

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2017-418 TO

PLANNED UNIT DEVELOPMENT

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 **2017-418** to Planned Unit Development.

Location: 1627 San Pablo Road South between Cocoanut Road and Bamboo Drive

Real Estate Number(s): 167218-0000, 167219-0500

Current Zoning District: Commercial Office (CO)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Planning District: Greater Arlington/Beaches, District 2

Applicant/Agent: Fred Atwill
9001 Forest Acres Lane
Jacksonville, Florida 32234

Owner: Townsend San Pablo Properties, LLC
10148 New Berlin Road, Unit 115
Jacksonville, Florida 32226

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2017-418** seeks to rezone approximately 1.0 acres of land from CO to PUD. The rezoning to PUD is being sought so that the property can be developed with business offices, medical offices, banks, and building trade contractors with outside storage. There will be two buildings, 8,750 square feet and 1,575 square feet in area.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(1) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. Community General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code.

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

The uses provided herein shall be applicable to all CGC sites within the Urban Area.

Principal Uses: Commercial retail sales and service establishments including auto sales; Restaurants; Hotels and motels; Offices, Business and Professional Offices including veterinary offices; Financial institutions; Multi-family dwellings; Live/Work Units; Commercial recreational and entertainment facilities; Filling stations; Residential uses shall not be the sole use and shall not exceed 80 percent of a development. Existing dwellings which were legally built as single or multifamily dwellings prior to adoption of the 2030 Comprehensive Plan are allowed within this category.

Secondary Uses: Secondary uses shall be permitted pursuant to the Commercial land use

introduction. In addition, the following secondary uses may also be permitted: Group care facilities; Personal property storage establishments; Building trade contractors.

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

The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

(3) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Community General Commercial (CGC).

This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

FLUE Policy 1.1.10 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 1.1.16 Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:

1. Creation of like uses;
2. Creation of complementary uses;
3. Enhancement of transportation connections;
4. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
5. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.

FLUE Policy 1.1.17 Require public and private infrastructure facilities to be located and designed in a manner that complements surrounding development.

FLUE Goal 3 To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

FLUE Policy 3.1.21 The City shall provide design standards in the Land Development Regulations to ensure compatibility with adjacent uses and to protect neighborhood scale and character through transition zones, bulk, massing, and height restrictions. The City shall consider the feasibility and effectiveness of developing design standards for each Development Area, not to include the Central Business District which has established design standards.

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

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

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

FLUE Policy 3.2.11 The City shall continue to establish public/private partnerships and revitalization strategies that include incentives for private reinvestment in under-utilized commercial areas.

The written description allows permitted and permissible uses in the Commercial Office (CO) Zoning District, which is the current zoning district. The PUD is being used to allow a building trades contractor with outside storage. The limitation on the uses, restrictions in the written description and condition will provide a transition of intensities.

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a commercial development. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

Traffic and pedestrian circulation patterns: The site plan shows access for customer parking from Bamboo Drive. Employee parking and storage is accessed from both Bamboo Drive and Coconut Road. This will for efficient movement of vehicles.

The use and variety of building setback lines, separations, and buffering: The written description provides for the standard building setbacks, landscape and parking buffering.

The particular land uses proposed and the conditions and limitations thereon: The written description has limited the permitted uses to those in the Commercial Office Zoning District and building trades contractor with outside storage. This limitation reduces the opportunity the proposed uses will create adverse impacts to the surrounding area.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: The proposed site plan shows a retention pond along the eastern property which is adjacent to the RLD-60 Zoning District. The retention pond will cause the building to be 53 feet from any residential dwelling. The written description indicates that an uncomplementary buffer will be provided along the eastern property line where adjacent to a residential dwelling or residential zoning district. The uncomplementary buffer is 10 feet in width and includes a 6 foot high fence and one tree every 25 feet.

The type, number and location of surrounding external uses: The proposed development is located within 300 feet of the intersection of Atlantic Boulevard and San Pablo Road. Commercial uses opposite the proposed development extend 900 feet south, three times the commercial distance will extend if the proposed development is approved.

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	CGC	CCG-1	Commercial retail sales
South	RPI	PUD (11-517)	Apartments
East	MDR	RLD-60	Single family
West	CGC	PUD (99-1024)	Commercial retail center

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The written description indicates the sign will be a maximum of 24 square feet in area and 12 feet in height, which is significantly less than the Zoning Code allows. However the written description also indicates the sign may be located in the right of way. Neither applicant nor agent has presented any evidence of a hardship for this request. This will be hazardous to vehicular traffic in the area. **The staff recommends that any signage shall meet the sign setbacks in the Zoning Code.**

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category as a commercial development. The PUD is appropriate at this location because it will allow a commercial area to develop with minimal impact to the surrounding area.

The existing residential density and intensity of use of surrounding lands: There single family dwellings to the east and multi-family dwellings to the south. The development will provide an uncomplementary buffer adjacent to the

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The proposed development will have access to San Pablo Road and Atlantic Boulevard via access drives on Bamboo Drive and Cocoanut Road. The Transportation Planning division had concerns about the distance of the westernmost drive from the intersection of San Pablo Road/Bamboo Drive. The agent has submitted a revised site plan which moves the drive farther east. Transportation Planning and the Traffic Engineering have no objection to the new location.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space. A recreation area is not required.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(10) Off-street parking including loading and unloading areas.

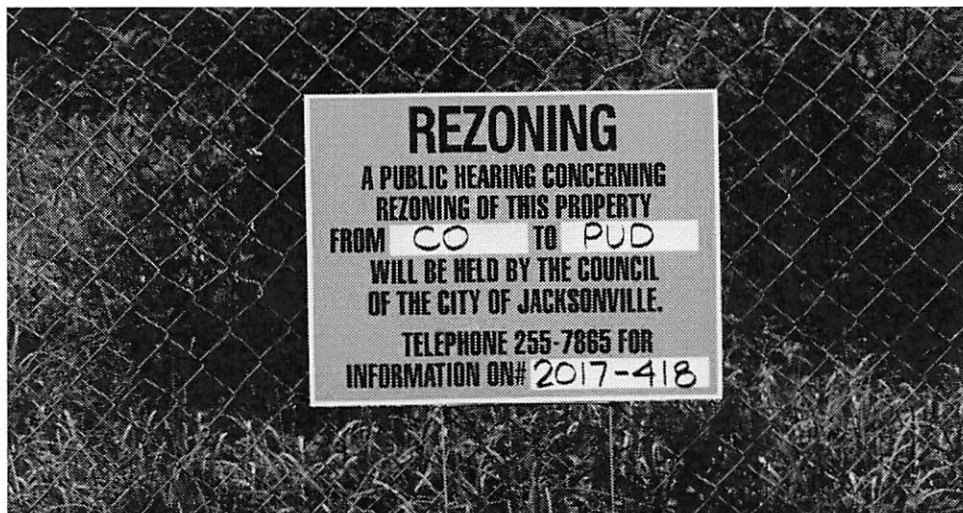
The site will be developed in accordance with Part 6 of the Zoning Code. There are existing sidewalks on San Pablo Road, Bamboo Drive and Coconut Road. The site plan shows pedestrian connections to these sidewalks.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on July 20, 2017, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2017-418** be **APPROVED** with the following exhibits:

1. The original legal description dated April 19, 2017.
2. The revised written description dated July 24, 2017.
3. The original site plan dated February 1, 2017.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2017-418** be **APPROVED** subject to the following conditions, which may only be changed through a rezoning:

1. A six (6) foot high, 85% opaque wood or vinyl fence shall be installed and maintained along the east property line and the south frontage along Coconut Road.
2. Signs shall meet the setbacks in Section 656.1303 (i)(2), Zoning Code.
3. Prior to requesting a final building inspection or occupying the facility in any manner, the lead horizontal and lead vertical design professionals shall submit to the Planning Department separate certification letters confirming that all horizontal and vertical components of the development have been substantially completed, and all conditions to the development order have been satisfied. This condition shall apply to both phased and non-phased developments.



Aerial view of property.



View of site from Coconut Road



Apartments across from site on Coconut Road



View of site from Bamboo Drive



View of site from Bamboo Drive



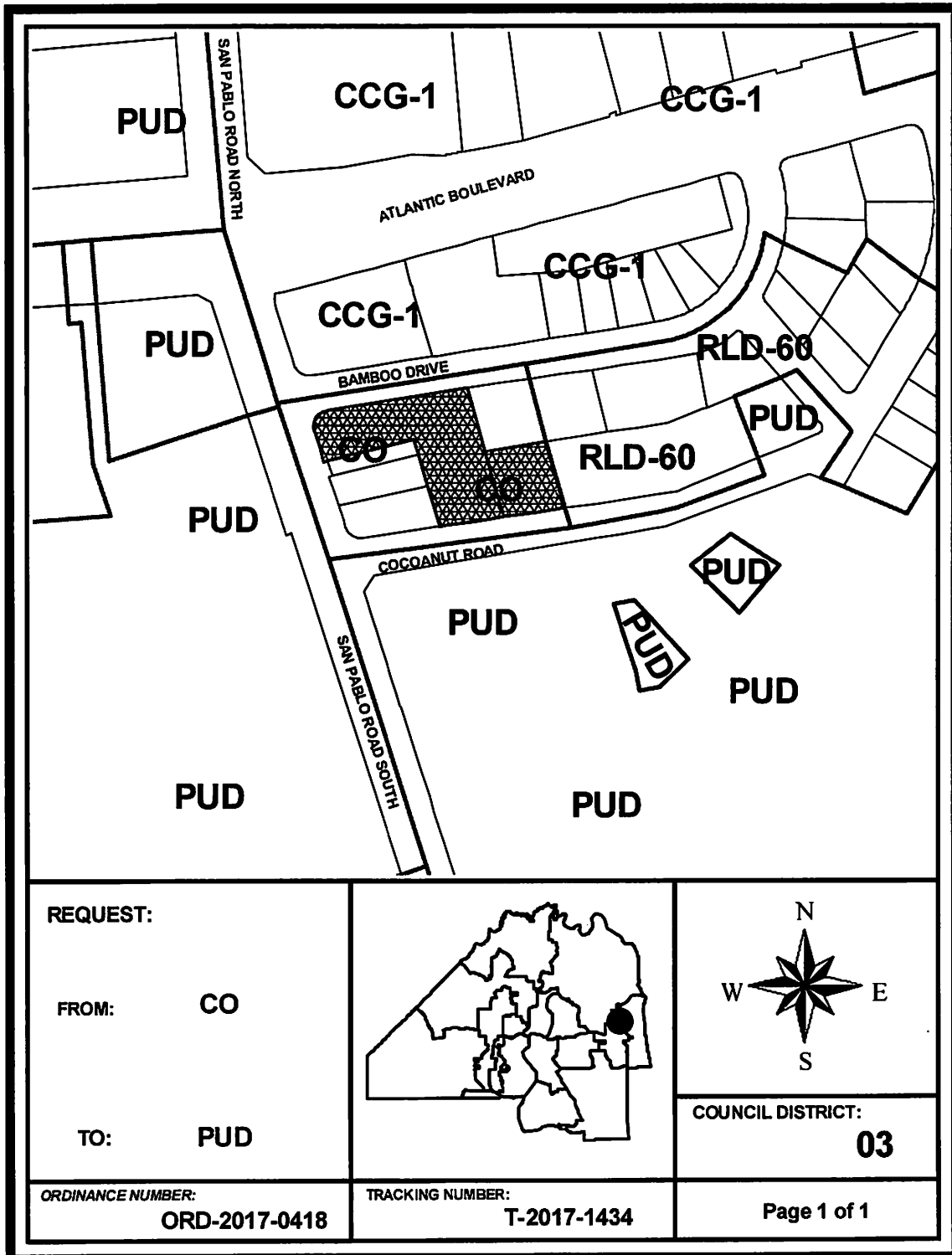
Adjacent single family residence



Rear of commercial building on Bamboo Drive



Bamboo Drive



Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2017-0418 Staff Sign-Off/Date BEL / 05/15/2017
 Filing Date 06/07/2017 Number of Signs to Post 2

Hearing Dates:

1st City Council 07/25/2017 Planning Commission 07/20/2017

Land Use & Zoning 08/01/2017 2nd City Council N/A

Neighborhood Association PABLO POINT CIVIC ASSOC.,

Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 1434 Application Status PENDING
 Date Started 04/19/2017 Date Submitted 04/19/2017

General Information On Applicant

Last Name	First Name	Middle Name
ATWILL	FRED	
Company Name		
ATWILL LLC		
Mailing Address		
9001 FOREST ACRES LANE		
City	State	Zip Code
JACKSONVILLE	FL	32234
Phone	Fax	Email
9046108975	904	ATWILLFRED15@GMAIL.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
TOWNSEND	CHRIS,RANDY,ROBERTA	
Company/Trust Name		
TOWNSEND SAN PABLO PROPERTIES, LLC		
Mailing Address		
10418 NEW BERLIN ROAD, UNIT 115		
City	State	Zip Code
JACKSONVILLE	FL	32226
Phone	Fax	Email
9046455887	9046455442	BOBBY@TOWNSENDROOFING.COM

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	167218 0000	3	2	CO	PUD

Map

167219 0500	3	2	CO	PUD
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Ensure that RE# is a 10 digit number with a space (##### #)

Existing Land Use Category

CGC

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 1.00

Development Number

Proposed PUD Name TOWNSEND SAN PABLO PROPERTIES, LLC PUD

Justification For Rezoning Application

TO PROVIDE A LARGER, MORE EFFICIENT OFFICE/WAREHOUSE FACILITY FOR TOWNSEND ROOFING IN A NEW LOCATION BEST SUITED TO SERVE THE COMPANY'S CUSTOMERS.

Location Of Property

General Location

EAST OF SAN PABLO RD BETWEEN COCOANUT RD. & BAMBOO DRIVE

House #	Street Name, Type and Direction	Zip Code
1627	SAN PABLO RD S	32224

Between Streets

COCOANUT RD. and BAMBOO DRIVE

Required Attachments For Formal, Complete application

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

- Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** Property Ownership Affidavit - Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.
- Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** Land Use Table
- Exhibit G** Copy of the deed to indicate proof of property ownership.

Supplemental Information

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

- Exhibit H** Aerial Photograph.
- Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).
- Exhibit J** Other Information as required by the Department (i.e.-*building elevations, *signage details, traffic analysis, etc.).
- Exhibit K** Site Location Map.

Public Hearings And Posting Of Signs

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

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

Application Certification

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

- Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof**
 - 1.00 Acres @ \$10.00 /acre:** \$10.00
- 3) Plus Notification Costs Per Addressee**
 - 21 Notifications @ \$7.00 /each:** \$147.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,426.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE _____

Legal Description

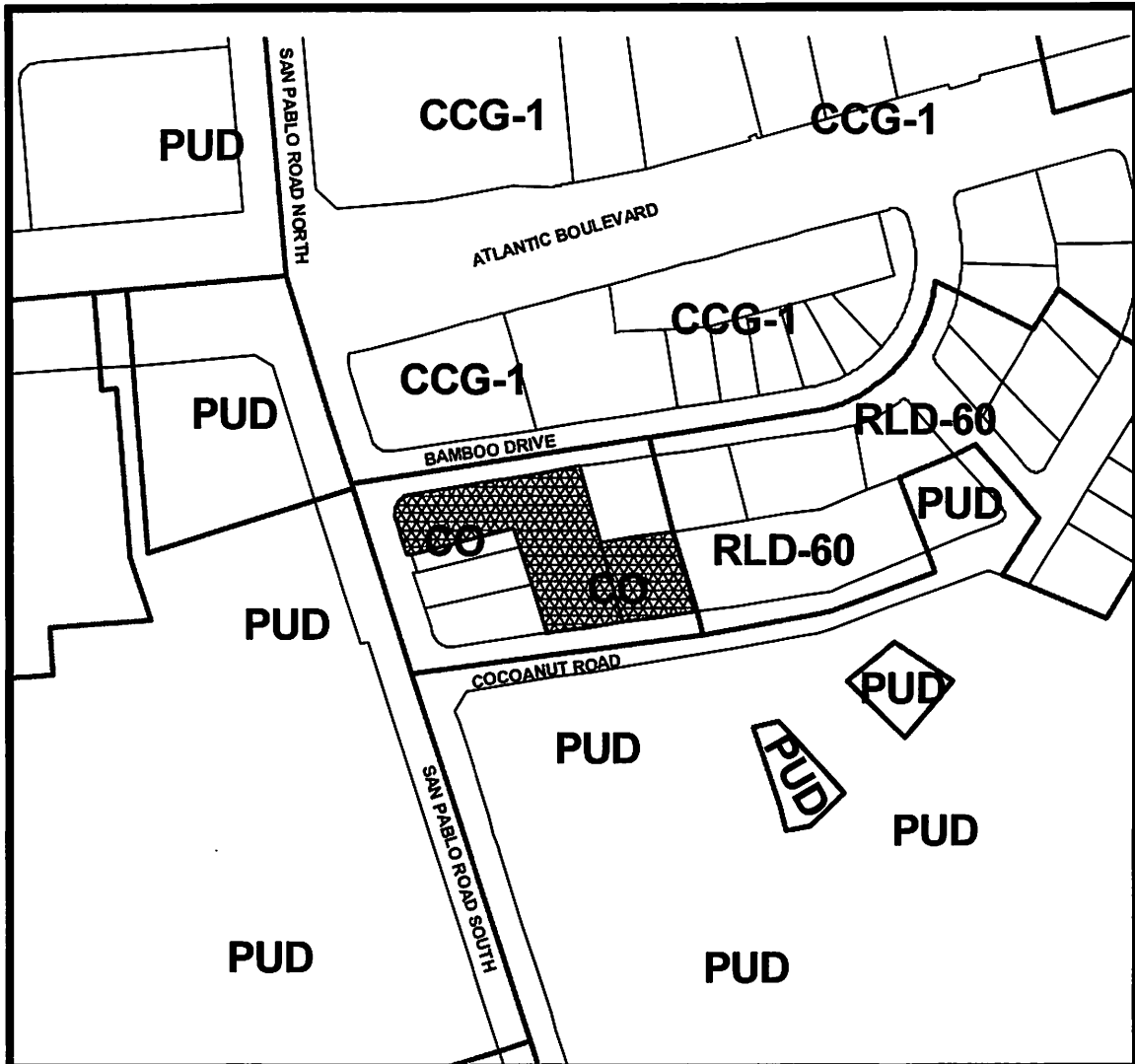
Lots 11, 12, 13, 14, 15, 21, 22, 23 and 24 and the East one-half of a closed alley lying West of and adjacent thereto, closed by Ordinance No. 71-829-365 Block 6, Atlantic Highlands, according to plat thereof recorded in Plat Book 9, page 37, of the current public records of Duval County, Florida.

Parcel Identification Number = 167218-0000

and

Parcel Identification Number : 167219-0500

April 19, 2017



REQUEST SOUGHT:		
FROM: CO		
TO: PUD		0 100 Feet
		COUNCIL DISTRICT: 03
	TRACKING NUMBER: T-2017-1434	Page 1 of 1

EXHIBIT A

Property Ownership Affidavit

Date: 4/3/17

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, ROBERTA TOWNSEND 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 a CO to PUD Rezoning
submitted to the Jacksonville Planning and Development Department.

Roberta Townsend

(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 3rd day of
April (month), 2017 (year) by Roberta Townsend
who is personally known to me or has produced
as identification.

Angelique M. Turner
(Notary Signature)



EXHIBIT B

Agent Authorization

Date: 4/3/17

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:

RE # 167218-0000 & KE # 167219-0500

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 Fred Atwill, Jr. to act as agent to file application(s) for CO to PUD rezoning for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

Roberta Townsend
(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 3rd day of April (month), 2017 (year) by Roberta Townsend, who is personally known to me or has produced _____ as identification.

Angelique M. Turner
(Notary Signature)



EXHIBIT C

Binding Letter

Date: 4/3/17

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

Re: Townsend San Pablo Properties, LLC PUD

Ladies and Gentlemen:

You are hereby advised that the undersigned, owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part hereof, hereby agrees to bind its successor(s) in title to development in accordance with (a) the site plan and the written description of the proposed development plan submitted with the rezoning application and (b) any conditions set forth by the City Council of the City of Jacksonville in the rezoning ordinance. Owner also agrees to proceed with the development of the subject property in accordance with items (a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities that are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

By: Roberta Townsend
(Owner's Signature)

Its: Manager

Exhibit D

WRITTEN DESCRIPTION

TOWNSEND SAN PABLO PROPERTIES LLC PUD

May 11, 2017

I. PROJECT DESCRIPTION

A. Atwill LLC (the "Applicant") proposes to rezone approximately +/- 1.0 acres of property (the "Property") from CO (Commercial Office) to a PUD (Planned Unit Development), to allow the redevelopment of the subject property as a new warehouse/office facility featuring two buildings, the larger of which will be approximately 8,750 enclosed square feet, and the smaller at 1,575 enclosed square feet.

The Property is currently owned by Townsend San Pablo Properties, LLC (the "Owner"). It is located east of San Pablo Road just south of its intersection with Atlantic Boulevard, lying between Cocoanut Road and Bamboo Drive.

The immediately adjacent properties to the north are zoned CCG-1, commercial property to the west is zoned PUD, while property to the south is zoned CO and multifamily PUD. Property to the east is zoned CO and RLD-60.

The Property's last use featured seven mobile homes in various states of disrepair, some vacant, which have been removed by the Owner.

B. Project Architect/Planner: Goodson, Nevin & Associates, Inc.

C. Project Engineer: Goodson, Nevin & Associates, Inc.

D. Project Developer: Townsend Roofing and Construction Service, Inc.

E. Current Land Use Category: Community General Commercial (CGC).

F. Current Zoning District: Commercial Office (CO).

G. Requested Zoning District: Planned Unit Development (PUD)

H. Requested Land Use Category: N.A.

I. Real Estate Numbers: 167218-0000 and 167219-0500.

II. Quantitative Data

A. Total Acreage: 1.0+/- acres.

B. Total (maximum) number of dwelling units: NA.

C. Total amount of non-residential floor area: 10,325 enclosed s.f.

D. Total amount of recreation area: N.A.

E. Total amount of open space: N.A.

F. Total amount of public right of way: N.A.

G. Total amount of land coverage of all buildings and structures: 24%.

H. Phase schedule of construction: one phase, initiation date 4th quarter 2017, anticipated completion date: 1st quarter 2019.

III. Statements

A. This proposed PUD rezoning differs from the usual application of the City of Jacksonville's Zoning Code because it includes unique buffering, site planning and other conditions that would not be acceptable for the proposed use of the Property given a strict application of the existing Commercial Office zoning category.

B. This proposed PUD rezoning will allow the redevelopment of a blighted area of the City that featured on the Property seven mobile homes in various states of disrepair, that once tarnished the San Pablo Road corridor streetscape, and whose re-development by the Owner may serve as a catalyst promoting continued redevelopment of this neighborhood, still called by many "Dodge City". Therefore, this proposed PUD's development will enhance the character and quality of life in its general area.

C. This proposed PUD rezoning is more efficient than would be possible through strict application of the City's Zoning Code because it allows and encourages compatible, flexible uses that promote a continuity of purpose and use for the overall area. By modifying the use limits mandated by the Property's current zoning, the proposed PUD rezoning better reflects the general intent of the City's 2030 Comprehensive Plan's Future Land Use Element's direction for the Property's Future Land Use designation, Community General Commercial (CGC), characterized by mixed uses that serve large and small areas of the City and a diverse set of neighborhoods. Therefore this proposed PUD rezoning is consistent with the surrounding functional land use categories, zoning districts and existing development and re-development patterns in the area.

D. The location of the Property is representative of commercial infill, and the proposed PUD rezoning contains a development plan which includes an allowable mix of office/warehousing uses with sufficient uncomplimentary land use buffers for the adjoining residential properties east and south of the Property. The proposed development will be compact and well-connected and is in a location that will support multimodal transportation. The proposed PUD promotes the desired concept of nodal development, given the Property's location along the east side of San Pablo Road close to its intersection with Atlantic Boulevard, two of the City's major arterial roadways.

IV. Uses and Restrictions

A. Permitted Uses:

1. All allowable uses by right as provided for in the Commercial Office (CO) zoning district.
2. Medical and dental offices or clinics (but not hospitals).
3. Professional and business offices.
4. Banks without drive-through, savings and loan institutions, and similar uses.
5. Art galleries, dance, art, gymnastics, fitness centers, martial arts and music studios and theatres for stage performances (but not motion picture theatres).
6. Vocational, trade or business schools and similar uses.
7. Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
8. Libraries, museums and community centers.
9. Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products either in conjunction with a professional service being rendered or in a stand-alone structure not exceeding 4,000 square feet.
10. Building trade contractors with outside storage yards meeting the performance standards and development criteria set forth in Part 4.
11. Essential services including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards set forth in Part 4.
12. Churches including a rectory or similar uses, meeting the performance standards and development criteria set forth in part 4.

13. Employment Office (but not a day labor pool).

14. Radio and television broadcasting studios and offices (subject to Part 15).

B. Permissible uses by exception:

1. The uses permitted by exception under the Commercial Office (CO) zoning district, provided that a zoning exception be applied for and subsequently obtained from the City in accordance with the City's Zoning Code.

2. Emergency shelter meeting the performance standards and development criteria set forth in Part 4.

3. Essential services meeting the performance standards and development criteria set forth in Part 4.

4. Day care centers meeting the performance standards and development criteria set forth in Part 4.

5. Drive-through facilities in conjunction with a permitted or permissible use or structure.

6. Private clubs.

7. Retail outlets for the sale of food and drugs, leather goods and luggage, jewelry (including watch repair but not pawn shops), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal kennels), musical instruments, television and radio (including repair incidental to sales, florist or gift shops, delicatessens, bake shops (but not wholesale bakeries), drugs and similar products, and dry cleaning station, all not to exceed 50 percent of the gross floor area of the building of which it is a part.

(i) Sale display, and preparation shall be conducted within a completely enclosed building.

(ii) Products shall be sold only at retail.

(iii) No sale, display or storage of secondhand merchandise shall be permitted.

8. Restaurants, including the facilities for the sale and service of all alcoholic beverages for on premises consumption only, subject to the following condition:

(i) Seating shall not exceed a capacity of 60; provided, that seating may be unlimited where total floor area of the restaurant does not exceed the percent of the gross floor area of the building of which it is a part.

C. Limitations on permitted uses or permissible uses by exception:

1. Retail sales, display or storage of merchandise shall be subordinate and clearly incidental to a permitted use.

D. Permitted accessory uses and structures:

1. Subject to Part 4, Section 656.403, City of Jacksonville Ordinance Code.

V. Design Guidelines

A. Lot Requirements:

- | | |
|--------------------------|------|
| 1. Minimum lot area: | N.A. |
| 2. Minimum lot width: | N.A. |
| 3. Maximum lot coverage: | 40% |

4. Minimum front yard = Varies > 0 ft.
5. Minimum side yard = Varies > 0 ft.
6. Minimum rear yard: 10 ft.
7. Maximum height of structures: 45 ft.

B. Ingress, Egress and Circulation:

1. **Parking requirements.** The parking requirements for this development shall be consistent with the requirements found in Part 6 of the City of Jacksonville Ordinance Code.

2. **Vehicular access.** Vehicular access to the Property shall be by way of Bamboo Drive (two separate driveways along the north side of the Property boundary), and by way of Coconut Drive (along the south side of the Property boundary), substantially as shown in the PUD Site Plan (Please see Exhibit "E").

3. **Pedestrian Access.**

1. Pedestrian access shall be provided by sidewalks installed in accordance with the City's 2030 Comprehensive Plan.

C. Signs:

1. Permanent single or double faced identity signage may be installed by the Project Developer at the entrance to the Property located nearest the intersection of Bamboo Drive and San Pablo Road. The sign may be located within the road right-of-way or within the Property, as shown on the PUD Site Plan at Exhibit "E".

2. The permanent single or double faced identity signage shall not exceed 24 square feet in area or 12 feet in height.

3. Real estate and/or construction signage shall be allowed on the Property

as provided for by Section 656.1306 and Section 656.1307, Ordinance Code.

D. Landscaping:

1. Landscaping shall meet the requirements of the Part 12 Landscaping Regulations of the City's Zoning Code.

E. Recreation and Open Space:

1. Not applicable, as the Property is currently zoned, and is proposed to be zoned, nonresidential.

F. Utilities:

1. Water, sanitary sewer and electric will be provided by the Jacksonville Electric Authority (please see Exhibit "J"). The Owner subsidized JEA sanitary sewer hookup will most likely benefit the potential redevelopment of adjacent properties currently served by septic tanks.

G. Wetlands:

The Property will be developed in accordance with the permit requirements of the St. Johns River Water Management District and all other local, state and federal requirements.

H. Buffer.

1. The Property's surrounding land use designations and zoning districts include: CGC/CCG-1 to the north, CGC/CO and CGC/RLD-60 to the east, RPI/PUD to the south, and CGC/PUD to the west across San Pablo Road. A combination of 85 to 90% opaque fencing and landscaping will serve to buffer the entire proposed PUD's nonresidential development from neighboring residential properties.

2. A significant portion of the Property's southerly eastern boundary will be buffered from the CGC/RPI-60 neighbor by a large wet detention pond which will be joined by 85 to 90% opaque fencing to be installed along the

Property's entire eastern boundary in conjunction with its proposed development.

VI. Development Plan Approval:

1. Along with each request for verification of substantial compliance with the PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

VII. PUD Review Criteria:

A. Consistency with the City's Comprehensive Plan. According to the Future Land Use Map series ("FLUMS") of the City's 2030 Comprehensive Plan, the PUD's proposed designated land use(s) is/are Community/General Commercial ("CGC"), which allow for the use(s) requested in the subject PUD rezoning.

B. Consistency with the Concurrency and Mobility Management System. The PUD will satisfy all concurrency and mobility requirements as required by the City of Jacksonville Planning Department's Concurrency and Mobility Management Office ("CMMSO").

C. Allocation of Nonresidential Land Use(s). The PUD provides for nonresidential use(s) which is/are in compliance with the City's 2030 Comprehensive Plan.

D. Internal Compatibility/Vehicular Access. Vehicular access will be from Bamboo Drive (2 access driveways), and from Coconut Road.

E. External Compatibility/Intensity of Development. The proposed PUD is consistent with Section 656.125 (b) (1,2 & 3), Ordinance Code in that:

1. It will constitute zoning that is in keeping with and related to the zoning found in adjacent and nearby districts;

2. The use(s) permitted under the proposed PUD rezoning will be consistent and compatible with the existing land uses and zoning of adjacent and nearby properties and the overall general area, aiding in the area's logical and orderly development pattern;

3. The proposed rezoning and its Property's subsequent development will enhance the character and quality of life in its general area and overall neighborhood.

F. Recreation/Open Space: Not Applicable. Nonresidential PUD.

G. Impact on Wetlands: The Property will be developed in accordance with the permit requirements of the local, state and federal agencies with jurisdiction.

H. Listed Species Regulations: The Property is less than 50 acres in size therefore a listed species survey is not required.

I. Off Street Parking and Loading Requirements: The off street parking requirements for the proposed PUD rezoning shall be consistent with the off street parking requirements in Part 6 of the City's Zoning Code.

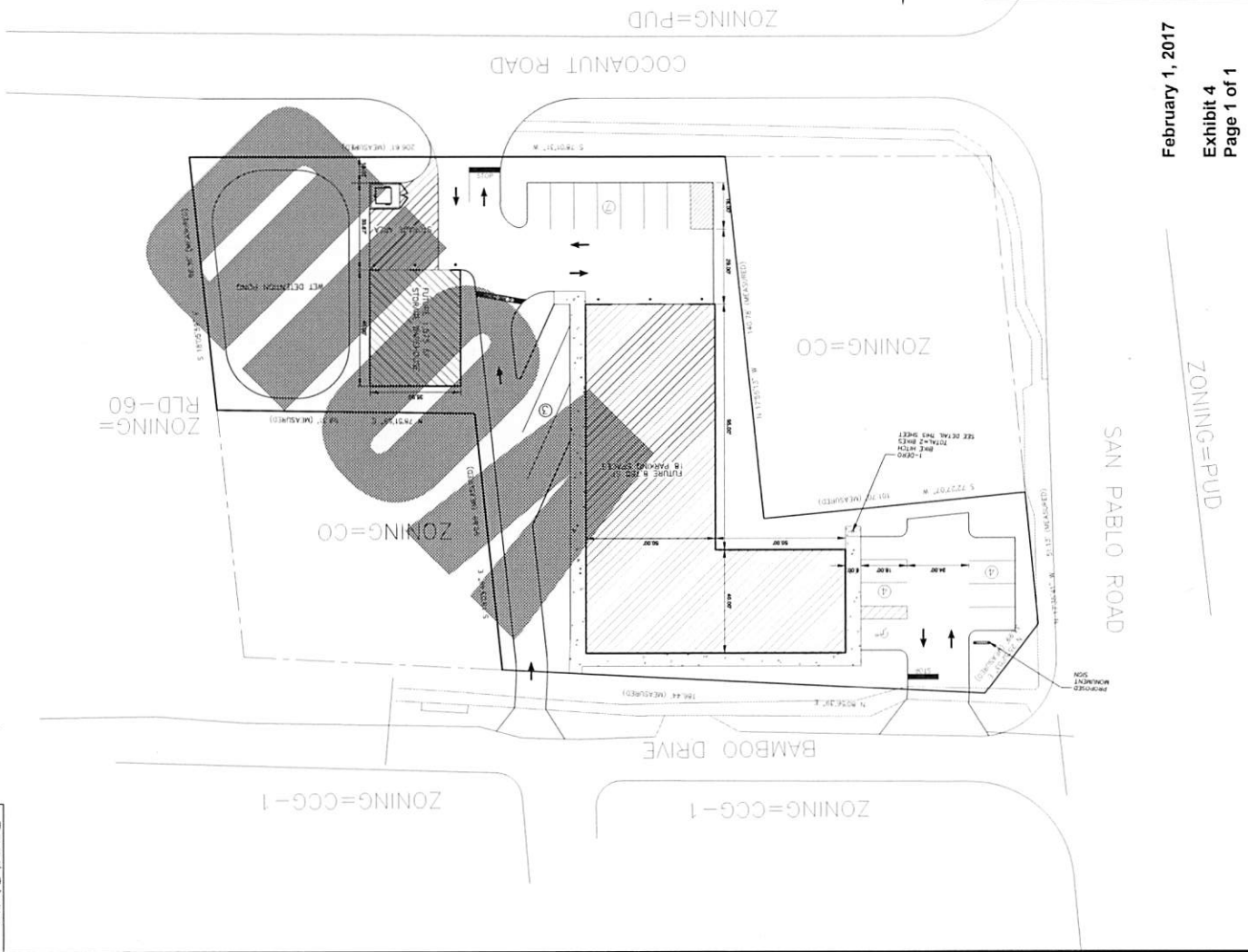
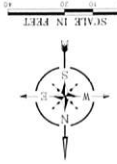
J. Sidewalks: Sidewalks will be installed along the Coconut Road, San Pablo Road and Bamboo Drive boundaries of the Property as well as required Interior sidewalks serving the Property in compliance with the requirements of the City's 2030 Comprehensive Plan.

K. Stormwater Retention: The wet pond depicted on the proposed PUD Site Plan under Exhibit "E" is planned to be constructed in concert with the development of the Property under the proposed PUD. It will be maintained by the Owner.

L. Utilities: The Jacksonville Electric Authority will provide all utilities.

PAYMENT LEGEND

[Symbol]	STANDARD ASPHALT PAVEMENT (PROVIDE BID ALTERNATES AS THICK WHITE AND BLACK CONCRETE PAVEMENT)
[Symbol]	HEAVY DUTY CONCRETE PAVEMENT
[Symbol]	CONCRETE SIDEWALK
[Symbol]	# OF STANDARD PARKING STALLS
[Symbol]	THICKATED CONES DETRACTABLE
[Symbol]	WARNING SURFACE (ADA COMPLIANT)
[Symbol]	SEWALK RAMP (SLIP RESISTANT)
[Symbol]	IDEA COMPLIANT
[Symbol]	COMPACT PARKING SPACE
[Symbol]	3 CURB TRANSITION FROM # 10" REVEAL



PARKING SUMMARY

PER ORD. 656-604.(11)

PARKING REQUIREMENT
 3 SPACE PER 1000 SF (MIN.), 6 SP. PER 1000 SF (MAX.)

4,000SF (OFFICE) X 35P/1000 SF = 12 SPACES
6,255SF (WAREHOUSE) X 15P/2000 SF = 4 SPACES
TOTAL SP. PROVIDED=18 (17 REG. 1 H.C.)
BICYCLE SPACES REQ'D = 10% X 18 = 2 SPACES
BICYCLE SPACES PROVIDED = 2
HANDICAPPED SPACES REQ'D=1, PROVIDED=1

BLDG. SETBACKS REQUIRED: PUD (MINIMUM REQUIRED)
 FRONT YARD=0 FEET
 REAR YARD= 10 FEET
 BUILDING SETBACKS (EPROVED)
 SIDE YARD=VARIES > 0 FEET
 FRONT YARD=VARIES > 0 FEET
 REAR YARD= 10 FEET

No.	Date	Revision

PREPARED FOR
 TOWNSEND ROOFING AND
 CONSTRUCTION SERVICES
 10418 NEW BERLIN ROAD #115
 JACKSONVILLE, FL 32226
 904-645-5887
Townsend Roofing
 Building Warrant Relationships

TOWNSEND ROOFING
 HEADQUARTERS
 1627 SAN PABLO ROAD
 JACKSONVILLE, FL

DATE: 02/01/17
 PROJECT NO.: 117197
 DESIGNED BY: JOHN NEVIN, PE
 DRAWN BY: JOHN NEVIN
 SCALE: 1"=20'

GNA
 Goodson Nevin
 and Associates
 Consulting Engineers

E.B. # 26306
 10175 FORTUNE PARKWAY, SUITE 403
 JACKSONVILLE, FLORIDA 32256
 (904)519-7770, Fax (904)519-7776

SHEET TITLE
GEOMETRY PLAN


4


GNA
 Goodson Nevin
 and Associates
 Consulting Engineers
 E.B. # 26106
 10175 FORTUNE PARKWAY, SUITE 402
 JACKSONVILLE, FLORIDA 32256
 (904)519-7770, Fax(904)519-7776

PARKING SUMMARY
 REGULATORY REQUIREMENT (CCG-1) (R1)
 3 SPACE PER 1000 SF (MIN.); 6 SP. PER 1000 SF (MAX.)
 3,680 SF (OFFICE) X 1 SP/1000 SF = 11 SPACES
 6,325 SF (WAREHOUSE) X 1 SP/2000 SF = 4 SPACES
 TOTAL SP PROVIDED=18 (17 REG. 1 H.C.)
 BICYCLE SPACES REQ'D=10% X 18 = 2 SPACES
 HANDICAPPED SPACES REQ'D=1, PROVIDED=1

BLDG. SETBACKS REQUIRED (NO. LUMENAL REQUIRED)
 FRONT YARD=10 FEET
 SIDE YARD=0 FEET
 REAR YARD=10 FEET

BUILDING SETBACKS (PROVIDED)
 FRONT YARD=VARIES > 0 FEET
 SIDE YARD=VARIES > 0 FEET
 REAR YARD= 10 FEET

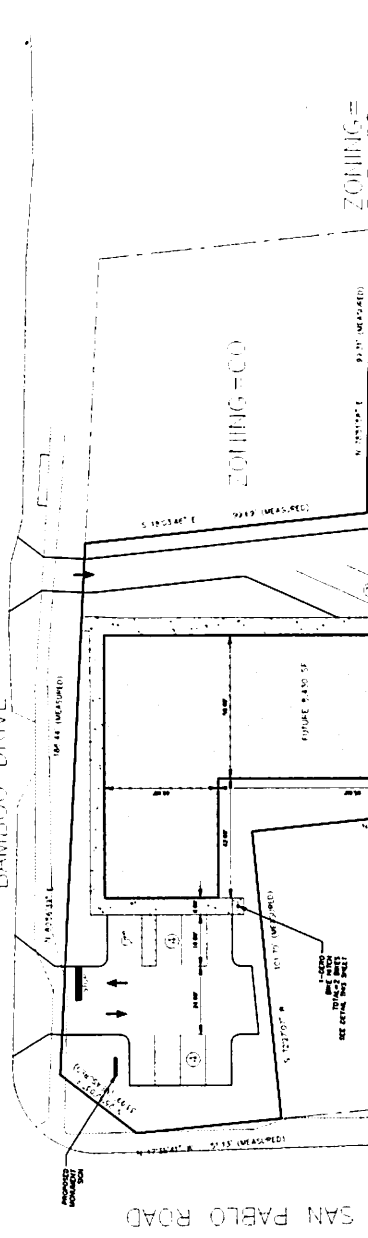
PREPARED FOR
TOWNSEND ROOFING AND CONSTRUCTION SERVICES
 10418 NEW BERLIN ROAD #115
 JACKSONVILLE, FL 32226

904-645-5887

TOWNSEND ROOFING HEADQUARTERS
 1627 SAN PABLO ROAD
 JACKSONVILLE, FL

DATE: 02/21/17
 PROJECT NO.: 171397
 DESIGNED BY: JOHN NEVIN
 DRAWN BY: JOHN NEVIN
 SCALE: 1"=20'

THE SHADING NOT APPLIED FOR
 COMPATIBILITY REASONS IS NOTED
 (DATE)

NO.	DATE	REVISION



GEOMETRY PLAN

SCALE: 1"=20'
 SHEET TITLE

SHEET NO. 4

ZONING=CCG-1
ZONING=CCG-1
ZONING=CCG-1
ZONING=CCG-1
ZONING=PUD
ZONING=PUD
ZONING=PUD

BAMBINO DRIVE
 SAN PABLO ROAD
 COCOPLAIT ROAD

SCALE IN FEET

PAVEMENT LEGEND

- STANDARD ASPHALT PAVEMENT
- PROVIDED ALTERNATE AS P. THICK WHITE AND BLACK CONCRETE PAVING
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- # OF STAMPOD PARKING SPACES
- TRANSPARENCY DORME DETECTABLE WARNING SURFACE (ADA COMPLIANT)
- SEWER/RAINFALL (SLP) RESISTANT (ADA COMPLIANT)
- COMPACT PAVING SPACE
- # CURB TRANSITION FROM 8" TO 6" RELEV

July 24, 2017
 Exhibit 4
 Page 1 of 1

Exhibit F
PUD Land Use Table

EXHIBIT F

PUD Name

Townsend San Pablo Properties LLC PUD

Land Use Table

Total gross acreage	1.0 Acres	100 %
Amount of each different land use by acreage		
Single family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Multiple family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Commercial	1.0 Acres	100 %
Industrial	0 Acres	0 %
Other land use	0 Acres	0 %
Active recreation and/or open space	0 Acres	0 %
Passive open space	0 Acres	0 %
Public and private right-of-way	0 Acres	0 %
Maximum coverage of buildings and structures	17,424 Sq. Ft.	40 %

Exhibit G
Property Deed

Doc # 2016261683, OR BK 17776 Page 2344, Number Pages: 2, Recorded
 11/15/2016 at 11:53 AM, Ronnie Fussell CLERK CIRCUIT COURT DUVAL COUNTY
 RECORDING \$18.50 DEED DOC ST \$1330.00

Prepared by and return to:

Bryan C. Goode, III
 Manager
 Marsh Landing Title, LLC
 320 1st Street North Suite 613
 Jacksonville Beach, FL 32250
 904-249-0603
 File Number: MLT-16-0246
 Will Call No.:

[Space Above This Line For Recording Data]

Personal Representative's Deed

This Personal Representative's Deed made this 1st day of November, 2016 between Wayne Allen Miller, as Personal Representative of the Estate of William R. Miller, deceased, 2005-CP-1802 whose post office address is 5776 Dickson Road, Jacksonville, FL 32211, grantor, and Townsend San Pablo Properties, LLC, a Florida limited liability company whose post office address is 10418 New Berlin Road, Unit 115, Jacksonville, FL 32266, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees heirs and assigns forever, the following described land, situate, lying and being in Duval County, Florida, to-wit:

Lots 11, 12, 13, 14, 15, 21, 22, 23 and 24, and the East one-half of a closed alley lying West of and adjacent thereto, closed by Ordinance No. 71-829-365, Block 6, Atlantic Highlands, according to plat thereof recorded in Plat Book 9, page 37, of the current public records of Duval County, Florida.

Parcel Identification Number: 167218-0000

and

Parcel Identification Number: 167219-0500

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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

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

And the grantor hereby covenants with said grantee that the grantor has good right and lawful authority to sell and convey said land; that the grantor warrants the title to said land for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through, or under Grantor.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

DoubleTime

Signed, sealed and delivered in our presence:



Witness Name: Bryan C. Goode, III



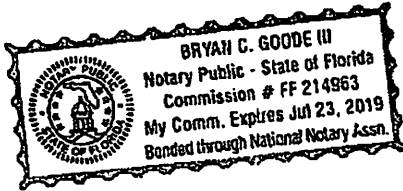
Witness Name: Dianna Smith

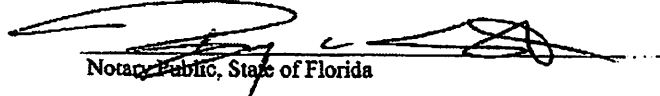

Wayne Allen Miller, Personal Representative

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 1st day of November, 2016 by Wayne Allen Miller, Personal Representative of the estate of William R. Miller, deceased, who is personally known to me or has produced a driver's license as identification.

[Notary Seal]





Notary Public, State of Florida

Printed Name: Bryan C. Goode, III

My Commission Expires: July 23, 2019

Exhibit H
Aerial Photograph



JAXGIS Property Information



RE #	Name	Address	Transaction Price	Acres	Book-Page	Map Panel	Legal Descriptions	Flood Zone	Ash/Silo Zone	JEDC Zone	Evacuation Zone	CPAC	Noise Zone	APZ/HH Zone	M/Hh Zone	
167218 0000	TOWNSEND SAN PABLO PROPERTIES LLC	1627 SAN PABLO RD JACKSONVILLE 32224	190000	0.75	1777602344	8424	9-37 38-25-28E SEC A ATLANTIC HIGHLANDS LOTS 11 TO 15,21,22,PT CLOSED	NOT IN FLOOD ZONE	Not in Ash/Silo Zone	Not in Enterprise Zone	ZONE C	N/A / Planning Dist: 2	NA	NA	NA	Maypr Horizc Sufar Elev (300')

JAXGIS Property Information

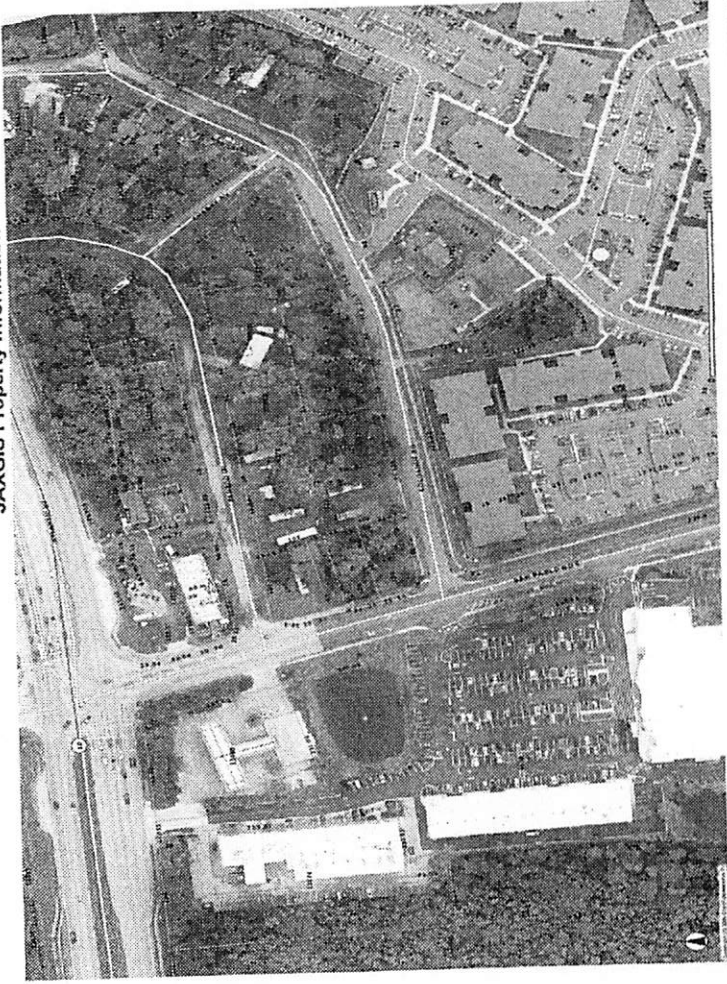


RE #	Name	Address	Transaction Price	Acres	Book-Page	Map Panel	Legal Descriptions	Flood Zone	AshSite	JEDC Zone	Evacuation Zone	CPAC	Noise Zone	APZ	Civ HH Zone	MI HH Zone
167219 0500	TOWNSEND SAN PABLO PROPERTIES LLC	1762 COCOANUT RD JACKSONVILLE 32224	190000	0.25	1777602344	8424	9-37 38-25-28E ATLANTIC HIGHLANDS SEC A LOTS 23,24	NOT IN FLOOD ZONE	Not in AshSite Zone	Not in Enterprise Zone	ZONE C	N/A / Planning Dist 2	NA	NA	NA	Mayport Horizontal Surface Elev (300')

JAXGIS Property Information



RE #	Name	Address	Transaction Price	Acres	Book-Page	Map Panel	Legal Descriptions	Flood Zone	AshSite	JEDC Zone	Evacuation Zone	CPAC	Noise Zone	APZ/HH Zone	Civ Zone	Mi Hh Zone	
167218 0000	TOWNSEND SAN PABLO PROPERTIES LLC	1627 SAN PABLO RD JACKSONVILLE 32224	190000	0.75	1777602344	3424	9-37 36-2S-28E SEC A ATLANTIC HIGHLANDS LOTS 11 TO 15,21,22.PT CLOSED	NOT IN FLOOD ZONE	Not in AshSite Zone	Not in Enterprise Zone	ZONE C	N/A / Planning Dist: 2	NA	NA	NA	NA	Maypr Horzic Surfac Elev (300')



RE #	Name	Address	Transaction Price	Acres	Book+Page	Map Panel	Legal Descriptions	Flood Zone	AshSite Zone	JEDC Zone	Evacuation Zone	CPAC	Noise Zone	APZ/HH Zone	CV HH Zone	MI HH Zone
167219 0500	TOWNSEND SAN PABLO PROPERTIES LLC	1762 COCOANUT RD JACKSONVILLE 32224	180000	0.25	1777602344	3424	P-37 38-25-28E ATLANTIC HIGHLANDS SEC A NOT IN FLOOD ZONE BLK 6 LOTS 23,24		Not in AshSite Zone	Not in Enterprise Zone	Enterprise ZONE C	N/A / Diat: 2	Planning/ NA	NA	NA	May/Not Horizontal Surface Swath (500')

Exhibit L
Zoning and Land Use Maps

JAXGIS Property Information



RE #	Name	Address	Transaction Price	Acres	Book-Page	Map Panel	Legal Descriptions	Flood Zone	AshSite	JEDC Zone	Evacuation Zone	CPAC	Noise Zone	APZ	Civ HH Zone	M/Hh Zone
167218 0000	TOWNSEND SAN PABLO PROPERTIES LLC	1627 SAN PABLO RD JACKSONVILLE 32224	190000	0.75	1777602344	8424	9-37 38-2S-28E SEC A ATLANTIC HIGHLANDS LOTS 11 TO 15.21,22,PT CLOSED	NOT IN FLOOD ZONE	Not in AshSite Zone	Not in Enterprise Zone	ZONE C	N/A / Planning Dist: 2	NA	NA	NA	Maypt Horzc Surfac Elev (300')

Zoning

JAXGIS Property Information



RE #	Name	Address	Transaction Price	Acres	Book-Page	Map Panel	Legal Descriptions	Flood Zone	AshSite Zone	JEDC Zone	Evacuation Zone	CPAC	Noise Zone	APZ/HH Zone	Civ Zone	MI/HH Zone
167218 0000	TOWNSEND SAN PABLO PROPERTIES LLC	1627 SAN PABLO RD JACKSONVILLE 32224	1900000	0.75	1777602344	8424	9-37 38-2S-28E SEC A ATLANTIC HIGHLANDS LOTS 11 TO 15,21,22,PT CLOSED	NOT IN FLOOD ZONE	Not in AshSite Zone	Not in Enterprise Zone	ZONE C	N/A / Planning Dist: 2	NA	NA	NA	Maypt Horizc Surfa Elev (300')

Land Use



21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Fred Atwill, Jr.
Atwill LLC
9001 Forest Acres Lane
Jacksonville, Florida, 32234

April 06, 2017

Project Name: Townsend San Pablo Properties LLC PUD(2016-1832/ 2016-1049)
Availability#: 2017-0647

Dear Mr/Mrs Fred Atwill, Jr.,

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#: 2017-0647

Request Received On: 4/5/2017

Availability Response: 4/6/2017

Prepared by: Mollie Price

Project Information

Name: Townsend San Pablo Properties LLC PUD(2016-1832/ 2016-1049)

Type: Office Building

Requested Flow: 1,500 gpd

Location: 1762 Coconut Road & 1627 San Pablo Road

Parcel ID No.: 167219-0500 & 167218-0000

Description: 4,000 enclosed sf office with 6,325 enclosed sf warehouse for Townsend Roofing Company

Potable Water Connection

Water Treatment Grid: SOUTH GRID

Connection Point #1: Existing 12-in water line on the east side of San Pablo Dr S

Connection Point #2: Existing 8-in water line at the intersection of Coconut Rd and Cherry Ave

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. JEA must approve construction and accept the lines prior to meter issue.

Sewer Connection

Sewer Treatment Plant: ARLINGTON EAST

Connection Point #1: Existing 12-in forcemain on the southwest corner of Atlantic Blvd and San Pablo Dr S

Connection Point #2: NA

Special Conditions: For force main connection conditions, please email fmconnections@jea.com referencing this availability letter. For the estimated cost of connecting to the JEA system, please call the Pre-service Counter at 904-665-5260. Copies of As-Built records can be requested from JEA As-Built & Record section at 665-4403. Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA.

Reclaimed Water Connection

Sewer Region/Plant: South Grid

Connection Point #1: No reclaim in the foreseeable future

Connection Point #2: NA

Special Conditions: No reclaim in the foreseeable future.

General Comments:

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

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

General Collection Receipt

Account No: CR411908
 User: Lewis, Bruce

Date: 5/10/2017
 Email: BLewis@coj.net

REZONING/VARIANCE/EXCEPTION

Name: Fred Atwill
 Address: 9001 Forest Acres Lane Jacksonville, FL 32234
 Description: Townsend San Pablo Properties PUD application

TransCode	IndexCode	SubObject	GLAcct	SubsIdNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
701	PDCU011	342504									2426.00

Michael Corrigan, Tax Collector
 Duval County/City of Jacksonville
 Comments - taxcollector@coj.net
 Inquiries - (904)630-1916
 www.coj.net/tc
 Date: 05/15/2017 Time: 09:16:29
 Location: P13 Clerk: CYW
 Transaction 0294834

Miscellaneous
 Item: CR - CR411908
 Receipt 0294834.0001-0001 2,426.00
 Total Paid 2,426.00
 CHECK 0109 2,426.00
 Total Tendered 2,426.00

Paid By: TOWNSEND SAN PABLO (F.
 Thank You

Total Due: \$2,426.00