL 32220

Title SEC

CAPPS, STACEY  
1458 CATHY TRIPP LN  
JACKSONVILLE, FL 32220

Title DIR

CAPPS, APRIL  
114 HALSEMA ROAD S.  
JACKSONVILLE, FL 32220

Title DIR

CAPPS, ICANN

**EXHIBIT B - Agent Authorization Affidavit- Property Owner**

Date: 2/28/17

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#016381-0010 & 016391-0110

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 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 \_\_\_\_\_

Print Corporate Name:

295 Venture, LLC

Print Name: \_\_\_\_\_

By CSH  
Print Name: Chester E. Stokes, Jr.

Its: President

\*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

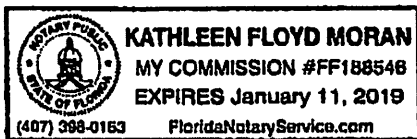
Sworn to and subscribed and acknowledged before me this 28th day of February 2017 by Chester E. Stokes, Jr., who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

[Signature]

(Signature of NOTARY PUBLIC)

Kathleen Floyd Moran

(Printed name of NOTARY PUBLIC)



State of Florida at Large.  
My commission expires: 1-11-2019

**EXHIBIT B - Agent Authorization Affidavit- Property Owner**

Date: 3/2/2017

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#016387-1000

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  
Rezoning to act as agent to file application(s) for  
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:\*

Print Corporate Name:

Capps Land Management, Inc.

By \_\_\_\_\_

By [Signature]

Print Name: \_\_\_\_\_

Print Name: Edwin Capps

Its: President

\*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 2nd day of March  
2017 by Edwin Capps, who is personally known to me or who has  
produced \_\_\_\_\_ as identification and who took an oath.

[Signature]

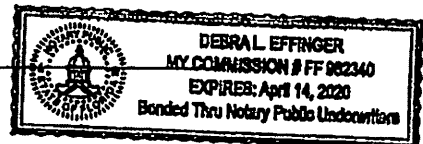
(Signature of NOTARY PUBLIC)

Debra L Effinger

(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: \_\_\_\_\_



SPECIAL WARRANTY DEED

Book 9085 Pg 39

THIS SPECIAL WARRANTY DEED is made this 15th day of September, 1998, by STOKES AND COMPANY, a Florida corporation, whose address is 9551 Baymeadows Road, Suite 4, Jacksonville, Florida 32256 ("Grantor"), to 295 VENTURE L.L.C., a Florida limited liability company, whose address is 9551 Baymeadows Road, Suite 4, Jacksonville, Florida 32256 ("Grantee"), Employer Identification Number #59-3525224.

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars and other valuable considerations, in hand paid, the receipt whereof is hereby acknowledged, does hereby grant, bargain and sell to Grantee and Grantee's successors, legal representatives, and assigns forever, the following described land, situate, lying and being in the County of Duval, State of Florida, to-wit:

See Exhibit A attached hereto and made a part hereof.

SUBJECT to taxes accruing subsequent to December 31, 1998.

And Grantor hereby covenants with Grantee that at the time of the delivery by Grantor of this deed the land was free from all encumbrances made by Grantor, and Grantor warrants title to and will defend the land against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, the day and year first above written.

Witnesses:

Barbara S. Walker  
Print name BARBARA S. WALKER

Sherry Hice  
Print name Sherry Hice

STOKES AND COMPANY

By: [Signature]  
E. Chester Stokes, Jr.  
Its President

Bk: 9085  
Pg: 39 - 41  
Doc# 98238067  
Filed & Recorded  
09/30/98  
09:07:16 A.M.  
HENRY W. COOK  
CLERK CIRCUIT COURT  
DUVAL COUNTY, FL  
REC. \$ 15.00  
DEED

\$1,900.50

Bk: 9085  
Pg: 42 - 49  
Doc# 98238068  
Filed & Recorded  
09/30/98  
09:07:16 A.M.  
HENRY W. COOK  
CLERK CIRCUIT COURT  
DUVAL COUNTY, FL  
REC. \$ 37.50  
OTHER FEE/NOTE \$ 125.00  
INTANGIBLE TAX \$ 540.00

2

STATE OF FLORIDA  
COUNTY OF DUVAL

Book 9085 Pg 40

The foregoing instrument was acknowledged before me this 15th day of September, 1998, by E. Chester Stokes, Jr., the President of Stokes and Company, a Florida corporation, on behalf of the corporation. He is personally known to me, and did not take an oath.

*Barbara S. Walker*

Print name: ~~BARBARA S. WALKER~~  
Notary Public, State of Florida  
My Commission expires:


 Barbara S Walker  
My Commission CC760279  
Expires September 17 2002

EXHIBIT "A"

Book 9085 Pg 41

PARCEL ID #16381-0000-8

Tracts 1, 2, 3, 4, 8, 9, 10, 11, 12, 13, 14, 15 and 16, and the South one-half of Tract 5, all in Block 2, Section 30, Township 3 South, Range 25 East, JACKSONVILLE HEIGHTS, according to plat thereof recorded in Plat Book 5, page 93, of the current public records of Duval County, Florida.

PARCEL ID #16391-0000-3

Tracts 1 through 16, inclusive, Block 3, Section 30, Township 3 South, Range 25 East, JACKSONVILLE HEIGHTS, according to plat thereof recorded in Plat Book 5, page 93, of the current public records of Duval County, Florida, EXCEPTING therefrom those portion of Tracts 10 and 11, lying within the right-of-way of Brannan Field Road, as now established, and conveyed to The State Road Department of the State of Florida by Deed Book 977, page 264, and FURTHER EXCEPTING those portions of Tracts 11, 12, 13, 14 and 16, lying within the right-of-way of Collins Road, as now established.

Prepared by and return to:  
Jesse S. McIntyre, Esquire  
105 Solana Road, Suite B  
Ponte Vedra Beach, FL 32082  
(904) 710-9692

PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION OR TITLE INSURANCE  
NO WARRANTY OF TITLE CONVEYED BY THIS INSTRUMENT

### CORRECTIVE QUIT-CLAIM DEED

THIS INDENTURE, is made effective as of the 22nd day of May, 2015 A.D., between 295 Venture, LLC, a Florida limited liability company, whose address is 25655 Marsh Landing Parkway, Ponte Vedra Beach, FL 32082 ("Grantor"), and Capps Land Management, Inc., a Florida corporation, whose address is 8719 W. Beaver Street, Jacksonville, FL 32220 ("Grantee").

WITNESSETH: that said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by the Grantee, and other good and valuable consideration, the receipt of which are hereby acknowledged, has granted, bargained, sold and quit-claimed to the Grantee and its heirs, successors and assigns forever, the following described land, lying and being in the County of Duval, State of Florida, to wit:

See Exhibit "A" attached hereto and made a part hereof.

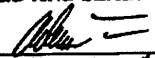
SUBJECT TO covenants, restrictions, easements of records and taxes for the year 2015 and subsequent years.

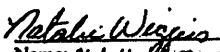
TO HAVE AND TO HOLD the same, together with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

\*\* This deed was originally recorded in Duval County, Florida official records on August 3, 2015, in Document # 2015178244 OR Book 17256 Page 1292. The document is being re-recorded to correct a mistake in the property legal description included with the original recording. Documentary stamps were paid at original recording. \*\*


IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal effective the day and year first above written.

SIGNED AND SEALED IN OUR PRESENCE:

  
Name: Adam Tommelan

  
Name: Natalia Wiggins

295 VENTURE, LLC, a Florida limited liability company


By:   
Name: E. Chester Stokes, Jr.

Its: President

(Notary on following page)

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me the 23<sup>rd</sup> day of February, 2016 A.D. by E. Chester Stokes, Jr., President of 295 Ventures, LLC, on behalf of the LLC, who is personally known to me or who produced a valid Florida Driver's License as identification.

  
Notary Public State of Florida  
My Commission Number: FF188546  
My Commission Expires: 1-11-2019





A PORTION OF TRACT 1, BLOCK 3 AND TRACTS 13 THROUGH 16, BLOCK 2, SECTION 30, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 30, THENCE N 00°13'59" E ALONG THE WESTERLY LINE OF SAID SECTION 30, A DISTANCE OF 3047.75 FEET; THENCE S 90°00'00" E, A DISTANCE OF 1389.87 FEET TO THE POINT OF BEGINNING AND BEING THE BEGINNING OF CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE, A ARC DISTANCE OF 78.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 45°00'00" W, 70.71 FEET; THENCE N 00°00'00" E, 172.58 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE, A ARC DISTANCE OF 84.44 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 48°22'51" E, 74.76 FEET; THENCE S 83°14'18" E, A DISTANCE OF 1183.28 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE, A ARC DISTANCE OF 73.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 41°17'42" E, 66.84 FEET; THENCE S 00°38'54" W, A DISTANCE OF 966.17 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 198.53 FEET; THENCE SOUTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE, A ARC DISTANCE OF 500.84 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 89°02'14" W, 378.20 FEET; THENCE N 04°18'53" E, A DISTANCE OF 387.18 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE, A ARC DISTANCE OF 118.96 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 12°43'32" W, 117.22 FEET; THENCE N 29°45'57" W, A DISTANCE OF 332.51 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE, A ARC DISTANCE OF 210.26 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 59°52'58" W, 200.71 FEET; THENCE N 90°00'00" W, A

DISTANCE OF 500.59 FEET TO THE POINT OF BEGINNING, CONTAINING 15.41  
ACRES MORE OR LESS.

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

**General Collection Receipt**

Account No: CR406345

User: Kelly, Susan

**REZONING/VARIANCE/EXCEPTION**

Date: 3/30/2017  
 Email: KSusan@coj.net

Name: Paul M. Harden  
 Address: 501 Riverside Avenue, Suite 901  
 Description: T-1388 / conventional rezoning on Collins Rd.

TranCode	IndexCode	SubObject	GLAcct	SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
701	PDCU011	342504									5128.00

**Total Due: \$5,128.00**

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

Account No: CR406345**REZONING/VARIANCE/EXCEPTION**

Name: Paul M. Harden

Address: 501 Riverside Avenue, Suite 901

Description: T-1388 / conventional rezoning on Collins Rd.

Date: 3/30/2017

**Total Due: \$5,128.00**

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

Michael Corrigan, Tax Collector  
 Duval County/City of Jacksonville  
 Comments - taxcollector@coj.net  
 Inquiries - (904)630-1916  
 www.coj.net/tc  
 Date: 04/07/2017 Time: 11:28:09  
 Location: A04 Clerk: MRS  
 Transaction 0218816

**General Collection Receipt**

Account No: CR406345  
 User: Kelly, Susan  
**REZONING/VARIANCE/EXCEPTION**

Name: Paul M. Harden  
 Address: 501 Riverside Avenue, Suite 901  
 Description: T-1388 / conventional rezoning on Collins Rd.

TranCode	IndexCode	SubObject	GLAcct	SubsidNo	UserCode	Project	ProjectDtl	Gran
701	PDCU011	342504						

Miscellaneous  
 Item: CR - CR406345  
 Receipt 0218816.0001-0001 5,128.00  
 Total Paid 5,128.00  
 CHECK 001461 5,128.00  
 Total Tendered 5,128.00

Paid By: AMANDA SPETTEL  
 Thank You

**Total Due: \$5,128.00**

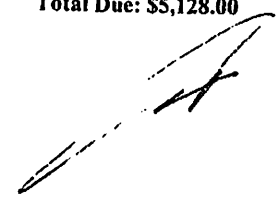
**Michael Corrigan , Tax Collector**  
**General Collections Receipt**  
**City of Jacksonville, Duval County**

Account No: CR406345REZONING/VARIANCE/EXCEPTION  
 Name: Paul M. Harden  
 Address: 501 Riverside Avenue, Suite 901  
 Description: T-1388 / conventional rezoning on Collins Rd.

Date: 3/30/2017

**Total Due: \$5,128.00**

*295 Venture*



**295 VENTURE L L C**  
 25655 MARSH LANDING PKWY  
 PONTE VEDRA BEACH, FL 32082

**Primary Site Address**  
 0 COLLINS RD  
 Jacksonville FL 32222

**Official Record Book/Page**  
 09085-00039

**Tile #**  
 5530

**0 COLLINS RD**

**Property Detail**

<b>RE #</b>	016381-0010
<b>Tax District</b>	GS
<b>Property Use</b>	5600 Timber SI 70-79
<b># of Buildings</b>	0
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	00019 JAX HEIGHTS SEC
<b>Total Area</b>	5202528

**Value Summary**

	<b>2016 Certified</b>	<b>2017 In Progress</b>
<b>Value Method</b>	CAMA	CAMA
<b>Total Building Value</b>	\$0.00	\$0.00
<b>Extra Feature Value</b>	\$0.00	\$0.00
<b>Land Value (Market)</b>	\$0.00	\$963,843.00
<b>Land Value (Agric.)</b>	\$0.00	\$87,392.00
<b>Just (Market) Value</b>	\$0.00	\$963,843.00
<b>Assessed Value</b>	\$0.00	\$87,392.00
<b>Cap Diff/Portability Amt</b>	\$0.00 / \$0.00	\$0.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$0.00	See below

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification [Learn how the Property Appraiser's Office values property.](#)

**Taxable Values and Exemptions – In Progress**

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value  
 No applicable exemptions

SJRWMD/FIND Taxable Value  
 No applicable exemptions

School Taxable Value  
 No applicable exemptions

**Sales History**

<b>Book/Page</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Deed Instrument Type Code</b>	<b>Qualified/Unqualified</b>	<b>Vacant/Improved</b>
09085-00039	9/15/1998	\$271,500.00	SW - Special Warranty	Unqualified	Vacant
07284-01868	2/28/1992	\$100,000.00	SW - Special Warranty	Unqualified	Vacant
05773-00552	5/4/1983	\$673,100.00	QC - Quit Claim	Unqualified	Improved
05647-01987	5/4/1983	\$2,352,000.00	MS - Miscellaneous	Unqualified	Vacant

**Extra Features**

No data found for this section

**Land & Legal**

<b>Land</b>										<b>Legal</b>	
<b>LN</b>	<b>Code</b>	<b>Use Description</b>	<b>Zoning</b>	<b>Front</b>	<b>Depth</b>	<b>Category</b>	<b>Land Units</b>	<b>Land Type</b>	<b>Land Value</b>	<b>LN</b>	<b>Legal Description</b>
1	5620	TPP/Planted	RR	0.00	0.00	Agriculture	17.13	Acreage	\$4,711.00	1	5-93 30-35-25E 119.44
1	0103	RES RURAL 2 OR LESS UNITS PER AC	RR-Acre	0.00	0.00	Common	4.71	Acreage	\$70,650.00	2	JACKSONVILLE HEIGHTS
1	0103	RES RURAL 2 OR LESS UNITS PER AC	RR	0.00	0.00	Market	58.42	Acreage	\$876,300.00	3	TRACTS 1 TO 4, 8 TO 16,
2	5720	TPP/Planted	RR	0.00	0.00	Agriculture	41.29	Acreage	\$9,497.00	4	S1/2 TRACT 5(EX PT RECD
2	9602	SWAMP	RR	0.00	0.00	Market	56.31	Acreage	\$16,893.00	5	O/RS 10197-227,17533-1161)
3	5910	HSW/Swamp-productive	RR	0.00	0.00	Agriculture	56.31	Acreage	\$2,534.00	6	BLK 2

**Buildings**

No data found for this section

**2016 Notice of Proposed Property Taxes Notice (TRIM Notice)**

**Property Record Card (PRC)**

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.  
 No information available

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: [\[Link\]](#)

**More Information**

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

**295 VENTURE L L C**  
 25655 MARSH LANDING PKWY  
 PONTE VEDRA BEACH, FL 32082

**Primary Site Address**  
 0 COLLINS RD  
 Jacksonville FL 32222

**Official Record Book/Page**  
 17256-01292

**Tile #**  
 5530

**0 COLLINS RD**

**Property Detail**

<b>RE #</b>	016391-0110
<b>Tax District</b>	GS
<b>Property Use</b>	5700 Timber SI 60-69
<b># of Buildings</b>	0
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	00019 JAX HEIGHTS SEC
<b>Total Area</b>	5339057

**Value Summary**

	<b>2016 Certified</b>	<b>2017 In Progress</b>
<b>Value Method</b>	CAMA	CAMA
<b>Total Building Value</b>	\$0.00	\$0.00
<b>Extra Feature Value</b>	\$0.00	\$0.00
<b>Land Value (Market)</b>	\$0.00	\$1,689,694.00
<b>Land Value (Agric.)</b>	\$0.00	\$92,337.00
<b>Just (Market) Value</b>	\$0.00	\$1,689,694.00
<b>Assessed Value</b>	\$0.00	\$49,887.00
<b>Cap Diff/Portability Amt</b>	\$0.00 / \$0.00	\$42,450.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$0.00	See below

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**Taxable Values and Exemptions – In Progress**

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County/Municipal Taxable Value  
 No applicable exemptions

SJRWMD/FIND Taxable Value  
 No applicable exemptions

School Taxable Value  
 No applicable exemptions

**Sales History**

<b>Book/Page</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Deed Instrument Type Code</b>	<b>Qualified/Unqualified</b>	<b>Vacant/Improved</b>
17256-01292	5/22/2015	\$640,000.00	QC - Quit Claim	Unqualified	Vacant

**Extra Features**

No data found for this section

**Land & Legal**

**Land**

<b>LN</b>	<b>Code</b>	<b>Use Description</b>	<b>Zoning</b>	<b>Front</b>	<b>Depth</b>	<b>Category</b>	<b>Land Units</b>	<b>Land Type</b>	<b>Land Value</b>
1	5520	TPP/Planted	RR	0.00	0.00	Agriculture	109.19	Acreage	\$46,952.00
1	0103	RES RURAL 2 OR LESS UNITS PER AC	RR-Acre	0.00	0.00	Common	2.83	Acreage	\$42,450.00
1	0103	RES RURAL 2 OR LESS UNITS PER AC	RR	0.00	0.00	Market	109.19	Acreage	\$1,637,850.00
2	5910	HSW/Swamp-productive	RR	0.00	0.00	Agriculture	25.33	Acreage	\$1,140.00
2	9614	BORROW PIT & DRAIN RESERV	RR-Acre	0.00	0.00	Common	10.56	Acreage	\$1,795.00
2	9602	SWAMP	RR	0.00	0.00	Market	25.33	Acreage	\$7,599.00

**Legal**

<b>LN</b>	<b>Legal Description</b>
1	5-93 30-3S-25E 122.58
2	JACKSONVILLE HEIGHTS
3	TRACTS 1 TO 16(EX PT RECD
4	O/RS 15743-1286,16697-792 TRACTS 1,2,
5	17533-1161) BLK 3

**Buildings**

No data found for this section

**2016 Notice of Proposed Property Taxes Notice (TRIM Notice)**

**Property Record Card (PRC)**

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No information available

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**More Information**

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

**CAPPS LAND MANAGEMENT INC**  
 8719 W BEAVER ST  
 JACKSONVILLE, FL 32220

**Primary Site Address**  
 0 COLLINS RD  
 Jacksonville FL 32222

**Official Record Book/Page**  
 17533-01161

**File #**  
 5530

**0 COLLINS RD**

**Property Detail**

<b>RE #</b>	016387-1000
<b>Tax District</b>	GS
<b>Property Use</b>	0000 Vacant Res < 20 Acres
<b># of Buildings</b>	0
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	00019 JAX HEIGHTS SEC
<b>Total Area</b>	669381

**Value Summary**

	<b>2016 Certified</b>	<b>2017 In Progress</b>
<b>Value Method</b>	CAMA	CAMA
<b>Total Building Value</b>	\$0.00	\$0.00
<b>Extra Feature Value</b>	\$0.00	\$0.00
<b>Land Value (Market)</b>	\$0.00	\$231,150.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$0.00	\$231,150.00
<b>Assessed Value</b>	\$0.00	\$231,150.00
<b>Cap Diff/Portability Amt</b>	\$0.00 / \$0.00	\$0.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$0.00	See below

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**Taxable Values and Exemptions – In Progress**

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County/Municipal Taxable Value  
 No applicable exemptions

SJRWMD/FIND Taxable Value  
 No applicable exemptions

School Taxable Value  
 No applicable exemptions

**Sales History**

<b>Book/Page</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Deed Instrument Type Code</b>	<b>Qualified/Unqualified</b>	<b>Vacant/Improved</b>
<a href="#">17533-01161</a>	5/22/2015	\$100.00	QC - Quit Claim	Unqualified	Vacant
<a href="#">17256-01292</a>	5/22/2015	\$640,000.00	QC - Quit Claim	Unqualified	Vacant

**Extra Features**

No data found for this section

**Land & Legal**

<b>Land</b>										<b>Legal</b>	
<b>LN</b>	<b>Code</b>	<b>Use Description</b>	<b>Zoning</b>	<b>Front</b>	<b>Depth</b>	<b>Category</b>	<b>Land Units</b>	<b>Land Type</b>	<b>Land Value</b>	<b>LN</b>	<b>Legal Description</b>
1	0103	RES RURAL 2 OR LESS UNITS PER AC	RR-Acre	0.00	0.00	Common	15.41	Acreage	\$231,150.00	1	5-93 30-35-25E 15.41
										2	JACKSONVILLE HEIGHTS
										3	PT TRACTS 13,14,16 RECD
										4	O/R 17533-1161 BLK 2,
										5	PT TRACT 1 RECD O/R 17533-1161
										6	BLK 3, PT RW

**Buildings**

No data found for this section

**2016 Notice of Proposed Property Taxes Notice (TRIM Notice)**

**Property Record Card (PRC)**

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 No information available

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**More Information**

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Profit Corporation  
CAPPS LAND MANAGEMENT, INC.

### Filing Information

**Document Number** P00000076726  
**FEI/EIN Number** 59-3664606  
**Date Filed** 08/14/2000  
**State** FL  
**Status** ACTIVE

### Principal Address

114 HALSEMA ROAD S.  
JACKSONVILLE, FL 32220

Changed: 11/03/2016

### Mailing Address

114 HALSEMA ROAD S.  
JACKSONVILLE, FL 32220

Changed: 11/03/2016

### Registered Agent Name & Address

CAPPS, STACEY  
114 Halsema Rd S  
JACKSONVILLE, FL 32220

Address Changed: 02/25/2017

### Officer/Director Detail

#### **Name & Address**

Title PRES

CAPPS, EDWIN  
1458 CATHY TRIPP LN  
JACKSONVILLE, FL 32220

Title SEC

CAPPS, STACEY  
1458 CATHY TRIPP LN  
JACKSONVILLE, FL 32220



## Title DIR

CAPPS, APRIL  
114 HALSEMA ROAD S.  
JACKSONVILLE, FL 32220

## Title DIR

CAPPS, JOANN  
114 HALSEMA ROAD S.  
JACKSONVILLE, FL 32220

**Annual Reports**

Report Year	Filed Date
2015	01/09/2015
2016	04/15/2016
2017	02/25/2017

**Document Images**

<a href="#">02/25/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/15/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/09/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/30/2014 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/07/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/04/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/07/2011 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/04/2010 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/17/2009 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/05/2008 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/04/2007 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/25/2006 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/15/2005 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/10/2004 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/25/2003 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/14/2002 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/07/2001 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">08/14/2000 -- Domestic Profit</a>	View image in PDF format



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## Detail by Entity Name

Florida Limited Liability Company  
295 VENTURE L.L.C.

### Filing Information

**Document Number** L98000001290  
**FEI/EIN Number** 59-3525224  
**Date Filed** 07/31/1998  
**State** FL  
**Status** ACTIVE

### Principal Address

25655 MARSH LANDING PKWY  
PONTE VEDRA BEACH, FL 32082

Changed: 02/07/2012

### Mailing Address

25655 MARSH LANDING PKWY  
PONTE VEDRA BEACH, FL 32082

Changed: 02/07/2012

### Registered Agent Name & Address

STOKES, JR., E. CHESTER  
25655 MARSH LANDING PKWY  
PONTE VEDRA BEACH, FL 32082

Name Changed: 04/09/2009

Address Changed: 02/07/2012

### Authorized Person(s) Detail

#### **Name & Address**

Title P

STOKES, E. CHESTER JR.  
25655 MARSH LANDING PKWY  
PONTE VEDRA BEACH, FL 32082

Title V

BERGMANN. THOMAS C

25655 MARSH LANDING PKWY  
 PONTE VEDRA BEACH, FL 32082

Title VT

STOKES, LYNDA F  
 25655 MARSH LANDING PKWY  
 PONTE VEDRA BEACH, FL 32082

Title CFO

Tormollan, Adam  
 25655 MARSH LANDING PKWY  
 PONTE VEDRA BEACH, FL 32082

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2015	03/13/2015
2016	02/02/2016
2017	02/20/2017

### Document Images

<a href="#">02/20/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/02/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/13/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/21/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/26/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/07/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/20/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/19/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/09/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/10/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/24/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/26/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/26/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/07/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/06/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/21/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/14/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/31/1998 -- Florida Limited Liabilites</a>	<a href="#">View image in PDF format</a>



21 West Church Street  
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Glen Wieger  
Dunn & Associates, Inc.  
8375 Dix Ellis Trail, Suite 102  
Jacksonville, Florida, 32256

November 30, 2016

Project Name: Alsop 295  
Availability#: 2016-1751

Dear Mr/Mrs Glen Wieger,

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](http://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](http://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](http://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#: 2016-1751  
 Request Received On: 11/8/2016  
 Availability Response: 11/30/2016  
 Prepared by: Mollie Price

**Project Information**

Name: Alsop 295  
 Type: Single Family  
 Requested Flow: 128,450 gpd  
 Location: Northeast corner of the Branan Field Road/Cecil Connector Road.  
 Parcel ID No.: 016391-0100  
 Description: 367 single family lots

**Potable Water Connection**

Water Treatment Grid: NORTH GRID  
 Connection Point #1: Existing 8-in water line on the north side of Brannan Field Rd  
 Connection Point #2: Existing 20-in water main at the northeast corner of Brannan Field Rd and Cecil Connector Rd  
 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: SOUTHWEST  
 Connection Point #1: Existing 8-in forcemain at the northeast corner of Brannan Field Rd and Cecil Connector Rd  
 Connection Point #2: Existing 4-in forcemain on Brannan Field Rd  
 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, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.).

**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.