

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2017-0383

JULY 20, 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 **2017-0383**.

Location: 6215 Wilson Boulevard,
between Jammes Road and Edgewater Drive

Real Estate Numbers: 102943-0000; 105220-0000; 102943-0110;
102946-0000; 102944-0000; and 102938-0000

Current Zoning District: Residential Medium Density-A (RMD-A)
Residential Medium Density-D (RMD-D)
Residential Low Density-60 (RLD-60)

Proposed Zoning District: Public Buildings and Facilities-2 (PBF-2)
Commercial Residential Office (CRO)

Current Land Use Category: Low Density Residential (LDR)
Medium Density Residential (MDR)

Proposed Land Use Category: Residential Professional Institutional (RPI)
retaining the existing MDR category

Planning District: Southwest, District 4

Owner: Elizabeth Towers
Florida Title Group Inc.
6215 Wilson Boulevard
Jacksonville, FL 32010

Agent: Lara Hipps
Hipps Group Inc.
1650 Margaret Street, #323
Jacksonville, FL 32204

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2017-0383** seeks to rezone 8.58 acres of land from Residential Medium Density-A (RMD-A) to Public Buildings and Facilities-2 (PBF-2) for the purpose of developing an assisted living facility; and Residential Medium Density-D (RMD-D) and Residential Low Density-60 (RLD-60) to Commercial Residential Office (CRO) for the purpose of developing office uses.

The subject site currently consists of vacant parcels and parcels containing warehousing facilities consistent with light industrial uses. The subject site is located within the Urban Development Area on the Future Land Use Map series (FLUMs) of the *2030 Comprehensive Plan*. The site is accessed from Wilson Boulevard and is surrounded by properties zoned for residential uses, with the exception of PUD 2006-0870 to the southwesterly portion of the subject site, which permits commercial uses.

The application has been submitted with a companion land use application (**2017C-008**) requesting the current Low Density Residential (LDR) and Medium Density Residential (MDR) future land use categories which front Wilson Boulevard be amended to the Residential Professional Institutional (RPI) future land use category; this would be the underlying land use category supporting the proposed CRO Zoning District (office uses).

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, with the approval of **Ordinance 2017-0382** (land use application 2017C-008) the subject property will be located in the MDR and RPI functional land use categories according to the Future Land Use Map series (FLUMs) adopted as part of the *2030 Comprehensive Plan*. 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:

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 1.1.0 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

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.

The applicant submitted a wetlands survey for the 4.35 acre application site showing approximately 2.88 acres (66.2%) of the property is wetlands. The wetlands are associated with Williamson Creek which generally is located on the northern property boundary. This wetland is part of a larger riverine wetlands system of Williamson Creek extending from the west and draining to the northeast emptying into Cedar River. The Cedar River then empties into Ortega River, which then drains into the St. Johns River. The wetlands are classified as "Category II" type wetlands and have an extremely high functional value due to the large water pollution and stormwater attenuation capabilities.

Presently, there is no proposed site plan for the subject site. However, any future proposed impacts to the wetlands and flood zones will require mitigation from the St. Johns River Water Management District and possibly the U.S. Army Corp of Engineers to offset the effects from wetlands alteration and floodwater displacement. Presently, there is no record for the St. Johns River Water Management District issuing an Environmental Resource Permit for the proposed development site.

Proposed amendment analysis is in relation to the Goals, Objectives and Policies of the 2030 Comprehensive Plan, Conservation Coastal Management Element (CCME):

CCME Objective 2.7 The City shall protect the hydrological and ecological benefits of flood plain areas, such as water quality, fish and wildlife habitat, and prevention of downstream flooding.

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.

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.

CCME Policy 4.4.1 The City shall encourage the placement of all watercourses, water bodies, buffer areas, and wetlands having high functional values to be placed in a Conservation land use category, Conservation zoning district and/or conservation easement as part of an application for a land use amendment, rezoning and/or site plan approval process.

Approximately 3.01 acres of the proposed 4.25 acre land use amendment site was determined to be within the 100 year flood zone. This flood zone area is associated with Williamson Creek and follows the five (5) foot elevation. Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance and the Policies of the 2030 Comprehensive Plan, 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.

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

No. The proposed rezonings to PBF-2 and CRO 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 on the north side of Wilson Boulevard between Jammes Road and Edgewater Drive. The surrounding uses, land use category and zoning are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LDR	RLD-60	Single-family residential
East	LDR	RLD-60	Single-family residential
South	MDR / LDR	RMD-A / RMD-D / RLD-60	Single- and multi-family residential
West	MDR	PUD / RMD-D	Commercial (Family Dollar) and multi-family residential

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on May 24, 2017, the required Notice of Public Hearing signs were not posted. The applicant posted signs on May 25, 2017 and provided the Planning and Development Department with pictures of the posted signs.



Source: Applicant Date: May 25, 2017

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2017-0383** be **APPROVED**.



Aerial

Source: Staff, Planning and Development Department - Date: May 25, 2017

Subject site and access to rear of property
Source: Staff, Planning and Development Department - Date: May 24, 2017



Subject site
Source: Staff, Planning and Development Department - Date: May 24, 2017





Property across Wilson Blvd. from subject site

Source: Staff, Planning and Development Department - Date: May 24, 2017



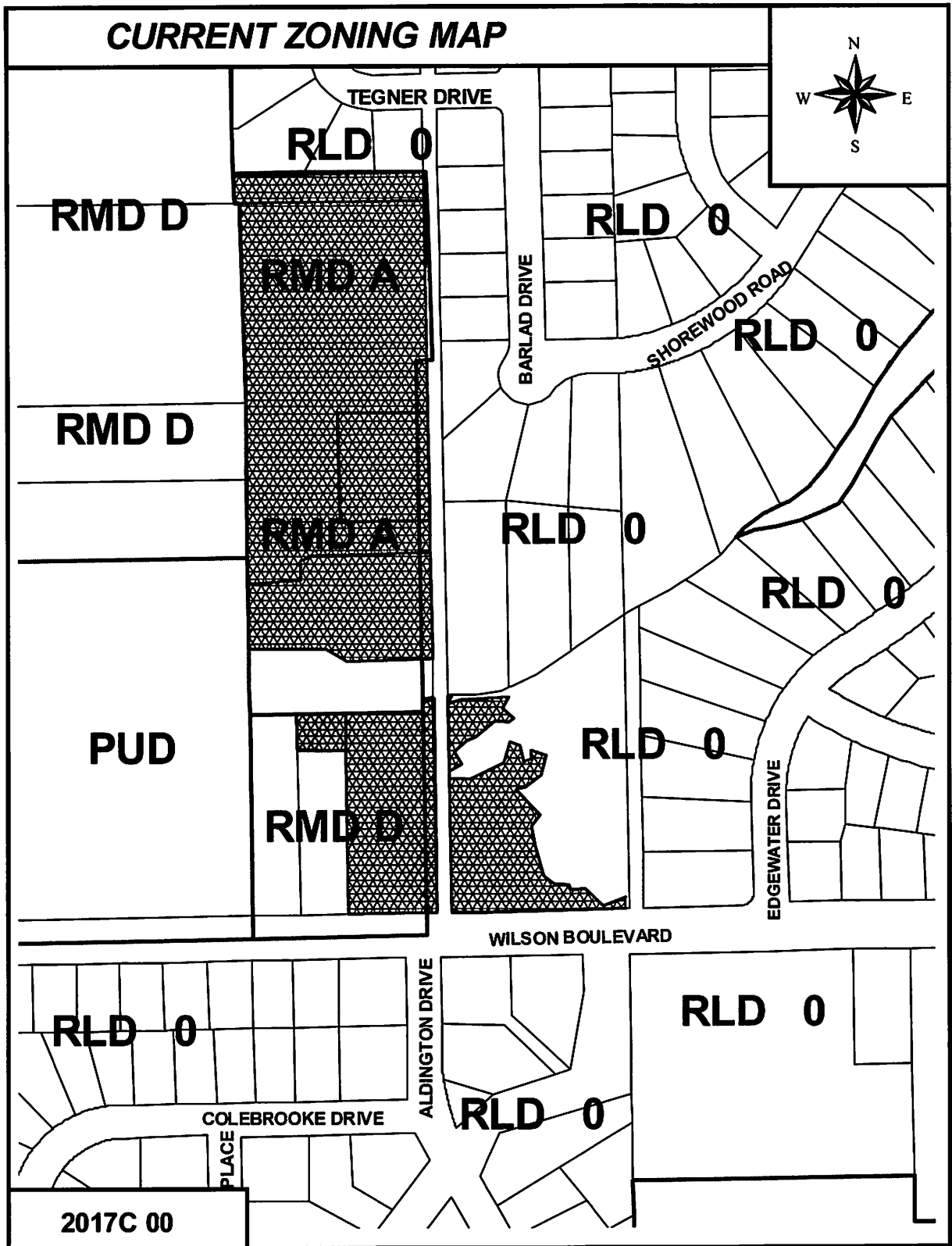
Looking west on Wilson Blvd. from subject site

Source: Staff, Planning and Development Department - Date: May 24, 2017



Looking east on Wilson Blvd. from subject site

Source: Staff, Planning and Development Department - Date: May 24, 2017



Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2017-0383 Staff Sign-Off/Date SCK / 05/04/2017
 Filing Date 05/17/2017 Number of Signs to Post 3
Hearing Dates:
 1st City Council 06/27/2017 Planning Commission 06/22/2017
 Land Use & Zoning 07/18/2017 2nd City Council 07/25/2017
 Neighborhood Association
 Neighborhood Action Plan/Corridor Study

Application Info

Tracking # 1390 Application Status PENDING
 Date Started 03/03/2017 Date Submitted 03/14/2017

General Information On Applicant

Last Name First Name Middle Name
 HIPPS LARA DIANE
Company Name
 HIPPS GROUP INC.
Mailing Address
 1650 MARGARET STREET #323
City State Zip Code
 JACKSONVILLE FL 32204
Phone Fax Email
 9047812654 9047812655 LARA@HIPPSGROUPINC.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name First Name Middle Name
 TOWERS ELIZABETH
Company/Trust Name
 FLORIDA TITLE GROUP INC
Mailing Address
 6215 WILSON BLVD
City State Zip Code
 JACKSONVILLE FL 32210
Phone Fax Email
 9047085608

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning From Zoning District	Zoning District(s)	To Zoning District
Map 102943 0000	9	4	RMD-A	PBF-2
Map 105220 0000	9	4	RMD-A	PBF-2
Map 102943 0110	9	4	RMD-A	PBF-2
Map				

	102946	0000	9	4	RMD-D	CRO
Map	102944	0000	9	4	RMD-D	CRO
Map	102938	0000	9	4	RLD-60	CRO

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

Existing Land Use Category

Land Use Category Proposed? ✓

If Yes, State Land Use Application #
5239

Total Land Area (Nearest 1/100th of an Acre) 10.43

Justification For Rezoning Application

TO PERMIT USES IN THE PBF-2 AND CRO ZONING DISTRICTS, SOME OF WHICH ARE DEFICIENT IN THE AREA.

Location Of Property

General Location
WILSON BLVD.

House #	Street Name, Type and Direction	Zip Code
6215	WILSON BLVD	32210

Between Streets
JAMMES ROAD and EDGEWATER 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
10.43 Acres @ \$10.00 /acre: \$110.00
- 3) Plus Notification Costs Per Addressee
76 Notifications @ \$7.00 /each: \$532.00
- 4) Total Rezoning Application Cost: \$2,642.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

Exhibit 1

Legal Description

(RE#102943-0000)

Lot 9, except the West 305 feet of the South 338.5 feet thereof, Block 5, Ortega Farms, according to plat thereof, recorded in Plat Book 2, Page 79, current public records, Duval County, Florida.

Less and except the following;

03-79 42-3S-26 E

ORTEGA FARMS

PT FARM 9 RECD O/R BK 3846-302

PARCEL 22A (EX PT RECD O/R BK 5626-1675)

BLK 5

(RE# 102938-0000)

Lot 10, Block 5, Ortega Farms, according to the plat thereof as recorded in Plat Book 3, Page 79, Public Records of Duval County, Florida, Excepting therefrom that portion lying within the subdivision of Cedar Hills, Unit 4, according to the plat thereof as recorded in Plat Book 26, Pages 10 and 10A, Public Records of Duval County, Florida.

less and except:

Property identified as Parcel Number 110 in Warranty Deed recorded in Official Records Book 7669, Page 67 and rerecorded in Official Records Book 7676, Page 1802, of the Public Records of Duval County, Florida.

(RE#102944-0000)

The South 338.5 feet of the East 1/2 of Lot 9, Block 5, Ortega Farms, according to plat recorded in Plat Book 3, Page 79, current public records of Duval County, Florida, less and except the easterly 20 feet.

July 6, 2017

Exhibit 1
Page 1 of 3

Exhibit 1

Legal Description

RE#102946-0000)

The Northerly 60 feet of the South 338.5 feet of the East 1/2 of the West 1/2 of Lot 9, Block 5, Ortega Farms, according to plat recorded in Plat Book 3, Page 79, current public records of Duval County, Florida,

(RE#105220-0000)

Tract "A" of Cedar Hills Unit 4; according to the plat thereof as recorded in Plat Book 26, Pages 10 and 10A, Public Records of Duval County, Florida.

Together with the South 48.72 feet of the following described property:

A part of Lot 3, Block 5, Ortega Farms, according to the plat thereof as recorded in Plat Book 3, Page 79, Public Records of Duval County, Florida and being more particularly described as the Easterly 5 feet of the Southerly 459 feet of said Lot 3.

July 6, 2017

Exhibit 1
Page 2 of 3

Exhibit 1

Legal Description

(RE# 102943-0110)

A portion of Lot 9, Block 5, Ortega Farms, according to plat recorded in Plat Book 3, Page 79, current public records of Duval County, Florida, more particularly described as follows:

Beginning at the Northeast corner of said Lot 9 and running South 00° 55' 40" East along East line of said Lot 9 and along West line of 25 foot right of way for drainage as shown on plat of Cedar Hills, Unit 4, Plat Book 26, pages 10 and 10A, a distance of 606.28 feet to the Point of Beginning. From the Point of Beginning, run thence South 89° 10' 50" West, a distance of 219.51 feet to a point; thence run South 60° 32' 43" West, a distance of 12.52 feet to a point; thence run South 00° 49' 10" East, a distance of 35.20 feet to a point; thence run South 89° 10' 50" West, a distance of 94.02 feet to a point; thence run South 00° 51' 28" East, a distance of 117.49 feet; thence North 89° 10' 50" East, a distance of 138.00 feet; thence South 58° 48' 55" East, a distance of 43.34 feet; thence North 89° 10' 50" East, a distance of 158.00 feet; thence North 0° 55' 40" West, a distance of 181.69 feet, to the Point of Beginning. RESERVING, however, unto the City of Jacksonville, Florida, an easement for drainage, utilities and sewers, over, under, across and through the East 35.0 feet of the above described parcel.

TOGETHER WITH

A portion of Lot 9, Block 5, Ortega Farms, according to plat recorded in Plat Book 3, Page 79, current public records of Duval County, Florida, more particularly described as follows:

Commence at the Northeast corner of said Lot 9 and running South 00° 55' 40" East along East line of said Lot 9 and along West line of 25 foot right of way for drainage as shown on plat of Cedar Hills Unit 4, Plat Book 26, Pages 10 and 10A, a distance of 358.33 feet to the Point of Beginning. From the Point of Beginning thence run South 89° 09' 55" West a distance of 161.06 feet to a point; thence run South 00° 50' 05" East, a distance of 184.38 feet to a point; thence run South 89° 52' 25" East, a distance of 161.38 feet to a point in the West line of said 25 foot right of way for drainage as shown on plat of Cedar Hills Unit 4 and the East line of said Lot 9, Block 5; thence run North 00° 55' 40" West along said 25 foot right of way for drainage and the East line of said Lot 9, Block 5, a distance of 187.09 feet, to the Point of Beginning. RESERVING, however, unto the City of Jacksonville, Florida an easement for drainage, utilities and sewers, over, under, across and through the East 35.0 feet of the above described parcel.

LESS and EXCEPT:

All land located within the Coastal High Hazard Area (CHHA) as adopted on Map L-9 in the Future Land Use Element by Ordinance 2014-419-E.

July 6, 2017

Exhibit 1
Page 3 of 3

CURRENT ZONING MAP

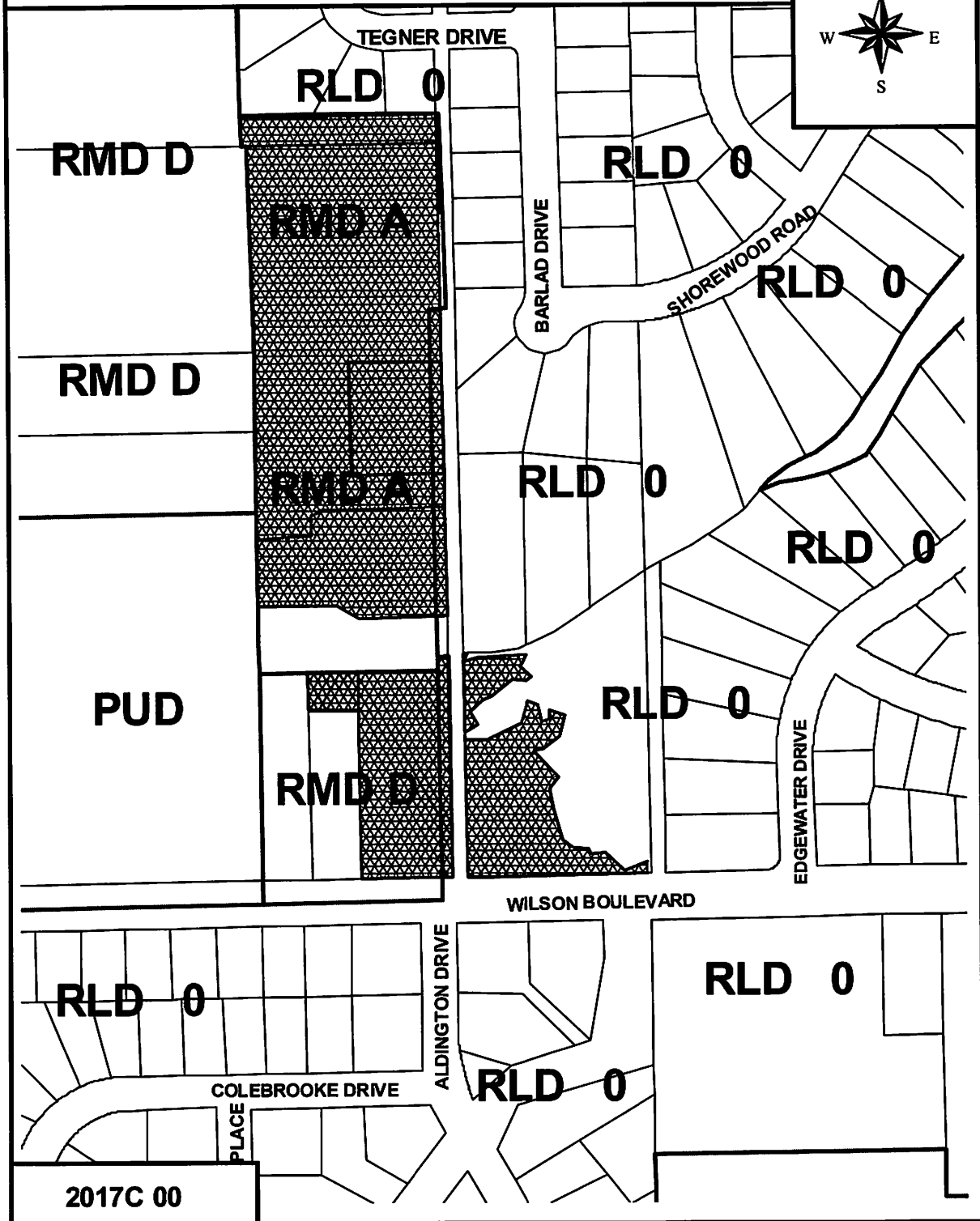
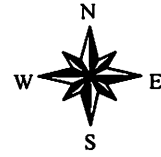


EXHIBIT A

Property Ownership Affidavit

Date: 12-8-16

City of Jacksonville

City Council / Planning and Development Department
117 West Duval Street, 4th Floor / 214 North Hogan Street, Edward Ball Building, Suite 300
Jacksonville, Florida 32202

Re: Ownership Certification

Gentleman:

I, Elizabeth Towers hereby certify that I am the
Owner of the property described in the attached legal description, **Exhibit 1** in connection with
filing application(s) for Rezoning,
submitted to the Jacksonville Planning and Development Department.

Elizabeth J. Towers
(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 8th day of
December (month), 2016 (year) by Elizabeth Towers
who is personally known to me or has produced Florida Drivers License
as identification.

Lara D. Hipps
(Notary Signature)



LARA D. HIPPS
MY COMMISSION # FF 085165
EXPIRES: February 11, 2018
Bonded Thru Budget Notary Services

EXHIBIT B

Agent Authorization

Date: 12-8-16

City of Jacksonville

City Council / Planning and Development Department
117 West Duval Street, 4th Floor / 214 North Hogan Street, Edward Ball Building, Suite 300
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location:

105220-0000, 102943-0000, 102943-0110, 102946-0000, 102944-0000
and 102938-0000

Gentleman:

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 Hipps Group Inc 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.

(Owner's Signature)

Elizabeth J. Towers

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 8th day of December (month), 2016 (year) by Elizabeth Towers, who is personally known to me or has produced Florida Drivers License as identification.

Lara D. Hipps
(Notary Signature)



LARA D. HIPPS
MY COMMISSION # FF 085165
EXPIRES: February 11, 2018
Bonded Thru Budget Notary Services

PREPARED BY AND RETURN TO:
H. Joseph O'Shields, Esquire
Rogers Towers, P.A.
1301 Riverplace Boulevard
Suite 1500
Jacksonville, Florida 32207
C411-161 / 3704337

Recorded Electronically	
ID	20120303210
County	DUVAL
Date	2/12/2012 Time 10:50am
O.R. Book	15848 page 2440

Duval County Property Appraiser Parcel ID Number:
102938-0000; 102943-0000; 102944-0000; 102946-0000;
105220-0000; 105258-0000; 105259-0000; 105260-0000;

SPECIAL WARRANTY DEED
(Duval County)

THIS INDENTURE, made as of February 10, 2012, between CEDAR HILLS, LTD., a Florida limited partnership, the address for which is 6215 Wilson Boulevard, Jacksonville, Florida 32210 (the "Grantor") and FLORIDA TITLE GROUP, INC., a Florida corporation, the address for which is 6215 Wilson Boulevard, Jacksonville, Florida 32210 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their heirs, legal representatives, successors and assigns. "Grantor" and "Grantee" are used for singular and plural, as the context requires and the use of any gender shall include all genders.)

WITNESSETH: That the said Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantee, and Grantee's successors and assigns forever, the following described land situate, lying and being in Duval County, Florida, to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof (the "Property").

TO HAVE AND TO HOLD the same unto the said Grantee in fee simple forever.

Together with all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land, subject to ad valorem real property taxes for the year of conveyance and subsequent years, and to covenants, restrictions, easements, leases and other matters of record, provided however that this reference shall not reimpose any such covenants, restrictions, easements, leases and other matters of record (the "Permitted Encumbrances").

Except as set forth in the Permitted Encumbrances, Grantor does hereby fully warrant the title to the Property against, and will defend the same against, the lawful claims of all persons claiming by, through or under the said Grantor, but against none other.

Together with all leases that affect or relate to the Property.

IN WITNESS WHEREOF the Grantor has executed these presents, the day and year first written.

Signed, sealed and delivered in the presence of:

CEDAR HILLS, LTD., a Florida limited partnership

By: Florida Title Group, Inc., a Florida corporation that is the authorized general partner of Cedar Hills, Ltd.

By: *Charles D. Towers, Jr.*
Charles D. Towers, Jr., President

Sharon Woodbery
Name: Sharon Woodbery

Agnes Morrissey
Name: Agnes Morrissey

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 10th day of February, 2012, by Charles D. Towers, Jr., as President of Florida Title Group, Inc., a Florida corporation that is a general partner of Cedar Hills, Ltd., a Florida limited partnership, on behalf of the limited partnership. He (check one) is personally known to me or has produced a valid driver's license as identification.

Kathy L. Corbin
Notary Public, State of Florida
Name: Kathy L. Corbin

My Commission Expires 6/29/2012
My Commission Number is: DD 775138

(NOTARY PUBLIC SEAL)

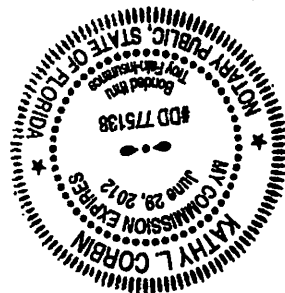


EXHIBIT "A"

Legal Description of the Property

Parcel 1 (RE# 102938-0000)

Lot 10, Block 5, Ortega Farms, according to the plat thereof as recorded in Plat Book 3, Page 79, Public Records of Duval County, Florida, Excepting therefrom that portion lying within the subdivision of Cedar Hills, Unit 4, according to the plat thereof as recorded in Plat Book 26, Pages 10 and 10A, Public Records of Duval County, Florida.

less and except:

Property identified as Parcel Number 110 in Warranty Deed recorded in Official Records Book 7669, Page 67 and rerecorded in Official Records Book 7676, Page 1802, of the Public Records of Duval County, Florida.

Parcel 2 (RE#102943-0000)

Lot 9, except the West 305 feet of the South 338.5 feet thereof, Block 5, Ortega Farms, according to plat thereof, recorded in Plat Book 3, page 79, current public records, Duval County, Florida.

together with Beneficial Easement described in Official Records Book 9112, page 1227.

LESS AND EXCEPT the South 338.5 feet of the East 1/2 of Lot 9, Block 5, Ortega Farms, according to plat thereof, recorded in Plat Book 3, page 79, current public records, Duval County, Florida.

And FURTHER LESS AND EXCEPT Parcels (i) (ii) (iii) and (iv) described as follows:

PARCEL (i): Sewer Treatment Plant

A portion of Lot 9, Block 5, Ortega Farms, according to plat recorded in Plat Book 3, page 79, current public records of the Consolidated City of Jacksonville, Duval County, Florida, more particularly described as follows: Beginning at the Northeast corner of said Lot 9 and running South 00°55'40" East along East line of said Lot 9 and along West line of 25 foot right-of-way for drainage as shown on plat of Cedar Hills, Unit 4, Plat Book 26, pages 10 and 10A, a distance of 606.28 feet to the point of beginning, from the point of beginning, run thence South 89°10'50" West, a distance of 219.51 feet to a point; thence run South 60°32'43" West, a distance of 12.52 feet to a point; thence run South 00°49'10" East, a distance of 35.20 feet to a point; thence run South 89°10'50" West, a distance of 94.02 feet to a point; thence run South 00°51'28" East, a distance of 242.49 feet to an iron; run thence North 83°32'56" East, a distance of 326.38 feet to an iron set on the West line of said 25 foot right-of-way for drainage and East line of said Lot 9, Block 5, run thence North 00°55'40" West along West line of said 25 foot right-of-way for drainage and East line of said Lot 9, Block 5, a distance of 251.69 feet to the point of beginning; reserving, however, a 20 foot easement for ingress and egress, over, across and through the East 20 feet of the above described lands, said easement being more particularly described as follows: Commencing at the Northeast corner of said Lot 9, Block 5, Ortega Farms; thence South 00°55'40" East, along the East line of said Lot 9, and along the West line of a 25 foot right-of-way for drainage as shown on said Plat of Cedar Hills, Unit 4, a distance of 606.28 feet to

the point of beginning; thence continue on last said line, South 00°55'40" East, 251.69 feet; thence South 83°32'56" West, 20.09 feet; thence North 00°55'40" West, 253.66 feet; thence North 89°10'50" East, 20.0 feet to the point of beginning.

PARCEL (ii): Water Treatment Plant

A portion of Lot 9, Block 5, Ortega Farms, according to plat recorded in Plat Book 3, page 79, current public records of the Consolidated City of Jacksonville, Duval County, Florida, more particularly described as follows: Commence at the Northeast corner of said Lot 9 and running South 00°55'40" East along East line of said Lot 9 and along West line of 25 foot right-of-way for drainage as shown on plat of Cedar Hills Unit 4, Plat Book 26, pages 10 and 10A, a distance of 358.33 feet to the point of beginning, from the point of beginning thence run South 89°09'55" West a distance of 161.06 feet to a point; thence run South 00°50'05" East a distance of 184.38 feet to a point; thence run South 89°52'25" East, a distance of 161.38 feet to a point in the West line of said 25 foot right-of-way for drainage as shown on plat of Cedar Hills Unit 4, and the East Line of said Lot 9, Block 5, thence run North 00°55'40" West along said 25 foot right-of-way for drainage and the East line of said Lot 9, Block 5, a distance of 187.09 feet, to the point of beginning.

PARCEL (iii): Easement for Ingress and Egress & (Utilities)

A portion of Lot 9, Block 5, Ortega Farms, according to plat recorded in Plat Book 3, page 79 of the current public records of the Consolidated City of Jacksonville, Duval County, Florida, and being more particularly described as follows: Commencing at the Northeast corner of said Lot 9; thence South 00°55'40" East along said East line of Lot 9, also being the west line of a 25 foot right-of-way for drainage as shown on plat of Cedar Hills, Unit 4, Plat Book 26, Pages 10 and 10A, a distance of 545.42 feet to the point of beginning; thence continue South 00°55'40" East and along said East line, 60.86 feet; thence South 89°10'50" West, 219.51 feet; thence South 60°32'43" West, 12.52 feet; thence South 00°49'10" East, 15.87 feet; thence South 60°32'43" West, 40.33 feet; thence South 89°10'50" West, 41.73 feet; thence North 58°32'46" East, 75.57 feet; thence North 00°55'40" West, 67.56 feet; thence South 89°52'25" East, 242.66 feet to the point of beginning.

PARCEL (iv): Easement for Ingress and Egress.

A portion of the East 20 feet of Lot 9, Block 5, Ortega Farms, according to plat recorded in Plat Book 3, page 79, of the current public records of the Consolidated City of Jacksonville, Duval County, Florida, and being more particularly described as follows: Beginning at the intersection of the North right-of-way line of Wilson Boulevard, an 80 foot right-of-way as now established, with the East line of said Lot 9; thence North 00°55'40" West and along said East line of Lot 9, a distance of 366.63 feet; thence South 83°32'56" West, 20.09 feet; thence South 00°55'40" East and parallel with said East line of Lot 9, a distance of 364.69 feet to the aforementioned North right-of-way line of Wilson Boulevard; thence North 89°05'43" East and along said North right-of-way line 20.0 feet to the point of beginning.

Parcel 3 (RE#102944-0000)

The South 338.5 feet of the East 1/2 of Lot 9, Block 5, Ortega Farms, according to plat recorded in Plat Book 3, Page 79, current public records of Duval County, Florida, less and except the easterly 20 feet.

Parcel 4 (RE#102946-0000)

The Northerly 60 feet of the South 338.5 feet of the East 1/2 of the West 1/2 of Lot 9, Block 5, Ortega Farms, according to plat recorded in Plat Book 3, Page 79, current public records of Duval County, Florida,

Parcel 6 (RE#105220-0000)

Tract "A" of Cedar Hills Unit 4, according to the plat thereof as recorded in Plat Book 26, Pages 10 and 10A, Public Records of Duval County, Florida.

Together with the South 48.72 feet of the following described property:

A part of Lot 3, Block 5, Ortega Farms, according to the plat thereof as recorded in Plat Book 3, Page 79, Public Records of Duval County, Florida and being more particularly described as the Easterly 5 feet of the Southerly 459 feet of said Lot 3.

Parcel 7 (RE#105258-0000)

Lot 1, Block 4, Cedar Hills Unit 4, according to the plat thereof as recorded in Plat Book 26, Pages 10 and 10A, Public Records of Duval County, Florida, less and except portion conveyed in Warranty Deed recorded in Official Records Book 6016, Page 1402.

Parcel 8 (RE#105259-0000)

Lot 2, Block 4, Cedar Hills Unit 4, according to the plat thereof as recorded in Plat Book 26, Pages 10 and 10A, Public Records of Duval County, Florida, less and except portion conveyed in Warranty Deed recorded in Official Records Book 3957, Page 287.

Parcel 9 (RE#105260-0000)

Lot 3, Block 4, Cedar Hills Unit 4, according to the plat thereof as recorded in Plat Book 26, Pages 10 and 10A, Public Records of Duval County, Florida, less and except portion conveyed in Warranty Deed recorded in Official Records Book 3888, Page 687.

PREPARED BY AND RETURN TO:
H. Joseph O'Shields, Esquire
Rogers Towers, P.A.
1301 Riverplace Boulevard
Suite 1500
Jacksonville, Florida 32207
Call 11-161 / 3706337

Duval County Property Appraiser Parcel ID Number:
102938-0000; 102943-0000; 102944-0000; 102946-0000;
105220-0000; 105258-0000; 105259-0000; 105260-0000;

SPECIAL WARRANTY DEED
(Duval County)

THIS INDENTURE, made as of February 10, 2012, between CEDAR HILLS, LTD., a Florida limited partnership, the address for which is 6215 Wilson Boulevard, Jacksonville, Florida 32210 (the "Grantor") and FLORIDA TITLE GROUP, INC., a Florida corporation, the address for which is 6215 Wilson Boulevard, Jacksonville, Florida 32210 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their heirs, legal representatives, successors and assigns. "Grantor" and "Grantee" are used for singular and plural, as the context requires and the use of any gender shall include all genders.)

WITNESSETH: That the said Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantee, and Grantee's successors and assigns forever, the following described land situate, lying and being in Duval County, Florida, to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof (the "Property").

TO HAVE AND TO HOLD the same unto the said Grantee in fee simple forever.

Together with all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land, subject to ad valorem real property taxes for the year of conveyance and subsequent years, and to covenants, restrictions, easements, leases and other matters of record, provided however that this reference shall not reimpose any such covenants, restrictions, easements, leases and other matters of record (the "Permitted Encumbrances").

Except as set forth in the Permitted Encumbrances, Grantor does hereby fully warrant the title to the Property against, and will defend the same against, the lawful claims of all persons claiming by, through or under the said Grantor, but against none other.

Together with all leases that affect or relate to the Property.

OFFICIAL RECORDS

SPECIAL WARRANTY DEED

This Special Warranty Deed is made the 10th day of March, 19 83, by City of Jacksonville, a municipal corporation ("Grantor") to Florida Title Properties, Inc. whose post office address is 6215 Wilson Boulevard, Jacksonville, Florida 32210 ("Grantee")

WITNESSETH:

Grantor, for and in consideration of the sum of \$7,000.00 and other valuable considerations, receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee all that certain land situate in Duval County, Florida, and more particularly described as follows:

SEE EXHIBIT A, attached hereto and made a part hereof, for legal description.

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.

Grantor hereby covenants with Grantee that, except as above noted, at the time of delivery of this deed the land was free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims 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 and day and year first above written.

CITY OF JACKSONVILLE

Attest: A. Renee' Woodward
A. Renee' Woodward

By: Jake M. Godbold
Jake M. Godbold, Mayor

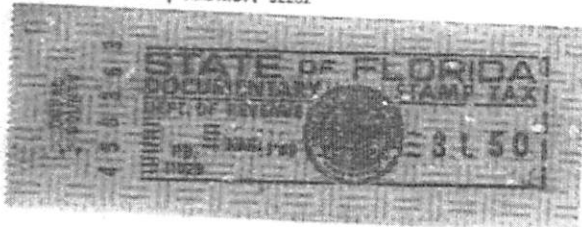
(Corporate Seal)
STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 10th day of March, 1983 by Jake M. Godbold and A. Renee' Woodward the Mayor and Corporation Secretary, respectively, of City of Jacksonville, a municipal corporation, on behalf of the corporation.

THIS INSTRUMENT PREPARED BY:
MICHAEL A. ALTES, ASSISTANT COUNSEL
OFFICE OF THE GENERAL COUNSEL
1300 CITY HALL
JACKSONVILLE, FLORIDA 32202

Bernice D. Brown
Notary Public, State of Florida at Large
My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires Jan. 29, 1984
Bonded Through Fair Insurance Inc.



FORWARD ONE RECORDED COPY TO REAL ESTATE DIVISION, Rm. 1030, CITY HALL

900

OFFICIAL RECORDS :

EXHIBIT A:

A portion of Lot 9, Block 5, Ortega Farms, according to plat recorded in Plat Book 3, Page 79, current public records of Duval County, Florida, more particularly described as follows:

Beginning at the Northeast corner of said Lot 9 and running South 00° 55' 40" East along East line of said Lot 9 and along West line of 25 foot right of way for drainage as shown on plat of Cedar Hills, Unit 4, Plat Book 26, pages 10 and 10A, a distance of 606.28 feet to the Point of Beginning. From the Point of Beginning, run thence South 89° 10' 50" West, a distance of 219.51 feet to a point; thence run South 60° 32' 43" West, a distance of 12.52 feet to a point; thence run South 00° 49' 10" East, a distance of 35.20 feet to a point; thence run South 89° 10' 50" West, a distance of 94.02 feet to a point; thence run South 00° 51' 28" East, a distance of 117.49 feet; thence North 89° 10' 50" East, a distance of 138.00 feet; thence South 58° 48' 55" East, a distance of 43.34 feet; thence North 89° 10' 50" East, a distance of 158.00 feet; thence North 0° 55' 40" West, a distance of 181.69 feet, to the Point of Beginning. RESERVING, however, unto the City of Jacksonville, Florida, an easement for drainage, utilities and sewers, over, under, across and through the East 35.0 feet of the above described parcel.

TOGETHER WITH

A portion of Lot 9, Block 5, Ortega Farms, according to plat recorded in Plat Book 3, Page 79, current public records of Duval County, Florida, more particularly described as follows:

Commence at the Northeast corner of said Lot 9 and running South 00° 55' 40" East along East line of said Lot 9 and along West line of 25 foot right of way for drainage as shown on plat of Cedar Hills Unit 4, Plat Book 26, Pages 10 and 10A, a distance of 358.33 feet to the Point of Beginning. From the Point of Beginning thence run South 89° 09' 55" West a distance of 161.06 feet to a point; thence run South 00° 50' 05" East, a distance of 184.38 feet to a point; thence run South 89° 52' 25" East, a distance of 161.38 feet to a point in the West line of said 25 foot right of way for drainage as shown on plat of Cedar Hills Unit 4 and the East line of said Lot 9, Block 5; thence run North 00° 55' 40" West along said 25 foot right of way for drainage and the East line of said Lot 9, Block 5, a distance of 187.09 feet, to the Point of Beginning. RESERVING, however, unto the City of Jacksonville, Florida an easement for drainage, utilities and sewers, over, under, across and through the East 35.0 feet of the above described parcel.

83-17549
MAR 11 3 43 PM '83

FILED AND RECORDED IN PUBLIC
RECORDS OF DUVAL COUNTY, FLA

RECORDED

Search Results (10 properties found)

Sort Results By **↓ Street Name** ▼ Then By **↓ RE#** ▼ Then By **↓ RE#** ▼

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Tip: A Column can be sorted by clicking column name.

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RE #	Name (Last First)	Street #	Street Name	Type	Direction	Unit	City	Zip
017871-0000	FLORIDA TITLE GROUP INC	0	ARTHUR DURHAM	DR			Jacksonville	32210
105220-0000	FLORIDA TITLE GROUP INC	0	JAMMES	RD			Jacksonville	32210
105258-0000	FLORIDA TITLE GROUP INC	0	SHOREWOOD	RD			Jacksonville	32210
102938-0000	FLORIDA TITLE GROUP INC	0	WILSON	BLVD			Jacksonville	32210
102943-0000	FLORIDA TITLE GROUP INC	6215	WILSON	BLVD			Jacksonville	32210
102943-0110	FLORIDA TITLE GROUP INC	0	WILSON	BLVD			Jacksonville	32210
102944-0000	FLORIDA TITLE GROUP INC	0	WILSON	BLVD			Jacksonville	32210
102946-0000	FLORIDA TITLE GROUP INC	6215	WILSON	BLVD			Jacksonville	32210
105259-0000	FLORIDA TITLE GROUP INC	0	WILSON	BLVD			Jacksonville	32210
105260-0000	FLORIDA TITLE GROUP INC	6215	WILSON	BLVD			Jacksonville	32210

1 ▼



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

Detail by Entity Name

Florida Profit Corporation
FLORIDA TITLE GROUP, INC.

Filing Information

Document Number	110319
FEI/EIN Number	59-0248560
Date Filed	06/07/1926
State	FL
Status	ACTIVE
Last Event	CORPORATE MERGER
Event Date Filed	12/29/2008
Event Effective Date	12/31/2008

Principal Address

6215 WILSON BLVD
JACKSONVILLE, FL 32210

Changed: 02/22/2017

Mailing Address

6215 Wilson Blvd.
Box 9
JACKSONVILLE, FL 32210

Changed: 02/22/2017

Registered Agent Name & Address

Towers, Elizabeth Fox
2970 St. Johns Ave. #4C
JACKSONVILLE, FL 32205

Name Changed: 02/28/2016

Address Changed: 02/22/2017

Officer/Director Detail

Name & Address

Title PD

MORRISSEY, AGNES
4913 SUAREZ BLUFF ROAD

FERNANDINA BEACH, FL 32034

Title VD

TOWERS, ELIZABETH F.
2970 St. Johns Ave.
#4C
JACKSONVILLE, FL 32205

Title DS

TOWERS, JOHN B
310 PONTE VEDRA BLVD
PONTE VEDRA BEACH, FL 32082

Title DAS

TOWERS, WILLIAM BJR
1261 Neck Road
Ponte Vedra Beach, FL 32086

Annual Reports

Report Year	Filed Date
2015	01/12/2015
2016	02/28/2016
2017	02/22/2017

Document Images

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21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Lara Diane Hipps
Hipps Group Inc.
1650 Margaret St. #323
Jacksonville, Florida, 32204

April 21, 2017

Project Name: Florida Title Group
Availability#: 2017-0668

Dear Mr/Mrs Lara Diane Hipps,

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#: 2017-0668

Request Received On: 4/7/2017

Availability Response: 4/21/2017

Prepared by: Mollie Price

Project Information

Name: Florida Title Group

Type: OTHER

Requested Flow: 8,263 gpd

Location: 6215 Wilson Blvd.

Parcel ID No.: 102943-0000

Description: Assisted Living Facility and commercial office buildings.

Potable Water Connection

Water Treatment Grid: NORTH GRID

Connection Point #1: Existing water connection can be used

Connection Point #2: Existing 6-in water line on the east side of the main drive (see Special Conditions)

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 sewer connection can be used

Connection Point #2: Existing 12-in CI gravity sewer line with manhole on main drive (see Special Conditions)

Special Conditions: Existing 8-in forcemain stubout to site on the NEC of Wilson Bv and main drive. For force main connection conditions, please email fmconnections@jea.com referencing this availability letter. 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.). For PocSewer 1 and 2: For the estimated cost of connecting to the JEA system, please call the Pre-service Counter at 904-665-5260. Copies of As-Built records can be requested from JEA As-Built & Record section at 665-4403.

Reclaimed Water Connection

Sewer Region/Plant: North Grid

Connection Point #1: No reclaim in the foreseeable future

Connection Point #2: NA

Special Conditions: No reclaim in the foreseeable future.

General Comments:

Electric Availability: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

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

General Collection Receipt

Account No: CR409649
 User: Kelly, Susan

Date: 4/25/2017
 Email: KSusan@coj.net

REZONING/VARIANCE/EXCEPTION

Name: Lara Hips
 Address: 1650 Margaret Street, #323
 Description: Conventional Rezoning, T-1390 on Wilson Blvd.

TranCode	IndexCode	SubObject	GLAcct	SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
701	PDCU011	342504									2642.00

Total Due: \$2,642.00

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

Account No: CR409649**REZONING/VARIANCE/EXCEPTION**
 Name: Lara Hips
 Address: 1650 Margaret Street, #323
 Description: Conventional Rezoning, T-1390 on Wilson Blvd.

Date: 4/25/2017

Total Due: \$2,642.00

Michael Corrigan, Tax Collector
 Duval County/City of Jacksonville
 Comments - taxcollector@coj.net
 Inquiries - (904)630-1916
 www.coj.net/tc

Date: 04/28/2017 Time: 13:21:28
 Location: P08 Clerk: ZSP
 Transaction 0262214

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

General Collection Receipt

Date: 4/25/2017
 Email: KSusan@coj.net

Miscellaneous
 Item: CR - CR409649
 Receipt 0262214.0001-0001 2,642.00
 Total Paid 2,642.00
 CHECK 018125 2,642.00
 Total Tendered 2,642.00

Lara Hipps
 1650 Margaret Street, #323
 Attention: Conventional Rezoning, T-1390 on Wilson Blvd.

ct	SubaldNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
								2642.00

Paid By: FLORDIA TITLE GROUP, I
 Thank You

Total Due: \$2,642.00