

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2017-0480 TO
PLANNED UNIT DEVELOPMENT

AUGUST 17, 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 **2017-0480** to Planned Unit Development.

Location: 958 and 972 Cassatt Avenue, 0 Normandy Boulevard and 0 Mikael Avenue and 985 Mikael Avenue; at the northwest corner of Cassatt Avenue and Normandy Boulevard

Real Estate Number(s): 059876 0000, 059875 0000, 059874 0000, 059873 0000, 059870 0000 and 059871 0000

Current Zoning District: Commercial Community General-2 (CCG-2) and Residential Low Density-60 (RLD-60)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC) and Low Density Residential (LDR)

Proposed Land Use Category: Community General Commercial (CGC)

Planning District: Northwest, District 5

Applicant/Agent(s): Paul M. Harden, Esq.
501 Riverside Avenue, Suite 901
Jacksonville, Florida 32202

Owner(s): Camelia Fouraker
PO Box 43177
Jacksonville, Florida 32203

Teresa Fischer
7203 Balboa Road
Jacksonville, Florida 32217

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2017-0480** seeks to rezone approximately 1.50 acres of land from CCG-2 and RLD-60 to PUD. The rezoning to PUD is being sought so that the property can be developed for commercial/retail uses and anchored by a convenience store with a

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blewis@coj.net

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gas station. The subject site is located at the northwest corner of Cassat Avenue and Normandy Boulevard, on the east side of Mikael Avenue. The area immediately to the north and west of the property primarily consists of single family residential and vacant property with commercial uses to the south fronting Normandy Boulevard and east fronting Cassat Avenue. The CGC land use category and CCG-1 and 2 Zoning Districts run north and south along the west side of Cassat Avenue and runs east and west along the north side of Normandy Boulevard. There are sidewalks along both of these roadways. Abutting the PUD site to the south and east are Normandy Boulevard and Cassat Avenue, both principal arterial roadways. According to the PUD application, access to the property will be provided through three access points, one access point off Cassat Avenue and two off of Mikael Avenue.

The site currently consists of 5,400 square feet of existing commercial/retail space, vacant land utilized for parking and a single-family home. Commercial and retail uses are located around and across both Normandy Boulevard and Cassat Avenue and residential uses to the north and west.

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 PUD.

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

Yes. In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) and Low Density Residential (LDR) functional land use categories. There is a companion small scale land use amendment 2017C-007 (Ordinance 2017-0479) which seeks to amend that portion of the property from Low Density Residential (LDR) to Community General Commercial (CGC). The companion land use amendment would allow commercial uses and be consistent with the portion of the property that fronts both Normandy Boulevard and Cassat Avenue. The property is located in the Urban Area Development Boundary.

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. Development within the category should be compact and connected and should support multi-modal transportation. 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. The proposed project for a commercial PUD as described in the written description and site plan is permitted within the CGC land use category.

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

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 meet all portions of the City's land use regulations and further 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

According to the Category Descriptions for the Suburban Development Areas of the FLUE, the LDR land use category is intended to provide for low density residential development. LDR permits housing densities up to 7 dwelling units per acre when full urban services are available. Generally, single-family detached housing will be the predominant land use in this category, although mobile homes, patio homes, townhomes and multi-family dwellings may also be permitted in appropriate locations.

The CGC Future Land Use Category is intended to provide compact development which should generally be developed in nodal and corridor development patterns while promoting the revitalization or advancement of existing commercial districts and the use of existing infrastructure through infill development and redevelopment. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods.

In accordance with Section 656.129 "Advisory recommendation on amendment of Zoning Code or rezoning of land" of the Zoning Code, the proposed development of the subject property is within the LDR and CGC land use categories as identified in the FLUMs. There is a companion small scale land use amendment 2017C-007 which seeks to amend that portion of property from Low Density Residential (LDR) to Community General Commercial (CGC). This proposed rezoning to PUD is consistent with the *2030 Comprehensive Plan* and furthers the following objectives and policies contained herein, including:

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

FLUE Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

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 3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas. Plan and have an adverse impact on adjoining or nearby uses. Consider office and high density residential development as a viable alternative in land use reviews.

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

FLUE Policy 3.2.4 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 Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized

land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

The subject site for the proposed rezoning is in the CGC land use category. Lands within the category traditionally contain retail and commercial uses. Adjacent land use categories include Low Density Residential (LDR) to the north and west of the subject site, and Community General Commercial (CGC) to the south and east of the subject site. The proposed PUD is consistent with FLUE Objective 1.1 given the existing land use fabric in the area and the fact that the proposed development is consistent with uses allowed in the CGC category, which serves as a compatible transition from the LDR to the CGC categories. Further, the proposed development is located at/on an underutilized Normandy Boulevard and Cassat Avenue commercial intersection. The northern portion of the site will be utilized for parking and the dumpster location. Approval of the request will provide a development opportunity for commercial infill on the property. In general, this Cassat Avenue/Normandy Boulevard corridor consists of commercial and retail establishments, service providers, and office/professional uses. The proposed development will aid in sustaining the viability of the area by adding employment and shopping opportunities in the vicinity. As such, the proposed PUD is consistent with FLUE Objectives 3.2 and 6.3 and FLUE Policies 1.1.22, 3.2.1, and 3.2.4.

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

Airport Environment Zone

The site is located within the 500 foot Height and Hazard Zone for both the Jacksonville Naval Air Station and the Herlong Recreational Airport. Zoning will limit development to a maximum height of less than 500', unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.10051(d).

Future Land Use Element

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

(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. Credit is available for the existing structures if demolished. No other entitlements for concurrency or mobility are available to the property. The owner is required to file an application for a Mobility Fee Calculation Certificate (MFCC) and companion application for Concurrency Reservation Certificate (CRC) and must make payment of the calculated

amount to the Concurrency and Mobility Management System Office prior to issuance of a development permit by the City of Jacksonville.

(3) Allocation of residential land use

No residential uses are proposed within the PUD.

(4) Internal compatibility

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

The use of existing and proposed landscaping: Landscaping internal to the site will comply with Part 12 of the Zoning Code, "Landscape and Tree Protection."

The treatment of pedestrian ways: The intersection on which the subject site is located is fully served with sidewalks along both Normandy Boulevard and Cassat Avenue. All pedestrian systems will comply with the *2030 Comprehensive Plan*.

Traffic and pedestrian circulation patterns: The proposed access points for the subject site will be via two (2) entrances from Mikael Avenue and one from Cassat Avenue. The developer will need to coordinate with the Florida Department of Transportation (FDOT) Access Management and Permits regarding the driveway connections on Cassat Avenue, which is a state road. The City's Traffic Engineering Division recommends that there shall be no more than one driveway on Mikael Ave and the driveway shall be a minimum of 100' from the edge of pavement of Normandy Boulevard. There shall be no loading/unloading on city right of way. Based on the proposed site plan, internal traffic circulation connects five (5) of the six (6) lots. The northern most lot is set aside for the dumpster location and access.

The use and variety of building setback lines, separations, and buffering: Setbacks for the proposed PUD are consistent with the Commercial Community General-1 (CCG-1) Zoning District in that no minimum front yard or side yard is required. The development will utilize both on-site and off-site landscape areas and open space to achieve the necessary buffering. As the residential development to the west has not elected to develop any parcels along its easternmost boundary, the nearest utilized residential structure will be more than 70 feet from the subject property. Others will enjoy more than 80 feet of separation from this development. The subject property design incorporates a parcel containing only the dumpster on the north assuring that the uses occurring on the subject property are located not closer than 50 feet from that boundary. Requisite plant material will be installed along the boundaries consistent with the Zoning Code. The development will be situated in a manner that permits an efficient use of the property while locating buildings and their primary entryways toward the adjacent roadways. Loading and storage areas shall be located along the rear of the buildings, in a manner that screens these areas from the adjacent roadways, while at the same time protecting them from being seen from adjacent residential areas.

(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:

The type, number and location of surrounding external uses: Lands immediately adjacent to the subject site on the north, south and east are designated as commercial. Also to the north and west of the subject site is a neighborhood of single family homes. This residential neighborhood is surrounded by various commercial uses. To the south of the subject property, is the commercial corridor of Normandy Boulevard, which stretches from Cassat Avenue west. East of the subject property is another commercial corridor on Cassat Avenue. This rezoning consists of parcels with road frontage on both Normandy Boulevard and Cassat Avenue, making the PUD site part of both of those commercial corridors. The uses proposed within the developed portions of the PUD are consistent with those allowed in the CGC land use category and have incorporated landscape buffers to limit possible impacts and act as a transition between the residential uses and the commercial uses proposed in the PUD.

The Comprehensive Plan and existing zoning on surrounding lands: The request for the proposed PUD to develop commercial uses consistent with the CGC land use category is consistent with the adjacent uses, zoning districts, and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RLD-60	Single family home
South	CGC	CCG-2	Retail/commercial
East	CGC	CCG-2	Retail/commercial
West	CGC/LDR	CCG-2/RLD-60	Commercial/Single family home

The site provides for infill development at this Normandy Boulevard and Cassat Avenue intersection with an established pattern of commercial properties abutting both sides of the road. The rezoning would result in compatible land use patterns for the area. Additionally, the PUD limits the proposed uses and provides for a buffer between the residential areas to the north and west from the proposed commercial use to address protection and continued viability of the existing residential area while providing for a compact and compatible mix of uses.

Lighting: The applicant has not submitted a lighting plan. Per land development procedures, lighting associated with any use of the proposed PUD will be compatible with the surrounding uses and not obtrusive.

(6) Intensity of development

The proposed development is consistent with the CGC functional land use category and is intended to be a mixed-use development consisting of six (6) lots, not to exceed 7,775 square feet of development. Based on the submitted site plan, the land will be developed with a

convenience store and gas station. The PUD is appropriate at this location with specific reference to the following:

The availability and location of utility services and public facilities and services: The site is located in the Urban Development Area. The proposed rezoning does not include a residential component and therefore school capacity issues will not be impacted. The Jacksonville Electric Authority (JEA) provides electric power, water, and sewer services to the property, and a letter of availability has been issued.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject site will be accessed from both Cassat Avenue and Mikael Avenue. Both Cassat Avenue and Normandy Boulevard are arterial roadways which are relatively continuous and of a relatively high traffic volume. Arterial roads have restricted parking, access control, with signals at important intersections and stop signs on the side streets. Normandy Boulevard (SR 228) from Lane Avenue to Cassat Avenue is a functional classified facility that would be impacted by the proposed development. This segment of SR 228 is a 4-lane divided arterial roadway and has a maximum daily capacity of 39,800 VPD. The proposed 7,775 SF of commercial space could generate approximately 177 daily trips unto the network. This segment is expected to operate at a V/C ratio of 0.51 with the inclusion of the additional traffic from this land use amendment. Based on a roadway capacity analysis, the segments in the vicinity of the subject site have sufficient capacity to accommodate the trips generated from the proposed convenience store use. Sidewalks are provided along this western and northern side of Cassat Avenue and Normandy Boulevard and provide pedestrian access to the proposed development. A bicycle rack will be provided on site subject to Sec. 656.608 of the Zoning Code.

The subject property is located within the boundaries of the Northwest Vision Plan within the Normandy neighborhood. A concern identified in the vision plan includes the lack of local economic revitalization in the area. The vision plan recommends the addition of commercial services that meet the daily household and entertainment needs of those in the area. The proposed rezoning and companion Land Use amendment can provide both revitalization to the commercial corridor and services for neighborhood residents. The vision plan also promotes economic growth which advances neighborhood character. The proposed rezoning provides commercial infill development along a principal arterial roadway with site design regulated through a PUD rezoning to protect the surrounding neighborhood. The proposed rezoning is consistent with the Northwest Vision Plan.

(7) Usable open spaces, plazas, recreation areas

The proposed PUD does not include recreational uses, but will contain over 0.20 acres of open space and buffer areas.

(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. Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(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.

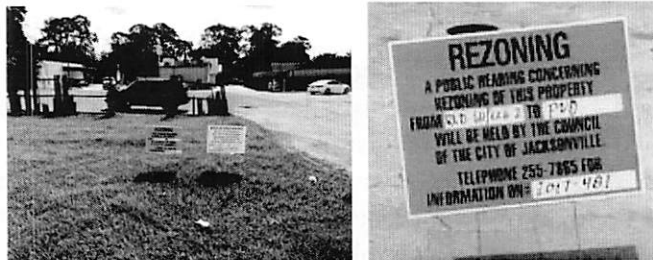
The PUD proposes parking in excess of the Part 6 requirements as it relates to all uses. In consideration of the uses both sharing the available parking and all operations occurring during similar hours, additional parking spaces are warranted. Therefore, the parking maximum limitation of the Zoning Code shall not be imposed upon this development. Otherwise, said parking shall conform to Part 6, Zoning Code, as it relates to all other matters, and will be subject to review and approval by the Planning and Development Department.

(11) Sidewalks, trails, and bikeways

The intersection on which the subject site is located is fully served with sidewalks along Normandy Boulevard and Cassat Avenue. All pedestrian systems will comply with the 2030 *Comprehensive Plan*, and bicycle racks will be provided subject to Section 656.608 of the Zoning Code.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on August 7, 2017, the required Notice of Public Hearing signs were posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2017-0480** be **APPROVED** with the following exhibits:

1. The original legal description dated February 8, 2017.
2. The original written description dated February 9, 2017.
3. The original site plan dated February 9, 2017.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2017-0480** be **APPROVED** subject to the following conditions, which may only be changed through a rezoning:

1. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (.5) foot candles ("f.c.") when

the building or parking areas are located adjacent to residential areas, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent or LED. The maximum light pole height in all parking areas should not exceed thirty feet (30' - 0"). An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department. Light fixtures shall be mounted on canopies so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy.

- 2. There shall be no more than one driveway on Mikael Ave.**
- 3. The driveway shall be a minimum of 100' from the edge of pavement (EOP) of Normandy Boulevard.**
- 4. There shall be no loading/unloading on city right of way.**
- 5. 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 the subject site facing north



The subject site facing west from Cassat Ave.



The subject site facing west from Cassat Ave.



The subject facing north from Normandy Blvd.



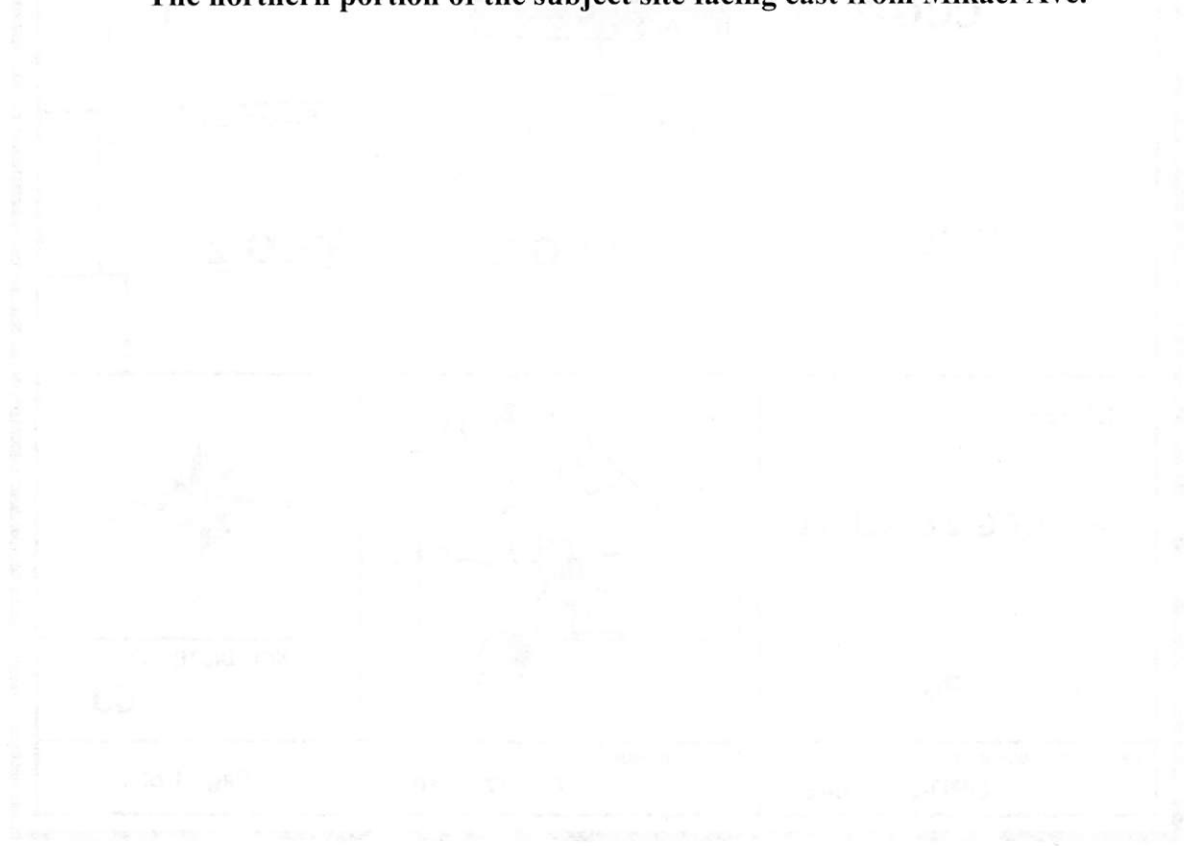
The subject site facing east from Mikael Ave.

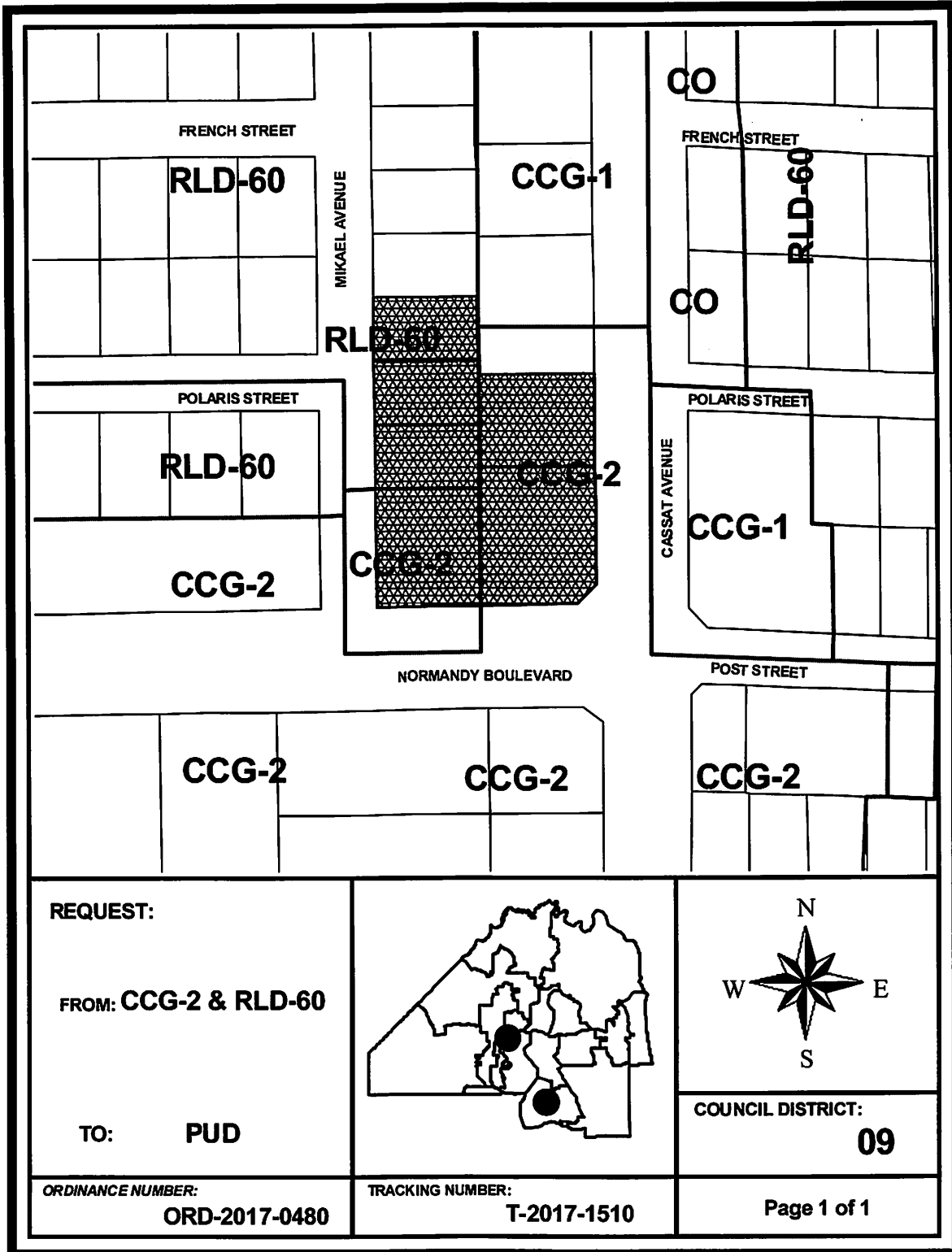


The subject site facing east from Mikael Ave.



The northern portion of the subject site facing east from Mikael Ave.





Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2017-0480 Staff Sign-Off/Date AH / 06/28/2017

Filing Date 07/25/2017 Number of Signs to Post 8

Hearing Dates:

1st City Council 08/22/2017 Planning Commission 08/17/2017

Land Use & Zoning 09/06/2017 2nd City Council N/A

Neighborhood Association N/A

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 1392

Application Status PENDING

Date Started 03/07/2017

Date Submitted 03/09/2017

General Information On Applicant

Last Name	First Name	Middle Name
HARDEN	PAUL	M.

Company Name
LAW OFFICE OF PAUL M. HARDEN

Mailing Address
501 RIVERSIDE AVENUE, SUITE 901

City	State	Zip Code
JACKSONVILLE	FL	32202

Phone	Fax	Email
9043965731	9043995461	PAUL_HARDEN@BELLSOUTH.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
FOURAKER	CAMELIA	J.

Company/Trust Name

Mailing Address
P.O. BOX 43177

City	State	Zip Code
JACKSONVILLE	FL	32203

Phone	Fax	Email

Last Name	First Name	Middle Name
FISCHER	TERESA	

Company/Trust Name

Mailing Address
7203 BALBOA RD.

City JACKSONVILLE	State FL	Zip Code 32217
Phone	Fax	Email

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	059870 0000	9	5	CCG-2	PUD
Map	059871 0000	9	5	CCG-2	PUD
Map	059873 0000	9	5	CCG-2	PUD
Map	059874 0000	9	5	RLD-60	PUD
Map	059875 0000	9	5	RLD-60	PUD
Map	059876 0000	9	5	RLD-60	PUD

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

Existing Land Use Category

Land Use Category Proposed?

If Yes, State Land Use Application #

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

Development Number

Proposed PUD Name

Justification For Rezoning Application

SEE EXHIBIT D - WRITTEN DESCRIPTION

Location Of Property

General Location

House #	Street Name, Type and Direction	Zip Code
972	CASSAT AVE	32205

Between Streets

 and

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
 - 1.50 Acres @ \$10.00 /acre: \$20.00
- 3) Plus Notification Costs Per Addressee
 - 46 Notifications @ \$7.00 /each: \$322.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,611.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE

Legal Description

February 8, 2017

LOTS 15, 16, 17, 18 AND 19 TOGETHER WITH PART OF LOTS 11, 12, 13 AND 14, BLOCK 3, ROOSEVELT GARDENS UNIT 2, AS RECORDED IN PLAT BOOK 21, PAGE 10 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 16, AND SAID CORNER ALSO BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF NORMANDY BOULEVARD (A 100 FOOT RIGHT OF WAY AS KNOW ESTABLISHED) WITH THE EASTERLY RIGHT OF WAY LINE OF MIKAEL AVENUE (A 60 FOOT RIGHT OF WAY AS KNOW ESTABLISHED); THENCE NORTH 00° 02' 38" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALSO ALONG THE WESTERLY LINES OF SAID LOTS 16, 17, 18 AND 19, A DISTANCE OF 340.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 19; THENCE NORTH 89° 47' 00" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 19, A DISTANCE OF 110.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 19; THENCE SOUTH 00° 02' 38" EAST, ALONG THE EASTERLY LINE OF SAID LOTS 19 AND 18, A DISTANCE OF 90.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE NORTH 89° 47' 00" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 11, A DISTANCE OF 115.50 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF CASSAT AVENUE AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD NO. 111, SECTION 72291-2523, DATED MARCH 30, 1987; THENCE SOUTH 01° 12' 59" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 100.03 FEET; THENCE SOUTH 01° 08' 00" WEST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 135.05 FEET; THENCE SOUTH 45° 34' 26" WEST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 21.50 FEET TO THE INTERSECTION WITH AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF NORMANDY BOULEVARD AND ALSO ON THE SOUTHERLY LINE OF SAID LOT 14; THENCE SOUTH 89° 47' 00" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE AND THE SOUTHERLY LINES OF SAID LOTS 14, 15 AND 16, A DISTANCE OF 205.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.50 ACRES, MORE OR LESS

EXHIBIT A - Property Ownership Affidavit

Date: 2/15/2017

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

Re: Property Owner Affidavit for the following site location:
RE#059876-0000

To Whom it May Concern:

I Teresa J. Stiles a/k/a Teresa Fischer hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for PUD Rezoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

By *Teresa J. Fischer*

By _____

Print Name: Teresa J. Stiles a/k/a Teresa Fischer

Print Name: _____

Its: _____

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 15th day of February, 2017, by Teresa J. Stiles a/k/a Teresa Fischer, who is personally known to me or who has produced _____ as identification and who took an oath.

J.P. Shuster
(Signature of NOTARY PUBLIC)

J.P. SHUSTER
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: _____



EXHIBIT A - Property Ownership Affidavit

Date: 2-9-17

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

Re: Property Owner Affidavit for the following site location:
RE#059870-0000, 059871-0000, 059873-0000, 059874-0000, 059875-0000

To Whom it May Concern:

I, Camelia J. Fouraker hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for PUD Rezoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

By Camelia J. Fouraker

By _____

Print Name: Camelia J. Fouraker

Print Name: _____

Its: _____

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 9 day of February 2014, by Camelia J. Fouraker, who is personally known to me or who has produced _____ as identification and who took an oath.

Elaine Page
(Signature of NOTARY PUBLIC)

Elaine Page
(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: _____



11-18-19

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: 2/15/2017

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

Re: Agent Authorization for the following site location: RE#059876-0000

To Whom it May Concern:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Paul M. Harden to act as agent to file application(s) for 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.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

By Teresa J. Stiles

By _____

Print Name: Teresa J. Stiles a/k/a Teresa Fischer

Print Name: _____

Its: _____

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 15th day of February 2014, by Teresa J. Stiles a/k/a Teresa Fischer, who is personally known to me or who has produced _____ as identification and who took an oath.

J. P. Shuster

(Signature of NOTARY PUBLIC)

J. P. Shuster
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: _____

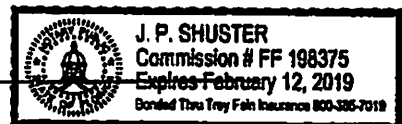


EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: 2-9-17

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

RE#059870-0000, 059871-0000, 059873-0000, 059874-0000,
059875-0000

Re: Agent Authorization for the following site location: _____

To Whom it May Concern:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Paul M. Harden _____ to act as agent to file application(s) for 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.

If Owner is Individual:

If Owner is Corporate Entity:*

By Camelia J. Fouraker
Print Name: Camelia J. Fouraker

Print Corporate Name: _____
By _____
Print Name: _____
Its: _____

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 9 day of February 2017, by Camelia J. Fouraker who is personally known to me or who has produced _____ as identification and who took an oath.

Elaine Page

(Signature of NOTARY PUBLIC)

Elaine Page
(Printed name of NOTARY PUBLIC)

State of Florida at Large. 11-18-19
My commission expires: _____



EXHIBIT C

Binding Letter

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

RE: RE#059876-0000

Ladies and Gentleman;

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 thereof, 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 rezoning 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, which are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

By: 
Teresa J. Stiles a/k/a Teresa Fischer

Its: _____

EXHIBIT C

Binding Letter

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

RE: RE#059870-0000, 059871-0000, 059873-0000, 059874-0000, 059875-0000

Ladies and Gentleman;

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 thereof, 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 rezoning 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, which are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,


By: _____

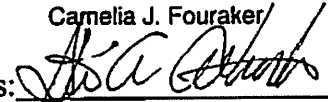
Camelia J. Fouraker/

Its: _____

Exhibit D

WRITTEN DESCRIPTION

Normandy & Cassat PUD

RE# 059870-0000, 059871-0000, 059873-0000, 059874-0000, 059875-0000, 059876-0000

February 9, 2017

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 1.50 acres of property from CCG-2 to PUD. The parcel is located in the northwest quadrant of Normandy Boulevard and Cassat Avenue.

The subject property is currently owned by Camelia J. Fouraker and Teresa J. Stiles, and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations of CGC/CCG-2. The property is currently vacant commercial and parking lots. Surrounding uses include: CGC/CCG-1 to the east across Cassat Avenue; CGC/CCG-2 to the south across Normandy Boulevard; CGC/CCG-2 and LDR/RLD-60 to the west across Mikael Avenue; and CGC/CCG-2 and LDR/RLD-60 to the north.

Project Name: Normandy & Cassat PUD

Project Architect/Planner: Envision Design + Engineering

Project Engineer: Envision Design + Engineering

Project Developer: Grunthal & Schueth Properties, Inc.

II. QUANTITATIVE DATA

Total Acreage: 1.50

Total number of dwelling units: N/A

Total amount of non-residential floor area: 5,943 s.f.

Total amount of recreation area: N/A

Total amount of open space: N/A

Total amount of public/private rights of way: N/A

Total amount of land coverage of all buildings and structures: 5,943 s.f.

Phase schedule of construction (include initiation dates and completion dates)

Initiation 1 year Completion 2 years

III. USES AND RESTRICTIONS

A. Permitted Uses:

1. Medical and dental or chiropractor offices and clinics
2. Hospitals
3. Professional offices
4. Business offices
5. Banks (including drive-thru tellers) loan companies, mortgage brokers, stockbrokers and similar financial institutions
6. Union halls
7. Warehousing, wholesaling, distribution and similar uses, and light manufacturing, fabrication, assembling of components, printing and similar uses
8. Manufacturer's agents and display rooms, offices of building trades contractor (not including outside storage or use of a vehicle in excess of one-ton capacity or any equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment)
9. Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products
10. Radio or television broadcasting offices or studios subject to Part 15 of the Zoning Code
11. Vocational, technical, business, trade or industrial schools and similar uses
12. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4
13. Off-street parking lots for premises requiring off-street parking lots, meeting the performance standards and development criteria set forth in Part 4

14. Filling gas stations and car wash, with convenience store, in accordance with the site plan attached
15. An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant

B. Permissible uses by exception

1. Retail sales and service of alcoholic beverages for on-premises consumption, not to exceed 25 percent of the building of which it is a part or 40 seats whichever is greater
2. Day care centers or care centers meeting the performance standards and criteria set forth in Part 4
3. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4
4. Churches, including rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4
5. Retail sales of all types of merchandise, service establishments including restaurants, and the retail sale and service of alcoholic beverages for either on-premises or off-premises consumption or both. The aforementioned shall not exceed 50 percent of the building of which it is a part
6. Animal hospitals, veterinary clinics, animal boarding places, dog parks
7. Outside storage subject to the performance standards and development criteria set forth in Part 4

C Permitted Accessory Uses and Structures:

Consistent with §646.403.

IV. STATEMENTS

A. How does the proposed PUD differ from the usual application of the Zoning Code?

This PUD restricts the uses from the usual application of the CCG-2 Zoning Code permitted uses, but allows for uses which are nonetheless consistent with CGC Comprehensive Plan designation. The site also allows for use of an infill site by limiting the uses normally permitted by CCG-2 zoning designation.

B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

All areas will be maintained by the owner.

V. DESIGN GUIDELINES

A. Lot Requirements:

- (1) *Minimum lot area:* None
- (2) *Minimum lot width:* None
- (3) *Maximum lot coverage:* None
- (4) *Minimum front yard:* None
- (5) *Minimum side yard:* None
- (6) *Minimum rear yard:* 10 feet
- (7) *Maximum height of structures:* 60 feet

B. Ingress, Egress and Circulation:

- (1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
- (2) *Vehicular Access.*
 - a. Vehicular access to the Property shall be by way of Cassat Avenue and Mikael Avenue, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.
 - b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.
- (3) *Pedestrian Access.*
 - a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs.

- (1) Two (2) double faced or two (2) single faced signs not to exceed seventy-five (75) square feet in area and thirty-five (35) feet in height.
- (2) Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.
- (3) One (1) under-the-canopy sign per occupancy, not exceeding a maximum of eight (8) square feet in area per sign, is permitted, provided that any square footage used for an under-the-canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question.
- (4) Directional signs shall not exceed four (4) square feet.

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code or as approved by the Planning and Development Department.

E. Utilities:

Water will be provided by JEA.
Sanitary sewer will be provided by JEA.
Electric will be provided by JEA.

G. Wetlands

Wetlands will be permitted according to local, state and federal requirements.

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this 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.

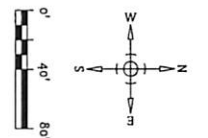
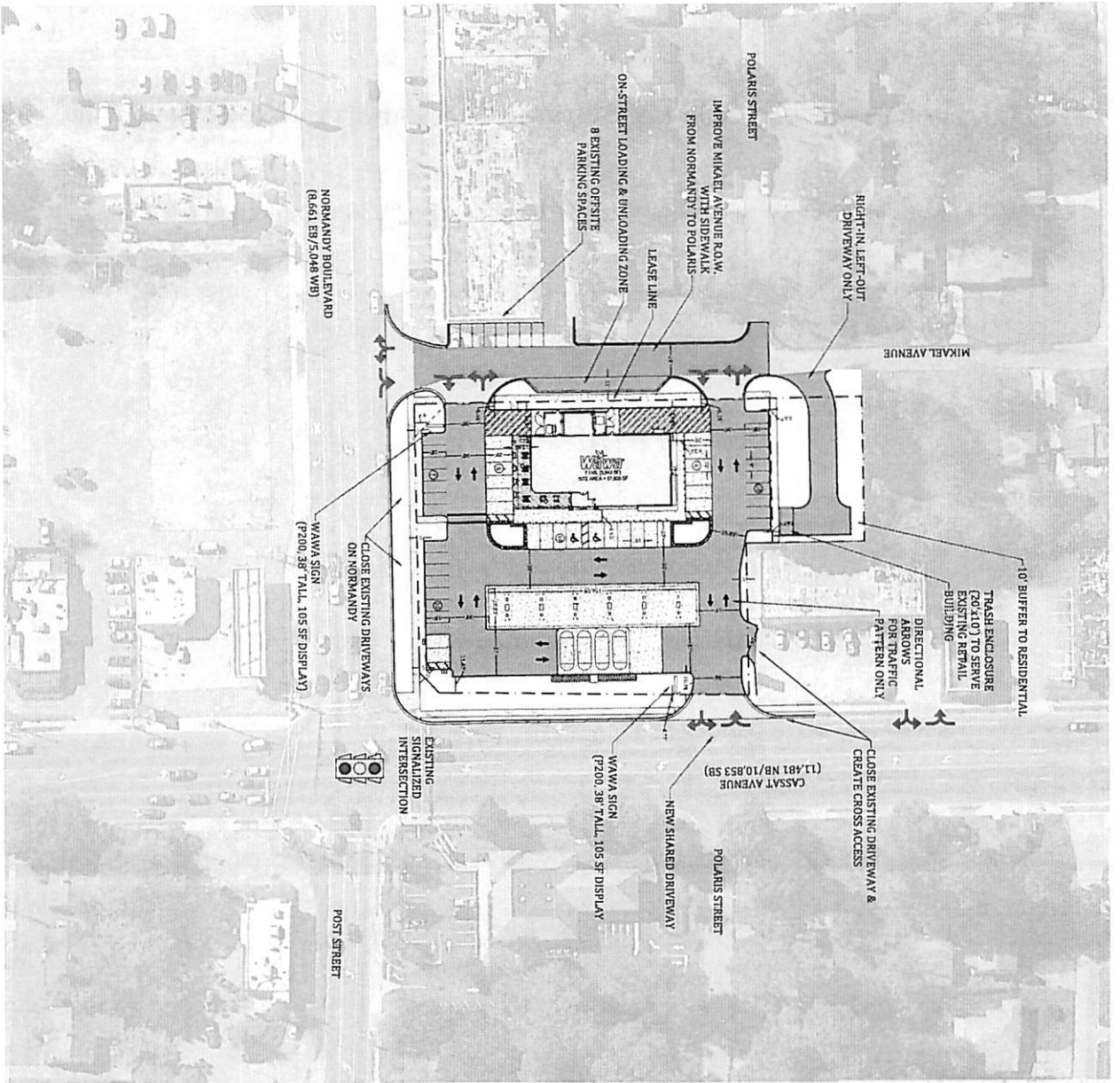
VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

A. Is more efficient than would be possible through strict application of the Zoning Code;

B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;

C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.



2002 San Marco Boulevard, Suite 203
 Jacksonville, Florida 32207
 www.envisiion.com
 904-881-8145

Douglas L. Sides, P.E.

Certificate of Authorization No. 29581 FL Reg. 51250

SITE DATA
 ADDRESS: 972 CASSAT AVENUE
 CITY OF JACKSONVILLE, FLORIDA
 COUNTY OF ALD-90
 ZONING: (TO BE REZONED PUD)

TOTAL PARCEL AREA: 1.5 ACRES
PROJECT SITE AREA: 1.5 ACRES
BUILDING AREA: 5,943 SF
MINIMUM PARKING REQUIRED: 18 SPACES
PARKING PROVIDED (TOTAL): 49 SPACES (INCL. 2 ADA SPACES)
ZONE A: 22 SPACES (INCL. 2 ADA SPACES)
ZONE B: 27 SPACES
ZONE C: 0 SPACES

REQUIRED SETBACKS (USING CCC-1):
FRONT: 0 FT (CASSAT AVENUE)
FRONT: 0 FT (NORMANDY BOULEVARD)
FRONT: 0 FT (MIKAEL AVENUE)
SIDE: 15 FT (NORTH)

REQUIRED BUFFERS:
FRONT: 10 FT
FRONT: 5 FT
SIDE: 5 FT
IMPERVIOUS AREA: 10%
IMPERVIOUS AREA: 89%

BUILDING TYPE: F110L
CANOPY CONFIGURATION: STRAIGHT
CANOPY TYPE: SLOPED
NUMBER OF WPD'S: 6 TOTAL = (2) 3+1+1 & (4) 3+1

- NOTES:**
1. THIS IS A PRELIMINARY SITE PLAN ONLY. AS SUCH, REGULATORY REVIEW AND PERMIT CONSIDERATION IS REQUIRED.
 2. SURVEY REQUIRED TO VERIFY PARCEL LIMITS AND FDOT APPROVAL.
 3. PROPOSED ACCESS SHOWN ON PLAN IS SUBJECT TO CITY AND FDOT APPROVAL.
 4. SITE DATA MUST BE VERIFIED.

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY SITE PLAN	08/08/2019	EN
2	REVISED SITE PLAN	08/08/2019	EN
3	REVISED SITE PLAN	08/08/2019	EN
4	REVISED SITE PLAN	08/08/2019	EN
5	REVISED SITE PLAN	08/08/2019	EN
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100	REVISED SITE PLAN	08/08/2019	EN

Normandy & Cassat
 Jacksonville, Florida



EXHIBIT F

PUD Name

Normandy & Cassat PUD

Land Use Table

Total gross acreage	1.5 Acres	100 %
Amount of each different land use by acreage		
Single family	Acres	%
Total number of dwelling units	D.U.	
Multiple family	Acres	%
Total number of dwelling units	D.U.	
Commercial	1.5 Acres	100 %
Industrial	Acres	%
Other land use	Acres	%
Active recreation and/or open space	Acres	%
Passive open space	Acres	%
Public and private right-of-way	Acres	%
Maximum coverage of buildings and structures	5,943 Sq. Ft.	%

121 AD STATUTORY WARRANT -110

VOL. 5343 TO 753

FINANCIAL PRINTING COMPANY

OFFICIAL RECORDS:

RETURN TO: NEWTON, WATSON & BARRY, Attorneys 4401 WESCONNETT BOULEVARD JACKSONVILLE, FLORIDA 32210

Warranty Deed

THIS INDENTURE, Made this 22d day of May, A.D. 1981 BETWEEN ROY D. EDWARDS, a single man

of the County of _____, State of _____, party of the first part, and

TERESA J. STILES Whose Mailing Address is: 975 MIKAEL AVE. JAY, FLA. 32205

of the County of Duval, State of Florida, party of the second part,

WITNESSETH: That the said part of the first part, for and in consideration of the sum of OTHER VALUABLE CONSIDERATION AND TEN NO/100----- Dollars,

to his in hand paid by the said part Y of the second part, the receipt whereof is hereby acknowledged, he has granted, bargained and sold to the said part Y of the second part, her heirs and assigns forever, the following, described land, situate, lying and being in the County of Duval, State of Florida, to wit:

Lot 19, Block 3, ROOSEVELT GARDENS, Unit 2, according to the plat recorded in Plat Book 21, page 10 of the current public records of Duval County, Florida.

Subject to that certain mortgage of record to Florida Title & Mortgage Company dated October 19, 1976 and recorded in O. R. Volume 4256, Page 821 of the official records of Duval County, Florida in the original principal sum of \$23,250.00 which mortgage grantee by his acceptance hereof expressly assumes and agrees to pay; and also hereby assumes and agrees to pay all the obligations under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned; as provided by Title 38, Chapter 37, Section 1801, et seq., U.S.C.A. and the regulations promulgated pursuant thereto.

Subject to taxes for current year.

Subject to easements and restrictions of record but this reference thereto shall not operate to reimpose the same.

PREPARED BY: WIN G. BARRY, III NEWTON, WATSON & BARRY, Attorneys 4401 WESCONNETT BLVD., SUITE 203 JACKSONVILLE, FLORIDA 32210

And the said part Y of the first part do es hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said part Y of the first part has hereunto set his hand and seal the day and year first above written.

SIGNED AND SEALED IN OUR PRESENCE:

Graham E. M. Stucney Jr. (SEAL) ROY D. EDWARDS (SEAL) CHRIS D. EVANS (SEAL) (SEAL)

STATE OF FLORIDA COUNTY OF _____

Before me personally appeared _____ and _____, his wife, to me well known and known to me to be the individual... described in and who executed the foregoing instrument, and acknowledged to and before me that _____ executed the same for the purposes therein expressed.

WITNESS my hand and official seal this _____ day of _____, 19____, at _____ County and State aforesaid.

Notary Public in and for the County and State Aforesaid. My commission expires:

OFFICIAL RECORDS:

On this 22 day of MAY 1981, before me the undersigned officer EDWARD L. SANSOM, personally appeared ROY D. EDWARDS Veteran known to me to be serving in or with or whose duties require his presence with the Armed Forces of the United States and to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained and the undersigned does further certify that at the date of this certificate he is commissioned officer of the rank stated below and is in the active service of the Armed Forces of the United States.


Signature of Commissioned Officer

COMMANDER
Rank of Commissioned Officer

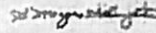
UNITED STATES NAVY
Command or Branch of Service to which Officer is attached.



81- 33627

MAY 27 3 21 PM '81

FILED AND RECORDED IN PUBLIC RECORDS OF ROYAL COUNTY, FLA


CLERK OF CIRCUIT COURT

Prepared by & return to:
FINANCIAL INSTITUTIONS
ARTHUR T. BOONE
404 FLORIDA THEATRE BLDG.
JACKSONVILLE 2, FLORIDA

Vol. 5253 : 1156
OFFICIAL RECORDS

Warranty Deed

THIS INDENTURE, Made this 1 day of April, A.D. 1979 BETWEEN
Mamie Fouraker, a widow
of the County of Duval, State of Florida, party of the first part, and

Camelia J. Fouraker, Post Office Box 685, Neptune Beach,
of the County of Duval, State of Florida 32231 party of the second part,
WITNESSETH: That the said party of the first part, for and in consideration of the sum of
Ten Dollars and other valuable considerations ~~to her~~
to her in hand paid by the said party of the second part, the receipt whereof is hereby acknow-
ledged, has granted, bargained and sold to the said party of the second part,
her heirs and assigns forever, the following described land, situate, lying, and being in the
County of Duval, State of Florida, to wit:

Lots 6, 7, 8, 9, 10, 11, 12, 15, 16, 17, & 18, Unit 2 (two) Block 3 (Three),
Roosevelt Gardens according to Plat recorded in Plat Book 21,
Page 10 of the current Public Records of Duval County, Florida.



And the said party of the first part do hereby fully warrant the title to said land, and will defend
the same against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and
seal the day and year first above written.
SIGNED AND SEALED IN OUR PRESENCE:

[Signature] _____ Mamie Fouraker (SEAL)
MAMIE FOURAKER, a widow
[Signature] _____ (SEAL)

(SEAL)

STATE OF FLORIDA
COUNTY OF Duval

Before me personally appeared MAMIE FOURAKER, a widow

~~she~~ she known to me well known
and known to me to be the individual described in and who executed the foregoing instrument, and
acknowledged to and before me that she executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 1st day of April
1979 at Jacksonville County and State aforesaid.

80-90241
Dec 31 3 35 PM '80

[Signature]
Notary Public in and for the County and State of Florida
My commission expires: 11/5/80



RECORDED
11/5/80
CLERK OF COUNTY



ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street
Jacksonville, Florida 32202-3139

Doug Skiles
Envision Design + Engineering, LLC
2002 San Marco Boulevard
Jacksonville, Florida, 32207

February 15, 2017

Project Name: Normandy & Cassat
Availability#: 2017-0275

Dear Mr/Mrs Doug Skiles,

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#: 2017-0275
 Request Received On: 2/8/2017
 Availability Response: 2/15/2017
 Prepared by: Mollie Price

Project Information

Name: Normandy & Cassat
 Type: Commercial
 Requested Flow: 900 gpd
 Location: 972 Cassat Avenue
 Parcel ID No.: 059871-0000
 Description: 6,000 SF convenience store with gas pumps

Potable Water Connection

Water Treatment Grid: NORTH GRID
 Connection Point #1: Existing water service can be used
 Connection Point #2: Existing 12-in water line on Cassat Ave
 Existing connection can be used if large enough to meet needs of development.
 Fire protection needs to be addressed. For the estimated cost of connecting to the
 Special Conditions: 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 sanitary sewer service can be used
 Connection Point #2: Existing 8-in VC line along the west property line with a manhole in the northwest corner
 Existing connection can be used if large enough to meet needs of development.
 For the estimated cost of connecting to the JEA system, please call the Pre-service
 Special Conditions: 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.