

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR****APPLICATION FOR REZONING ORDINANCE 2018-0565 TO****PLANNED UNIT DEVELOPMENT****OCTOBER 4, 2018**

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 **2018-0606** to Planned Unit Development.

***Location:*** The east side of San Jose Boulevard; between Marbon Road to the south and Old Acosta Road to the north

***Real Estate Number(s):*** 158853-0000

***Current Zoning District:*** Commercial Residential Office (CRO)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Residential Professional Institutional (RPI)

***Proposed Land Use Category:*** Business Park (BP)

***Planning District:*** Southeast, District 3

***City Council District:*** District 6

***Applicant/Agent:*** Paul Harden, Esq.  
501 Riverside Avenue, Suite 901  
Jacksonville, FL 32202

***Owner:*** Calvin Modling  
M&C Real Ventures, Inc.  
8956 Philips Highway  
Jacksonville, FL 32224

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Planned Unit Development **2018-0606** seeks to rezone approximately 1.70 acres of land from CRO to PUD. The rezoning to PUD is being sought in order to add limited neighborhood commercial uses (including neighborhood retail sales and service establishments)

to the approved uses for/on the property. The site is currently vacant and undeveloped. The PUD differs from existing and proposed zoning districts in that it combines permitted uses in the existing RPI land use category and proposed BP land use category, makes retail sales permitted uses, includes a site plan showing an extensive (greater than 250') natural buffer between the property and existing residential uses to the east, and matches uses in an existing adjoining PUD to the north.

### **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 subject site is presently vacant, and the current land use designation for this site is Residential-Professional-Institutional (RPI). The proposed Planned Unit Development (PUD) is to allow for the development of an office and a retail storefront. The applicant has proposed a companion future land use map amendment (L-5306-18C-3-6/Ord 2018-0605) from RPI to Business Park (BP). This area of San Jose Boulevard (SR 13) has a mix of commercial and residential land use designations. The parcels directly abutting the subject site to the south are both designated as Medium Density Residential (MDR), however, these parcels are currently being used for a retention pond and a pet boarding facility. Across the street from the subject site along the west side of San Jose Boulevard (SR 13) is a development of single family homes, which also has an MDR land use designation.

There is a history of land use amendments within close proximity to the subject site that indicate a trend of land use designations intensifying from residential categories to commercial categories. In 1997, the land use designation of the subject site was amended from MDR to RPI (1997-0366-E). The parcel directly abutting the subject site to the north was changed from MDR to RPI pursuant to 1994-482-E. To the south of the subject site another amendment, 2004-003-E, changed a property from RPI to Neighborhood Commercial (NC). Across San Jose Boulevard (SR 13), a parcel to the southwest was changed from MDR to RPI. The PUD uses shall comply with any BP land use category limitations on commercial retail sales and service establishments.

*(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 properties are within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Residential Professional Institutional (RPI). There is, however, a proposed companion future land use map amendment (L-5306-18C-3-6/Ord 2018-0605) to change the Land Use designation of the property from RPI to Business Park (BP). According to the Future Land Use Element (FLUE), BP in the Urban Area is intended to provide compact medium to high intensity office development. Development which includes medium to high density residential uses is preferred for sites located outside of areas identified as an Industrial Sanctuary. Plan amendment requests for new BP designations are preferred in locations which are supplied with full urban services and with site access to roads classified as arterial or higher on the Highway Functional Classification Map. Commercial retail sales and service establishments; Offices; and Business and professional offices are considered principle uses within the BP land use category. To ensure compliance with the provisions of the Comprehensive Plan, zoning staff has analyzed the proposed zoning application in relation to the following goals, objectives, policies and/or text of the 2030 Comprehensive Plan:

**Future Land Use Element:**

***FLUE Policy 1.1.2*** As depicted on the FLUM series, Development Areas have been established to determine appropriate locations for land uses and densities and consist of five tiers of development intensities ranging from high density infill development in the historic core to very low density in the outlying rural areas. These include: the Central Business District (CBD); the Urban Priority Area (UPA); the Urban Area (UA); the Suburban Area (SA); and the Rural Area (RA). These Development Areas determine differing development characteristics and a gradation of densities for each land use plan category as provided in the Operative Provisions of 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 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 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.

***FULE 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 3.2.2*** 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 3.2.7*** 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.

**Recreation and Open Space Element:**

***ROSE Policy 2.2.1*** The City shall require that all new non-residential land uses, except in the Central Business District, provide a minimum of 10% of the property in open space.

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 and related goals, objectives and/or policies:

**Archaeological Sensitivity**

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of medium and high sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey on the portion of the site that is in a high sensitivity area. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

**Historic Preservation Element**

*Policy 1.2.6* The Planning and Development Department shall maintain and update for planning and permitting purposes, a U.S.G.S. series of topographic maps upon which recorded archaeological sites are shown.

**Wellhead Buffer Zone**

Approximately 0.02 of an acre of the proposed land use amendment site is within the 750-foot buffer of a wellhead. (See Attachment B) Any development within the Wellhead Buffer Zone will be required to comply with Section 366, Part 4 of the Jacksonville Code of Ordinances, Wellhead Protection, and the policies from the 2030 Comprehensive Plan outlined below.

**Infrastructure Element, Sanitary Sewer Sub-Element**

*Policy 1.2.3* The City shall implement the Wellhead Protection Ordinance to protect its potable water supply source. Improperly constructed or maintained Hawthorne Group and Floridan Aquifer private wells in proximity to a Public Potable Water well within Duval County are potentially harmful to the drinking water supply of the City of Jacksonville. A Pathway Focused Approach to prevent migration of contamination from the shallow aquifer into the Floridan aquifer is reasonable and prudent to protect public water supplies. The intent of this policy is to protect and safeguard the health, safety and welfare of the residents of Duval County by establishing a Pathway Focused Approach to wellhead protection that safeguards the Floridan aquifer from intrusion of any contaminants that may jeopardize present and future public water supply wells.

Within Wellhead Protection Areas, the following shall apply:

1. Within a 500-foot radius around an existing Public Potable Water well, those actions and uses established by the Florida Department of Environmental Protection in Rule 62-521.400, Fla. Admin. Code shall be prohibited.
2. Pursuant to Chapter 366 City of Jacksonville Municipal Code, no existing private wells shall be deepened and no new wells shall be constructed within designated Wellhead Protection Areas that penetrate a portion of the Hawthorne Group or the Floridan Aquifer without first obtaining a well construction permit from the City of Jacksonville Environmental Quality Division (EQD) as provided in Environmental Protection Board Rule 8 and including a review of areas of known contamination at or near the proposed or existing well location. All new wells within such areas must be fully grouted.
3. Pursuant to Chapter 366 City of Jacksonville Municipal Code, abandonment of existing wells shall be in accordance with applicable SJRWMD requirements and a copy of the plugging and abandonment report shall be submitted to the EQD.

**Wetlands**

Review of City data indicates the potential existence of wetlands on the subject site and as such, a wetlands survey has been provided by the applicant that indicates the location and size of the wetlands. The Planning and Development Department has determined the type(s), quality, and functional value of all wetlands located within the boundaries of the application site, based upon the city's geographic information data. Based on the information reviewed, the proposed amendment appears to be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

The proposed development of an office and a retail storefront would be compatible with the surrounding commercial and office uses along this part of San Jose Boulevard (SR 13) and therefore would be consistent with Policies 1.1.2 and 1.1.22 of the FLUE.

The properties directly abutting the subject site to the south are designated residential; however, they are currently being used as a retention pond and a pet boarding facility. There is a single family residential development located on the west side of San Jose Boulevard (SR 13), across from the subject site. While some industries permitted by the BP land use category produce adverse impacts, and should be located away from residential and other low intensity uses, many industrial uses can be compatible with adjacent non-industrial uses through proper site design and buffering. As such, the proposed development should be designed to achieve compatibility with the adjacent residential uses and should comply with the design criteria set forth in the Land Development Regulations. Additionally, the BP land use category provides guidelines for general neighborhood protection to achieve compatibility with adjacent and abutting residential neighborhoods through various site design techniques. Neighborhood protections, such as buffering and setbacks, and open space requirements should be addressed by the companion PUD rezoning for consistency with FLUE Policy 1.1.12 and Recreation and Open Space Element (ROSE) Policy 2.2.1.

The applicant has provided a JEA Availability letter dated September 9, 2017 stating that the subject site has access to both water and sewer connections located along the east side of San Jose Boulevard (SR13) consistent with FLUE Policy 1.2.9.

The subject property has road frontage along San Jose Boulevard (SR 13), an existing commercial corridor, which has sidewalks along both sides of the road, and is served by JTA bus routes 17 and 200. The proposed amendment would allow for infill development of an underutilized parcel that has existing access to utilities and existing infrastructure. The proposed development of this parcel would strengthen the commercial viability of the corridor by allowing the development of new non-residential uses in an existing non-residential area. Therefore, the proposed amendment is consistent with FLUE Goal 3, Objectives 3.2 and 6.3, and Policies 3.2.1, 3.2.2 and 3.2.7.

*(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 does not contain any residential uses.

*(4) Internal compatibility*

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

The streetscape: The current site plan attached to the PUD places the two buildings stacked behind each other along San Jose Boulevard, with vehicle use areas located on the north, south and west sides of the property. This provides a transitional streetscape from the commercialized area along

San Jose Boulevard to the residential area further to the east behind the property. The applicant has provided a revised written description and has stated their intent to submit a revised site plan eliminating the eastern-most 2-story office building, and having that portion of the property placed into the Conservation designation, with no developmental impact. The owners intend to leave this wetland area alone and undeveloped, providing an even larger natural buffer for/between the residences to the east.

Traffic and pedestrian circulation patterns: The PUD proposes internal connections to existing sidewalks along San Jose Boulevard to provide walkable access, as well as a single vehicle use area entrance along San Jose to efficiently circulate traffic.

The use and variety of building setback lines, separations, and buffering: The PUD provides a 10 foot buffer along both the northern and southern property lines, as well as a 20 foot buffer along the eastern property line in order to minimize impact on the adjacent uses. Development will occur over 300 feet away from the closest residential uses to the east.

The particular land uses proposed and the conditions and limitations thereon: The limited neighborhood commercial sales and services uses proposed by the development will improve the character of the area and serve existing nearby residential development while disallowing more intense commercial uses that could negatively impact adjacent properties.

*(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 limits negative visual impacts on the adjacent properties by incorporating buffers around the development.

The type, number and location of surrounding external uses: The proposed development is located in an area where residential, office, and commercial uses function as a mixed-use development. The limited commercial uses proposed by the PUD written description are characteristic of existing development along San Jose Boulevard and will complement the existing commercial corridor.

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

Adjacent Property	Land Use	Zoning District	Current Use
North	RPI	PUD	Auto Repair, Medical Offices, Daycare, & Office
South	MDR,RPI, & NC	RMD-A, CO, PBF-1 & PUD	Retention Pond, Pet Boarding, Veterinary Office, Hair Salon, Single Family Home, & Dog Park
East	LDR	RMD-A & PUD	Single Family Homes & Vacant Residential
West	RPI & MDR	PUD & RLD-60	Offices & Single Family Homes

*(6) Intensity of Development*

The proposed development is consistent with the RPI/BP functional land use category as a multiple-use commercial development. The PUD is appropriate at this location because it will support the existing commercial development in the area, as well as the existing residential developments to the east and west.

The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses: The site plan submitted with the PUD application proposes commercial/retail uses in the building on the western portion of the property adjacent to San Jose Boulevard and lower-intensity office uses in the building on the eastern portion. The proposed conservation area will be more compatible with the existing residential properties to the east, while the higher intensity retail development will be compatible with existing commercial development along San Jose Boulevard to the north, south, and west.

The existing residential density and intensity of use of surrounding lands: The limited commercial uses proposed by the PUD will provide a transitional area between the commercializing area along San Jose and the low density residential development to the east, while also providing a buffer within the PUD itself between the adjacent commercial uses.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The PUD site plan shows access to San Jose Boulevard, which is identified as an arterial roadway under the Functional Highway Classifications.

*(7) Usable open spaces, plazas, recreation areas.*

The project is commercial in nature and is not required to provide recreation area. Open spaces or plazas are shown on the site plan submitted with the PUD rezoning application.

*(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 identify 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 site will be developed in accordance with Part 6 of the Zoning Code.

*(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 September 20, 2018, 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 **2018-0606** be **APPROVED** with the following exhibits:

1. The original legal description dated June 14, 2018.
2. The revised written description dated September 27, 2018.
3. The original site plan dated February 14, 2017.



Aerial



The property on the right side of San Jose Blvd facing north



The property on the east side of San Jose Blvd facing southeast



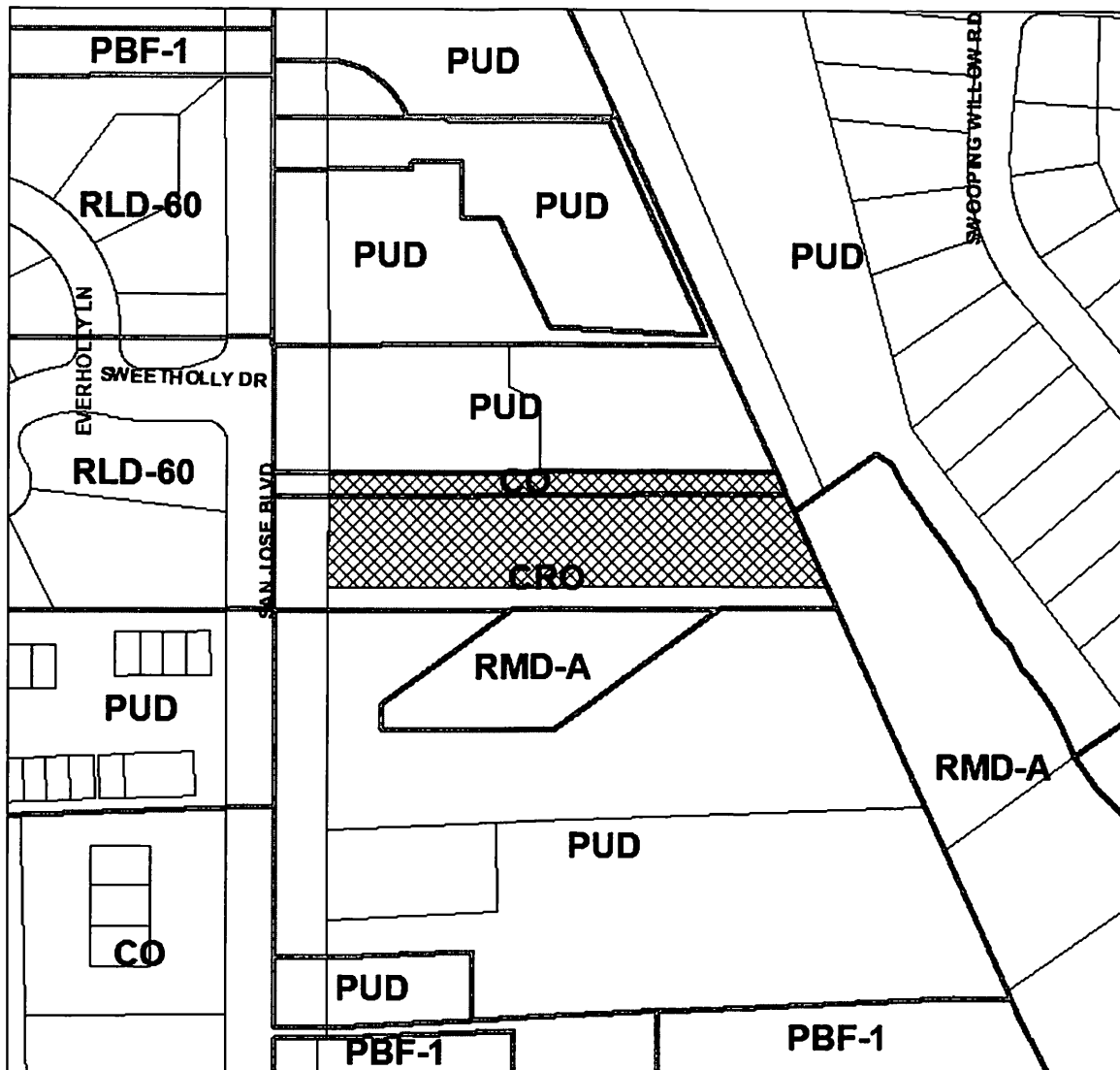
The subject site facing northeast from San Jose Blvd

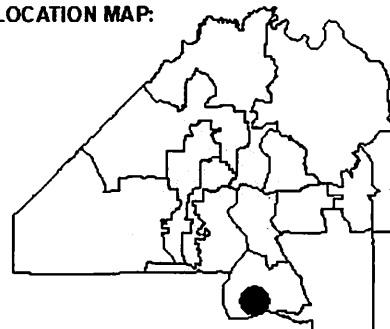



The subject site facing southeast from San Jose Blvd



The subject site facing east from San Jose Blvd



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM: CRO</b>  <b>TO: PUD</b></p> <p><b>ORDINANCE 2018-0606</b></p>	<p><b>LOCATION MAP:</b></p>  <p><b>TRACKING NUMBER</b>  <b>T-2018-1869</b></p>	 <p>0 65 130 260          Feet</p> <p><b>COUNCIL DISTRICT:</b>  <b>6</b></p> <p><b>PAGE 1 OF 1</b></p>
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## Application For Rezoning To PUD

### Planning and Development Department Info

Ordinance # 2018-0606 Staff Sign-Off/Date AH / 07/11/2018

Filing Date 09/11/2018 Number of Signs to Post 1

#### Hearing Dates:

1st City Council 10/09/2018 Planning Commission 10/04/2018

Land Use & Zoning 10/16/2018 2nd City Council 10/23/2018

Neighborhood Association OLDE MANDARIN NEIGHBORHOOD ASSOCIATION; HAMMOCK OAKS BEAUTIFICATION COMMITTEE; OAK VIEW CORNER OAKS OWNERS ASSOC.; HEAVEN TREE OWNERS ASSOC. INC.; HOLLYRIDGE OWNERS ASSOC.

Neighborhood Action Plan/Corridor Study N/A

### Application Info

Tracking # 1869

Application Status PENDING

Date Started 06/14/2018

Date Submitted 06/14/2018

### 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  
 MODLING CALVIN

Company/Trust Name  
 M&C REAL VENTURES, INC.

Mailing Address  
 8956 PHILIPS HIGHWAY

City State Zip Code  
 JACKSONVILLE FL 32224

Phone Fax Email

### Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 1999-0566-E

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	158853 0000	6	3	CRO	PUD

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

**Existing Land Use Category**

RPI

**Land Use Category Proposed?** ✓

**If Yes, State Land Use Application #**

5306

**Total Land Area (Nearest 1/100th of an Acre)** 1.70

**Development Number**

**Proposed PUD Name** SAN JOSE COMMERCIAL

**Justification For Rezoning Application**

SEE EXHIBIT D - WRITTEN DESCRIPTION

**Location Of Property**

**General Location**

EAST SIDE OF SAN JOSE BLVD., NORTH OF ORANGE PICKER RD.

House #	Street Name, Type and Direction	Zip Code
0	SAN JOSE BLVD	32223

**Between Streets**

LORETTO ROAD and MARBON ROAD

**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**  
  - 1.70 Acres @ \$10.00 /acre:** \$20.00
- 3) Plus Notification Costs Per Addressee**  
  - 36 Notifications @ \$7.00 /each:** \$252.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,541.00

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



# ORDINANCE

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## Legal Description

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PART OF THE JUAN GARCIA GRANT, SECTION 39, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, DESCRIBED IN DEED RECORDED IN DEED BOOK 653, PAGE 345 TO WIT:

COMMENCING AT THE NORTHWEST CORNER OF AN ACRE PLAT OWNED BY D.W. PERKINS AND RUNNING SOUTHERLY ALONG EAST MARGIN OF COUNTY ROAD A DISTANCE OF 615.80 FEET TO A POINT OF BEGINNING OF THE PARCEL HEREBY CONVEYED. SAID POINT BEING THE SOUTHWEST CORNER OF A 2 ACRE PLAT OWNED BY W.H. GERDES; THENCE SOUTHERLY ALONG SAID ROAD 134.50 FEET; THENCE EAST 675 FEET MORE OR LESS TO EAST LINE OF KINGSLEY TRACT; THENCE NORTH 24 DEGREES WEST, 146.50 FEET TO THE SOUTHEAST CORNER OF SAID GERDES PLAT; THENCE WEST 620 FEET TO POINT OF BEGINNING AND CONTAINING 2 ACRES MORE OR LESS, BEING THOSE LANDS DESCRIBED BY OFFICIAL RECORDS VOLUME 6173, PAGE 1472 AND FURTHER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LOTS H AND I, AS SHOWN ON THE PLAT OF THE LANDS OF STEPHEN KINGSLEY, BEING A PART OF THE JUAN GARCIA GRANT, SECTION 39, TOWNSHIP 4 SOUTH, RANGE 27 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 39, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE POINT OF CURVE, ON THE EASTERLY RIGHT OF WAY LINE, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION, RIGHT OF WAY MAPS, SECTION 72160-2556, SHEET NO. 11, STATE ROAD 13, SAN JOSE BOULEVARD, DATED FEBRUARY 2, 1985, SAID POINT OF CURVE BEING AT STATION 116+58.92; THENCE SOUTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID STATE ROAD 13, SAN JOSE BOULEVARD, SOUTH 00°-11'-18" WEST, 73.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG LAST SAID EASTERLY RIGHT OF WAY LINE, SOUTH 00°-11'-18" WEST, 134.30 FEET; THENCE DEPART FROM SAID EASTERLY RIGHT OF WAY LINE, NORTH 89°-46'-42" EAST, 583.90 FEET TO THE EASTERLY LINE OF SAID LOT I, PLAT BOOK 2, PAGE 39, SAID LINE ALSO BEING THE WESTERLY LINE OF THE JOSEPH SUMMERLAND GRANT, SECTION 40, TOWNSHIP 4 SOUTH, RANGE 27 EAST; THENCE NORTHERLY ALONG LAST DESCRIBED LINE, NORTH 24°-17'-43" WEST, 146.29 FEET; THENCE SOUTH 89°-51'-30" WEST, 523.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 74,132 SQUARE FEET OR 1.7 ACRES MORE OR LESS.

THE SAME LAND AS WAS INTENDED TO BE DESCRIBED IN DEED BOOK 653, PAGE 345 AND OFFICIAL RECORDS VOLUME 6173, PAGE 1472

REAL ESTATE ASSESSMENT NO: 158853-0000

June 14, 2018

**EXHIBIT A - Property Ownership Affidavit**

Date: 7-30-18

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#158853-0000

To Whom it May Concern:

I Calvin Modling, Director hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for FLUM & Rezoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:\*

Print Corporate Name:

M&C Real Ventures, Inc.

By \_\_\_\_\_

By *Calvin Modling*

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

Print Name: Calvin Modling

Its: Director

\*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 30 day of July 2018, by Calvin Modling, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

*Kitty Willis*  
(Signature of NOTARY PUBLIC)

Kitty Willis  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: \_\_\_\_\_



## Detail by Entity Name

Florida Profit Corporation  
M & C REAL VENTURES, INC.

### Filing Information

**Document Number** V11781  
**FEI/EIN Number** 59-3225149  
**Date Filed** 02/05/1992  
**State** FL  
**Status** ACTIVE

### Principal Address

8956 PHILLIPS HIGHWAY  
JACKSONVILLE, FL 32224

### Mailing Address

P.O. BOX 56110  
JACKSONVILLE, FL 32241

Changed: 02/03/2003

### Registered Agent Name & Address

LEPRELL, SAMUEL L.  
1930 San Marco Boulevard  
Suite 201  
JACKSONVILLE, FL 32207

Address Changed: 01/12/2017

### Officer/Director Detail

#### **Name & Address**

Title D

MODLING, A CALVIN  
8956 PHILLIPS HWY  
JACKSONVILLE, FL

Title D

COPPENBARGER, RONNIE  
7890 JAMES ISLAND TRAIL  
JACKSONVILLE, FL 32256

Title D

MODLING, A CALVIN  
8956 PHILLIPS HWY.  
JACKSONVILLE, FL 32256

### Annual Reports

Report Year	Filed Date
2016	03/08/2016
2017	01/12/2017

# EXHIBIT C

## Binding Letter

City of Jacksonville  
Planning and Development Department  
Jacksonville, Florida 32202

RE: 158853-0000

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,

M & C Real Ventures, Inc.

By: 

Calvin Modling

Its: Director

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

Date: 7-30-18

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#158853-0000

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 FLUM & 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:

M & C Real Ventures, Inc.

By \_\_\_\_\_

By *Calvin Modling*

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

Print Name: Calvin Modling

Its: Director

\*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 30 day of July 2018, by Calvin Modling, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

*Kitty Willis*  
\_\_\_\_\_  
(Signature of NOTARY PUBLIC)

Kitty Willis  
\_\_\_\_\_  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: \_\_\_\_\_



# Exhibit D

## WRITTEN DESCRIPTION

### MCRV Property PUD

September 27, 2018

#### I. PROJECT DESCRIPTION

##### A. Project Overview:

The Applicant proposes to rezone approximately 1.701 acres of property from CRO to PUD. The property is located on the east side of San Jose Boulevard (State Road 13) between Loretto Road to the north and Orange Picker Road to the south. The subject property is particularly described in the legal description attached as Exhibit 1 to this application.

The property has a designated land use of RPI and zoning district CRO, however is the subject of a Future Land Use Map Amendment changing the land use to BP. The property is currently undeveloped. Surrounding uses include RPI/PUD to the north (commercial and office uses); LDR/RMD-A & PUD to the east (wetlands and floodplain buffer and then single-family residential uses); MDR/PUD & RMD-A to the south (FDOT storm water management facility and Dog Kennel uses); and MDR/RLD-60 to the west across San Jose Boulevard (single-family residential uses).

B. Project Name: MCRV PUD

C. Project Architect/Planner: N/A

D. Project Engineer: Tarbox Consulting and Design, Inc.

E. Project Developer: M&C Real Ventures, Inc.

F. Current Land Use Designation: RPI/Proposed BP

G. Current Zoning District: CRO

H. Requested Zoning District: PUD

I. Real Estate Number(s): 158853-0000

#### II. QUANTITATIVE DATA

A. Total Acreage: 1.701

B. Total number of dwelling units: 0

C. Total amount of non-residential floor area: 9,200 SF

D. Total amount of recreation area: 0 acres

- E. Total amount of open space: 0.401 acres
- F. Total amount of public/private rights of way: 0 acres
- G. Total amount of land coverage of all buildings and structures: 9,200 SF
- H. Phase schedule of construction (include initiation dates and completion dates): Phasing is not proposed.

### III. STATEMENTS

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

The PUD differs from existing and proposed zoning districts in that it:

1. combines permitted uses in existing RPI land use;
2. includes a Site Plan showing an extensive (greater than 250') natural buffer between the property and existing residential uses; and
3. matches uses in existing adjoining PUD.

- 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 and functions of the proposed development will be operated and maintained by either the developer or private property owner(s). The Florida Department of Transportation will maintain the existing lateral ditch located within an existing drainage easement located partly on the Property. There will be no areas within the PUD to be operated or maintained by the City.

### IV. USES AND RESTRICTIONS

- A. Parcel "A" Permitted Uses:

1. Medical and dental office or clinics (but not hospitals).
2. Professional and business offices.
3. Off-street parking lots for premises requiring off-street parking lots, meeting the performance standards and development criteria set forth in Part 4.
4. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
5. Commercial retail and service establishments.

B. Parcel "B" Permitted Uses:

1. Conservation.

C. Limitations on Permitted or Permissible Uses by Exception: N/A

D. Permitted Accessory Uses and Structures:

Conservation uses.

E. Restrictions on Uses: N/A

**V. DESIGN GUIDELINES**

A. Lot Requirements:

*(1) Minimum lot area: 7,000 square feet.*

*(2) Minimum lot width: 70 feet.*

*(3) Maximum lot coverage: 50 percent.*

*(4) Minimum front yard: 20 feet.*

*(5) Minimum side yard: 10 feet.*

*(6) Minimum rear yard: 20 feet.*

*(7) Maximum height of structures: 45 feet; provided however, height may be unlimited where all required yards are increased by one foot for every one foot of building height in excess of 45 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 San Jose Boulevard, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.

b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress 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) One (1) street frontage sign not to exceed one (1) square foot for each linear foot of street frontage, to a maximum size of one hundred (100) square feet in area. Such a freestanding sign shall be of a monument style, or, as otherwise approved by the Planning and Development Department, and shall not exceed twenty-five (25) feet in height.
- (2) Wall signs not 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, any square footage used for an under-the-canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.
- (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.

E. Recreation and Open Space: N/A

F. Utilities

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

G. Wetlands

No wetland impacts are proposed. Incidental/temporary wetland impacts will be permitted according to local, state and federal requirements.

## **VI. DEVELOPMENT PLAN APPROVAL**

With each request for verification of substantial compliance for this PUD, a 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 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 purposes of the City of Jacksonville 2030 Comprehensive Plan.

## **VIII. PUD REVIEW CRITERIA**

### **A. Consistency with Comprehensive Plan**

The proposed PUD is consistent with the City's 2030 Comprehensive Plan, including Future Land Use Element objectives 1.1, 1.2, 1.4, 2.10 and 3.2.

### **B. Consistency with the Concurrency Management System**

The project will meet all Concurrency Management System requirements.

### **C. Internal Compatibility / Vehicular Access**

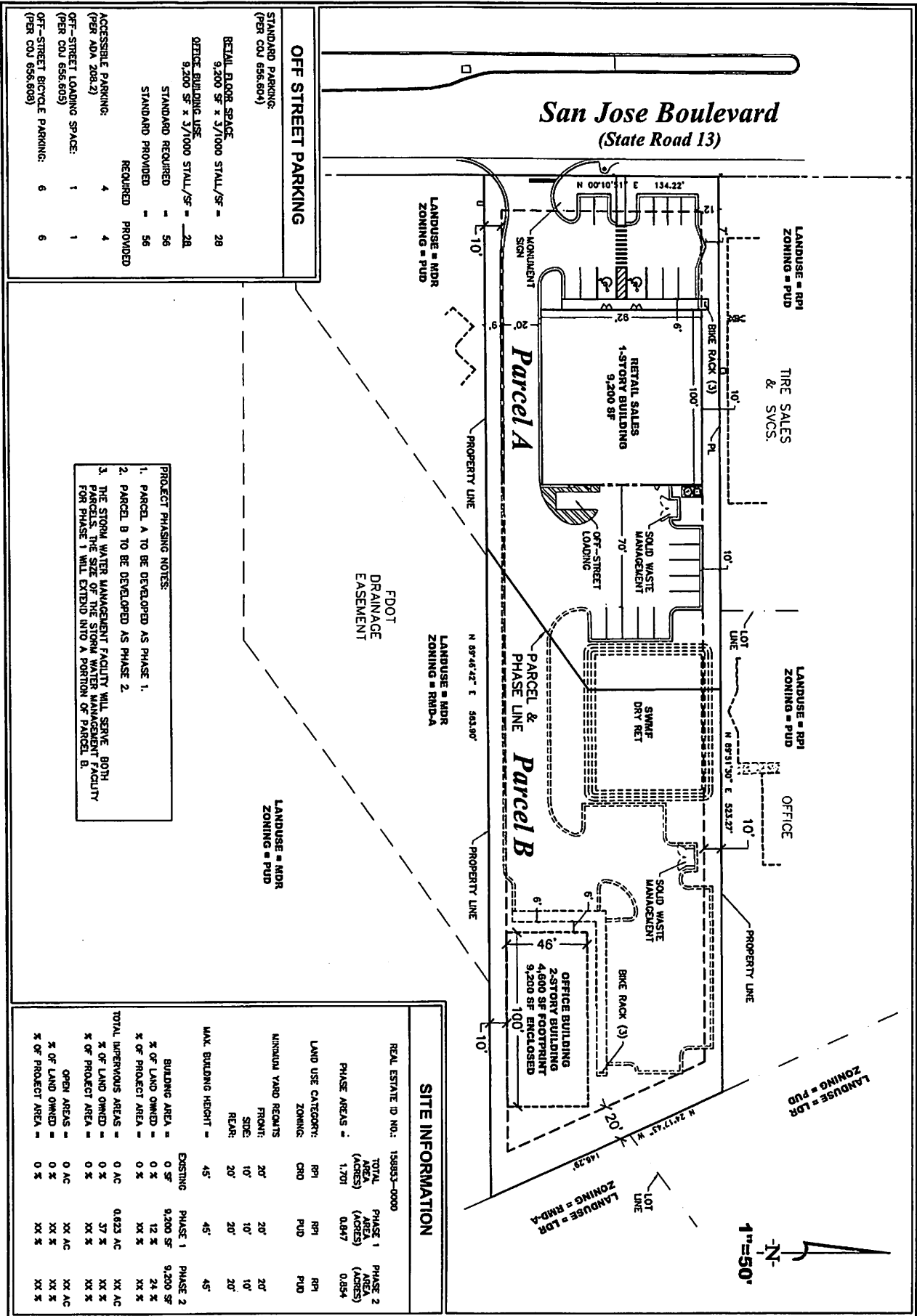
The attached Site Plan shows internal vehicular use areas and connectivity.

### **D. External Compatibility / Intensity of Development**

Automobile tire sales and service adjacent to the north. Dog kennel and pet services to the south. Natural wetland flood plain buffer between the property and existing residential uses to the east.

### **E. Impact on Wetlands**

No wetland impacts are proposed except for incidental/temporary impacts required to construct drainage outfall.



**OFF STREET PARKING**

STANDARD PARKING: (PER COJ 656.604)	RETAIL FLOOR SPACE 9,200 SF x 3/1000 STALL/SF = 28	OFFICE BUILDING USE 9,200 SF x 3/1000 STALL/SF = 28
	STANDARD PROVIDED = 56	REQUIRED PROVIDED = 56
	ACCESSIBLE PARKING: (PER ADA 208.2)	REQUIRED PROVIDED = 4
	OFF-STREET LOADING SPACE: (PER COJ 656.603)	REQUIRED PROVIDED = 1
	OFF-STREET BICYCLE PARKING: (PER COJ 656.608)	REQUIRED PROVIDED = 6

- PROJECT PHASING NOTES:**
1. PARCEL A TO BE DEVELOPED AS PHASE 1.
  2. PARCEL B TO BE DEVELOPED AS PHASE 2.
  3. THE STORM WATER MANAGEMENT FACILITY WILL SERVE BOTH PARCELS. THE SIZE OF THE STORM WATER MANAGEMENT FACILITY FOR PHASE 1 WILL EXTEND INTO A PORTION OF PARCEL B.

**SITE INFORMATION**

REAL ESTATE ID NO.:	158853-0000
PHASE AREAS - TOTAL AREA (ACRES)	1.701
PHASE AREAS - PHASE 1 (ACRES)	0.847
PHASE AREAS - PHASE 2 (ACRES)	0.854
LAND USE CATEGORY:	RPI
ZONING:	MDR
MINIMUM YARD SETBACKS:	
FRONT:	20'
SIDE:	10'
REAR:	20'
MAX. BUILDING HEIGHT:	45'

	EXISTING	PHASE 1	PHASE 2
BUILDING AREA =	0 SF	9,200 SF	9,200 SF
% OF LAND OWNED =	0 %	12 %	24 %
% OF PROJECT AREA =	0 %	XX %	XX %
TOTAL IMPERVIOUS AREAS =	0 AC	0.823 AC	XX AC
% OF LAND OWNED =	0 %	37 %	XX %
% OF PROJECT AREA =	0 %	XX %	XX %
OPEN AREAS =	0 AC	XX AC	XX AC
% OF LAND OWNED =	0 %	XX %	XX %
% OF PROJECT AREA =	0 %	XX %	XX %

<b>E2</b>	<b>SITE PLAN PHASE 2</b>		<b>MCRV PUD SAN JOSE BOULEVARD</b>		<b>Tarbox</b> consulting & design, inc. 1785 Emerson Street, Jacksonville, Fla. 32207 T: (904) 399-1785 • F: (904) 399-1787 • Florida CA 28132
	SCALE: 1"=50'	DRAWN BY: TCD	M&C REAL VENTURES, INC.	8956 PHILIPS HIGHWAY	
	DATE: 2/14/2017	DESIGNED BY: TCD	JACKSONVILLE, FL 32224		
	JOB #: MCRV-170101	CHECKED BY: TYT			

# EXHIBIT F

PUD Name MCRV Property PUD

## Land Use Table

---

Total gross acreage	<span style="border: 1px solid black; padding: 2px 10px;">1.7</span>	Acres	100 %
Amount of each different land use by acreage			
Single family	<span style="border: 1px solid black; padding: 2px 10px;"></span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;"></span> %
Total number of dwelling units	<span style="border: 1px solid black; padding: 2px 10px;"></span>	D.U.	
Multiple family	<span style="border: 1px solid black; padding: 2px 10px;"></span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;"></span> %
Total number of dwelling units	<span style="border: 1px solid black; padding: 2px 10px;"></span>	D.U.	
Commercial	<span style="border: 1px solid black; padding: 2px 10px;">0.62</span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;">36.6</span> %
Industrial	<span style="border: 1px solid black; padding: 2px 10px;"></span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;"></span> %
Other land use	<span style="border: 1px solid black; padding: 2px 10px;">1.48</span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;">34.3</span> %
Active recreation and/or open space	<span style="border: 1px solid black; padding: 2px 10px;">0.32</span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;">19</span> %
Passive open space	<span style="border: 1px solid black; padding: 2px 10px;"></span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;"></span> %
Public and private right-of-way	<span style="border: 1px solid black; padding: 2px 10px;"></span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;"></span> %
Maximum coverage of buildings and structures	<span style="border: 1px solid black; padding: 2px 10px;">18,400</span>	Sq. Ft.	<span style="border: 1px solid black; padding: 2px 10px;">24</span> %

THIS INSTRUMENT PREPARED BY AND RETURN TO:

**Title America Real Estate Closings**

10448 Old Saint Augustine Road

Jacksonville, FL 32257

904.262.6400w

FILE: **T35365**

Parcel ID#:158853-0000

SALE PRICE: \$640,000.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

# **WARRANTY DEED**

THIS WARRANTY DEED, made the 12th day of June, 2018 by

**Dr. Tracy Sinha Khona a/k/a Dr. Tracy A. Sinha, conveying her non-homestead property,**

whose post office address is 12986 Mandarin Rd, Jacksonville, FL 32223 herein called the Grantor, to

**M & C Real Ventures, Inc., a Florida Corporation**

whose post office address is 8956 Phillips Hwy, Jacksonville, FL 32224, hereinafter called the Grantee: *(Wherever 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)*

**W I T N E S S E T H:** That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in DUVAL County, State of Florida, viz.:

Part of the Juan Garcia Grant, Section 39, Township 4 South, Range 27 East, Duval County, Florida, described in Deed recorded in Deed Book 653, Page 345 to wit: Commencing at the Northwest corner of an acre Plat owned by D. W. Perkins and running Southerly along East Margin of County Road a distance of 615.80 feet to Point of Beginning of the Parcel hereby conveyed. said point being the Southwest corner of a 2 acre Plat owned by W. H. Gerdes; thence Southerly along said road 134.50 feet; thence East 675 feet more or less to East line of Kingsley Tract; thence North 24 degrees West 146.50 feet to the Southeast corner of said Gerdes Plat; thence West 620 feet to Point of Beginning and containing 2 acres more or less, being those lands described by Official Records Volume 6173, Page 1472 and further being more particularly described as follows:

A portion of Lots H and I, as shown on the Plat of the lands of Stephen Kingsley, being a part of the Juan Garcia Grant, Section 39, Township 4 South, Range 27 East, as recorded in Plat Book 2, Page 39, of the current Public Records of Duval County, Florida, and being more particularly described as follows:

For a point of reference, commence at the point of curve, on the Easterly right of way line, as shown on Florida Department of Transportation, right of way Maps, Section 72160 - 2556, Sheet No. 11, State Road 13, San Jose Boulevard, Dated Feb, 2, 1985, said point of curve being at station 116+58.92; thence Southerly along the Easterly right of way line of said State Road 13, San Jose Boulevard. South 00 degrees 11 minutes 18 seconds West, 73.95 feet to the Point of Beginning; thence continue Southerly along last said Easterly right of way line, South 00 degrees 11 minutes 18 seconds West, 134.30 feet; thence depart from said Easterly right of way line, North 89 degrees 46 minutes 42 seconds East, 583.90 feet to the Easterly line of said Lot I, Plat Book 2, Page 39, said line also being the Westerly line of the Joseph Summerland Grant, Section 40, Township 4 South, Range 27 East; thence Northerly along last described line, North 24 degrees 17 minutes 43 seconds, 146.29 feet; thence South 89 degrees 51 minutes 30 seconds West, 523.27 feet to the Point of Beginning.

Subject to easements, restrictions and reservations of record and taxes for the year 2018 and thereafter.

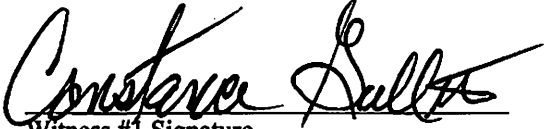
**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND**, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

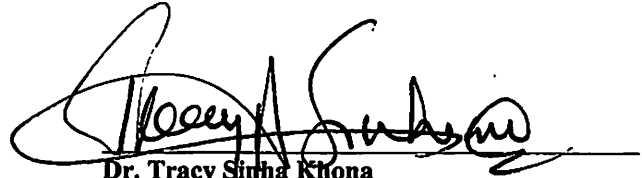
Signed, sealed and delivered in the presence of:



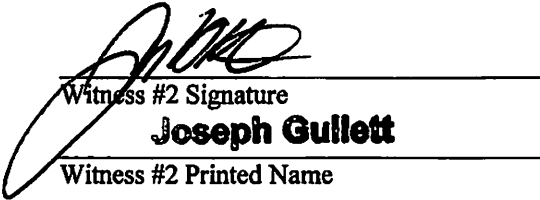
Witness #1 Signature

**Constance Gullett**

Witness #1 Printed Name



Dr. Tracy Sinha Khona



Witness #2 Signature

**Joseph Gullett**

Witness #2 Printed Name


STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 12th day of June, 2018 by Dr. Tracy Sinha Khona who ( ) is personally known to me or (  ) has produced Driver License as identification.

SEAL

My Commission Expires:





Notary Public

**Constance Gullett**

Printed Notary Name



21 West Church Street  
 Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Troy W. Tarbox  
 Tarbox Consulting and Design, Inc.  
 1785 Emerson Street  
 Jacksonville, Florida, 32207

September 05, 2017

Project Name: C&M Retail Store  
 Availability#: 2017-1777

Dear Mr/Mrs Troy W. Tarbox,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire one year from the date above.

**Point of Connection:**

A summary of connection points for WS&R services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA strongly recommends field verification of all POCs prior to any construction to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions.

**Offsite Improvements:**

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida. All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found on [jea.com](http://jea.com).

**Reservation of Capacity:**

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at [JEA.com](http://JEA.com). This document along with other important forms and submittal processes can be found at the subsequent link, JEA Stages of a Project or by following the steps below:

- ⇒ Visit [www.jea.com](http://www.jea.com)
- ↳ Select Working with JEA
- ↳ Select Stages of a Project

Sincerely,

Mollie Price  
 Water/Wastewater System Planning  
 (904) 904-665-7710



21 West Church Street  
 Jacksonville, Florida 32202-3139

ELECTRIC                      WATER                      SEWER                      RECLAIMED

Availability#: 2017-1777  
 Request Received On: 9/5/2017  
 Availability Response: 9/5/2017  
 Prepared by: Mollie Price

**Project Information**

Name: C&M Retail Store  
 Type: Commercial  
 Requested Flow: 1,500 gpd  
 Location: 11955 San Jose Boulevard  
 Parcel ID No.: 158853-0000  
 Description: 10000 SF retail store.

**Potable Water Connection**

Water Treatment Grid: SOUTH GRID  
 Connection Point #1: Existign 8-in water line on the east side of San Jose Boulevard (see Special Conditions)  
 Connection Point #2: NA  
 Special Conditions: Fire protection needs to be addressed. For the estimated cost of connecting to the JEA system, please call the Pre-service Counter at 904-665-5260. Copies of As-Built records can be requested from JEA As-Built & Record section at 665-4403.

**Sewer Connection**

Sewer Treatment Plant: MANDARIN  
 Connection Point #1: Existing 4-in forcemain on the east side of San Jose Boulevard (see Special Conditions)  
 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.).

**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.