

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2018-0615

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 **2018-0615**.

Location: 4408 Monroe Smith Road; Between Noroad and Joloru Drive

Real Estate Number: 012946-0000, 012932 0000, and 012932 0000

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

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

Current Land Use Category: Low Density Residential (LDR)

Planning District: District 4—Southwest

Applicant/Agent: Stephen Michael Starke
Holstar, LLC
6685 Bowie Road
Jacksonville, Florida 32219

Owners: Phyllis Arnold
GLP Homes, LLC
101 Century 21 Drive, 104 A
Jacksonville, FL 32216

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2018-0615** seeks to rezone 40.20± acres of a property from Residential Rural-Acre (RR-Acre) to Residential Low Density-50 (RLD-50). The property is located in the Low Density Residential (LDR) land use category within the Suburban Development Area of the Future Land Use Element of the 2030 Comprehensive Plan. The request is being sought in order to increase the allowed density and develop the site for a 75 lot single-family subdivision.

Staff should also note the existence of category II wetlands on the property, with approximately 22 acres of wetlands stretching across the middle of the site from the northwest to the southeast.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to Section 656.125 of the Zoning Code, an applicant for a proposed rezoning bears the burden of proving, by substantial competent evidence, that the proposed rezoning is consistent with the City's comprehensive plan for future development of the subject parcel. In determining whether a proposed rezoning is consistent with the 2030 Comprehensive Plan, the Planning and Development Department considers several factors, including (a) whether it is consistent with the functional land use category identified in the Future Land Use Map series of the Future Land Use Element; (b) whether it furthers the goals, objectives and policies of the Comprehensive Plan; and (c) whether it conflicts with any portion of the City's land use regulations. Thus, the fact that a proposed rezoning is permissible within a given land use category does not automatically render it consistent with the 2030 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

1. *Is the proposed rezoning consistent with the 2030 Comprehensive Plan?*

Yes. In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land* of the Zoning Code, the Planning and Development Department finds the subject property to be located in the Low Density Residential (LDR) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan.

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

Yes. The proposed rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. Low Density Residential (LDR) in the Suburban Area is intended to provide for low-density residential development. The application site is located on Sandler Road, a local road. The applicant has provided a JEA Availability Letter indicating that the site has access to both centralized sewer and water. The maximum gross density for this site is seven (7) units/acre.

To ensure compliance with the provisions of the Comprehensive Plan, the proposed zoning application will be reviewed in relation to the following goals, objectives, polices or text of the 2030 Comprehensive Plan:

Future Land Use Element

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.

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 may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

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.

Objective 3.1

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

Policy 3.1.11

The City shall require new residential areas to be designed to include an efficient system of internal circulation and connection to adjacent developments and neighborhoods. The Land Development Regulations shall detail the requirements for public access and interconnectivity within and between developments based on standards such as but not limited to a connectivity score, maximum separations between connections to adjacent developments, and rules relative to hours, operations, and public safety considerations for any restriction of access through the use of gates.

Conservation Coastal Management Element (CCME)

Policy 4.1.3

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

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

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

Policy 4.1.5

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

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

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

(b) Vegetation - For Category I wetlands: All native vegetation outside the development area is maintained in its natural state

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

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

(a) Density/Dredge and fill - Where lots, except for lots of record as defined in the Future Land Use Element, are located totally within the wetlands:

i density shall not exceed one (1) dwelling unit per five (5) acres; and

- ii buildings shall be clustered together to the maximum extent practicable; and
- iii dredging or filling shall not exceed 5% of the wetlands on-site; and

(b) Vegetation

For Category I wetlands: All native vegetation outside the development area is maintained in its natural state

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

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

(a) Vegetation

For Category I wetlands: All native vegetation outside the development area is maintained in its natural state

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

(b) Boat facilities siting and operation

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

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

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

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

Best Management Practices: Silviculture

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

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

No. The proposed rezoning is not in conflict with any portion of the City's land use regulations. If approved as recommended by the Staff of the Planning and Development Department, the subject property will be rezoned from RR-Acre to RLD-50 in order to permit the development of a 75 lot single-family subdivision—all while adhering to local, state, and federal regulations governing wetlands.

Staff should note the existence of category II wetlands on the subject property, with approximately 22 acres of wetlands stretching across the middle of the site from the northwest to the southeast. As such, residential uses may be developed in category II wetlands, provided the standards in **CCME Policy 4.1.5** are met.

SURROUNDING LAND USE AND ZONING

The subject property is located along the west side of Monroe Smith, which is currently an undeveloped (but platted) extension of the right-of-way. Monroe Smith Road is developed exclusively with single-family dwellings. Other properties are either undeveloped or contain estate-sized residences. The proposed rezoning to RLD-50 would render the lots to have a minimum 50 foot width and 5,000 square foot area—which, in terms of density, would complement the nearby Peregrine Meadows subdivision (**PUD 2005-0290**) to the east (70 foot lot widths), the RLD-60 neighborhood to the southwest of the property, and the surrounding rural residential lots. Nonetheless, adjacent land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	PBF	PBF-3	Jacksonville Aviation Authority
East	LDR	RR-Acre	Vacant/Single-Family Dwelling
South	LDR	RR-Acre	Single-Family Dwellings
West	LDR	RR-Acre	Vacant/Wetlands

It is the opinion of the Planning and Development Department that the requested rezoning to RLD-50 will be consistent and compatible with the surrounding uses.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on September 20, 2018 by the Planning and Development Department, 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 Ordinance **2018-0615** be **APPROVED**.

Figure A:



Source: Planning & Development Dept, 9/21/18

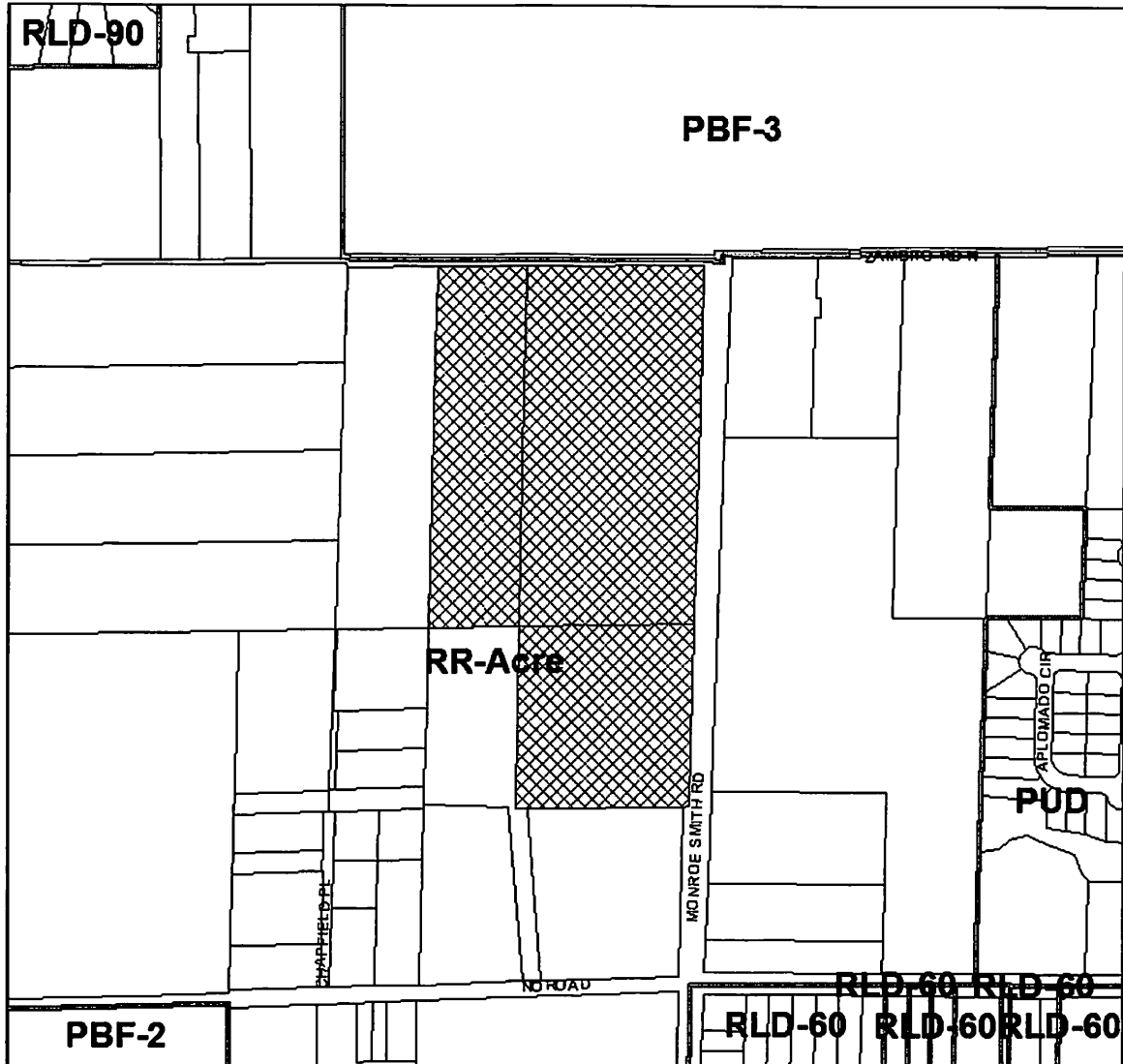
Aerial view of the subject site and parcel, facing north.

Figure B:



Source: Planning & Development Dept, 9/20/18

View of the proposed entrance to the subject parcel, facing west.



<p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE</p> <p>TO: RLD-50</p>	<p>LOCATION MAP:</p>	<p>0 195 390 780 Feet</p>
<p>ORDINANCE NUMBER:</p> <p>ORD-2018-0615</p>	<p>TRACKING NUMBER</p> <p>T-2018-1949</p>	<p>COUNCIL DISTRICT:</p> <p>12</p> <p>PAGE 1 OF 1</p>

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2018-0615 Staff Sign-Off/Date ATW / 09/06/2018
 Filing Date 09/06/2018 Number of Signs to Post 6

Hearing Dates:

1st City Council 10/09/2018 Planning Commission 10/04/2018
 Land Use & Zoning 10/16/2018 2nd City Council 09/23/2018

Neighborhood Association WEST JAX CIVIC ASSOCIATION
 Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 1949 Application Status FILED COMPLETE
 Date Started 08/02/2018 Date Submitted 08/02/2018

General Information On Applicant

Last Name	First Name	Middle Name
STARKE	STEPHEN	MICHAEL
Company Name		
HOLSTAR, LLC		
Mailing Address		
6685 BOWIE RD		
City	State	Zip Code
JACKSONVILLE	FL	32219
Phone	Fax	Email
9048916080	904	STEVESTARKE65@GMAIL.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
ARNOLD	PHYLLIS	
Company/Trust Name		
GLP HOMES, LLC		
Mailing Address		
101 CENTURY 21 DRIVE #104 A		
City	State	Zip Code
JACKSONVILLE	FL	32216
Phone	Fax	Email
9045023414		STEVESTARKE65@GMAIL.COM

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning From Zoning District	From Zoning District(s)	To Zoning District
Map 012932 0000	12	4	RR-ACRE	RLD-50

Map	012933 0000	12	4	RR-ACRE	RLD-50
Map	012946 0000	12	4	RR-ACRE	RLD-50

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

Existing Land Use Category

LDR

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 40.20

Justification For Rezoning Application

REZONING FOR THE CREATION OF A SINGLE FAMILY SUB DIVISION

Location Of Property

General Location

House #	Street Name, Type and Direction	Zip Code
4408	MONROE SMITH RD	32210

Between Streets

NOROAD and JOLORU DRIVE

Required Attachments For Formal, Complete application

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

- Exhibit 1** A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.

Supplemental Information

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

- One copy of the Deeds to indicate proof of property ownership.

Public Hearings And Posting Of Signs

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

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable

by the applicant directly to the newspaper and the applicant must furnish PROOF OF PUBLICATION to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

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

Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee: \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof
40.20 Acres @ \$10.00 /acre: \$410.00
- 3) Plus Notification Costs Per Addressee
29 Notifications @ \$7.00 /each: \$203.00
- 4) Total Rezoning Application Cost: \$2,883.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

Prepared by and return to:

Michelle Fusillo
Attorney at Law
Fusillo Law, PLLC
9957 Moorings Drive Suite 201
Jacksonville, FL 32257
904-559-1800
File Number: 1071-18

Parcel Identification No. 012946-0000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 23rd day of July, 2018 between Warren F. Ortiz, an unmarried person whose post office address is 4410 Monroe Smith Rd., Jacksonville, FL 32210 of the County of Duval, State of Florida, grantor*, and GLP Homes, LLC, a Florida limited liability company whose post office address is 1200 Riverplace Blvd., Suite 800, Jacksonville, FL 32207 of the County of Duval, State of Florida, grantee*,

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

PARCEL 1:

Tracts 1 and 2, Block 1, Section 8, Township 3 South, Range 25 East, JACKSONVILLE HEIGHTS, according to the plat thereof as recorded in Plat Book 5, Page 93, Public Records of Duval County, Florida.

and

PARCEL 2:

Tract 3, Block 1, Section 8, Township 3 South, Range 25 East, JACKSONVILLE HEIGHTS, according to the plat thereof as recorded in Plat Book 5, Page 93, Public Records of Duval County, Florida.

and

PARCEL 3:

Tract 15, Block 1, Section 8, Township 3 South, Range 25 East, JACKSONVILLE HEIGHTS, according to the plat thereof as recorded in Plat Book 5, Page 93, Public Records of Duval County, Florida.

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Witness Name: Gerald Fusillo

Warren F. Ortiz (Seal)
Warren F Ortiz

Witness Name: Michelle L Fusillo
Michelle L. Fusillo

State of Florida
County of Duval

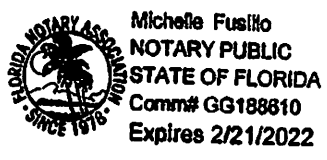
The foregoing instrument was acknowledged before me this 23rd day of July, 2018 by Warren F Ortiz, who is personally known or has produced a driver's license as identification.

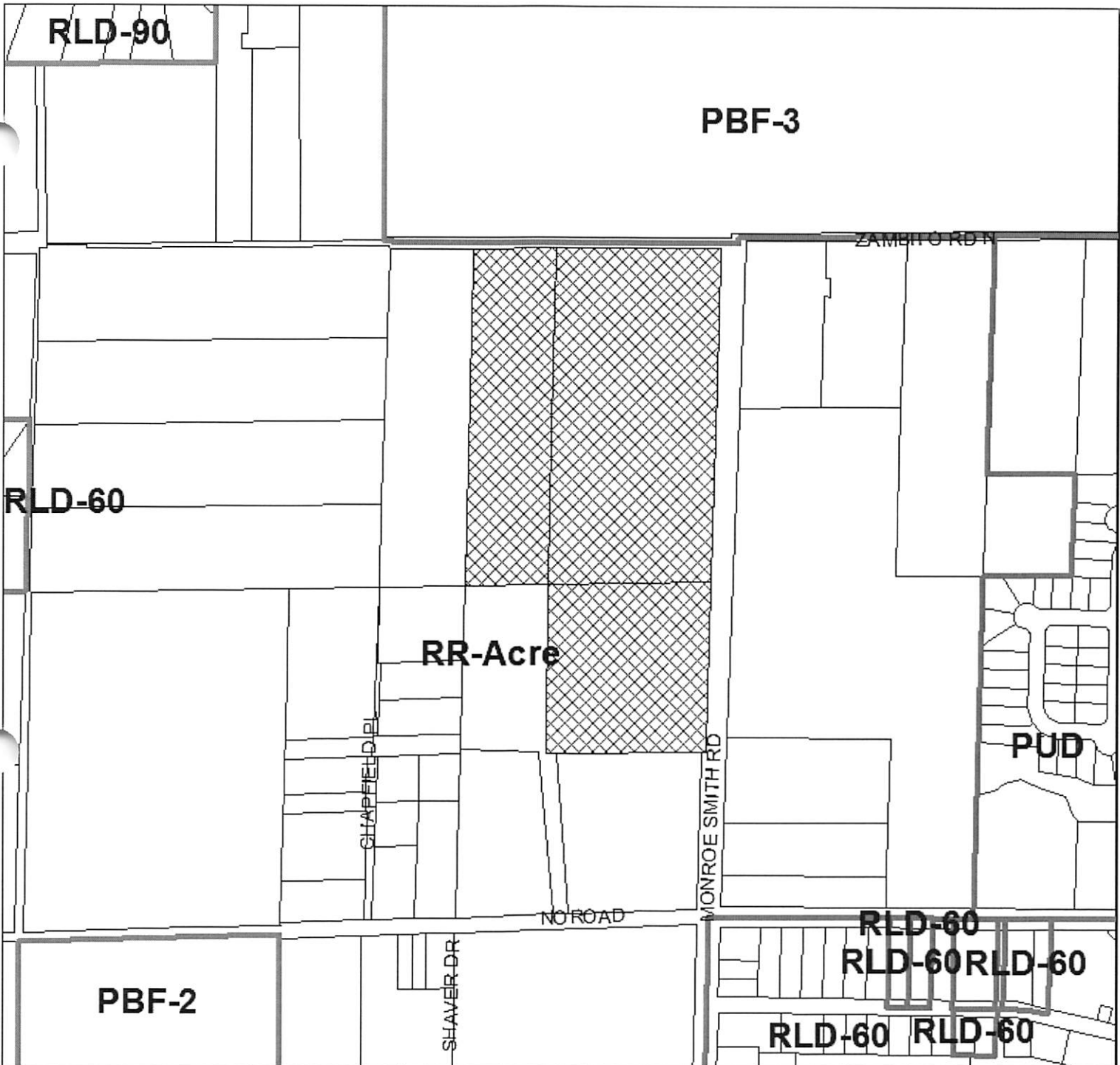
[Notary Seal]

Michelle L Fusillo
Notary Public

Printed Name: Michelle L. Fusillo

My Commission Expires: _____



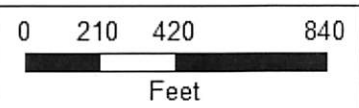
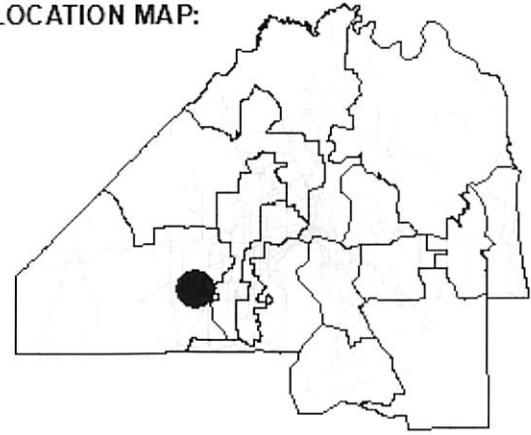


REQUEST SOUGHT:

FROM: RR-ACRE

TO: RLD-50

LOCATION MAP:



COUNCIL DISTRICT:

12

TRACKING NUMBER

T-2018-1949

PAGE 1 OF 1

EXHIBIT A - Property Ownership Affidavit

Date: 7/23/18

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 012930-0000, 012933-0000, 012946-0000, 013039-0000

To Whom it May Concern:

Phyllis Arnold hereby certify that I am the Owner of the property described in Exhibit 1, in connection with filing application(s) for rezoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

GLP Homes LLC
By Phyllis Arnold

By _____

Print Name: Phyllis L Arnold
Its: General Manager

Print Name: _____

*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 23 day of July 2018, by Phyllis Arnold, who is personally known to me or who has produced _____ as identification and who took an oath.

Eric K Sullivan
(Signature of NOTARY PUBLIC)

Eric K Sullivan
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 12/15/2020



EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: 7/23/18

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

RE 012932-0000 RE 013939-0000
012933-0000
012946-0000

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 Stephen Starke and on for Holton to act as agent to file application(s) for rezoning for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

If Owner is Individual:

If Owner is Corporate Entity:*

By _____

Print Corporate Name:

GLP Homes LLC
By Phyllis L Arnold

Print Name: _____

Print Name: Phyllis L. Arnold
Its: General Manager

*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

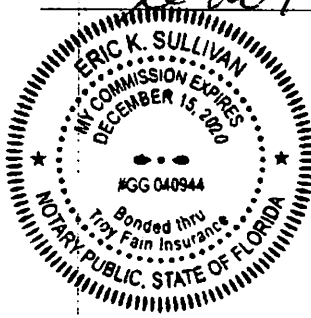
Sworn to and subscribed and acknowledged before me this 23 day of July 2018, by Phyllis Arnold who is personally known to me or who has produced _____ as identification and who took an oath.

Eric K Sullivan

(Signature of NOTARY PUBLIC)

Eric K Sullivan
(Printed name of NOTARY PUBLIC)

State of Florida at Large. 12/15/2020
My commission expires:



Prepared by and return to:

Michelle Fusillo
Attorney at Law
Fusillo Law, PLLC
9957 Moorings Drive Suite 201
Jacksonville, FL 32257
904-559-1800
File Number: 1071-18

Parcel Identification No. 012946-0000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 23rd day of July, 2018 between Warren F. Ortiz, an unmarried person whose post office address is 4410 Monroe Smith Rd., Jacksonville, FL 32210 of the County of Duval, State of Florida, grantor*, and GLP Homes, LLC, a Florida limited liability company whose post office address is 1200 Riverplace Blvd., Suite 800, Jacksonville, FL 32207 of the County of Duval, State of Florida, grantee*,

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

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and

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and

PARCEL 3:

Tract 15, Block 1, Section 8, Township 3 South, Range 25 East, JACKSONVILLE HEIGHTS, according to the plat thereof as recorded in Plat Book 5, Page 93, Public Records of Duval County, Florida.

and

PARCEL 4:

Tracts 8, 9, and 11, Block 2, Section 9, Township 3 South, Range 25 East, JACKSONVILLE HEIGHTS, according to the plat thereof as recorded in Plat Book 5, Page 93, Public Records of Duval County, Florida.

EXCEPTING therefrom any portion of said Tract 11 lying within the right of way of No Road, as now established.

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Witness Name: Gerald Fusillo

Warren F. Ortiz (Seal)
Warren F Ortiz

Witness Name: [Signature]

Michelle L Fusillo
Michelle L. Fusillo

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 23rd day of July, 2018 by Warren F Ortiz, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Michelle L Fusillo
Notary Public

Printed Name: Michelle L. Fusillo

My Commission Expires: _____





21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

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

August 16, 2018

Project Name: M. Smith Subdivision
Availability#: 2018-2078

Attn: Glen Wieger,

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

Point of Connection:

A summary of connection points for WS&R services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA strongly recommends field verification of all POCs prior to any construction to ensure connection availability. If this availability request is for a sewer lateral, prior to relying on the described POC and/or any reference drawings, the applicant shall request and pay for a JEA field locate, for a cost of \$491.00, to determine the actual location and suitability of this potential POC. 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,

JEA Water, Sewer Reclaim
Availability Request Team



21 West Church Street
 Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2018-2078

Request Received On: 8/7/2018

Availability Response: 8/16/2018

Prepared by: Susan West

Project Information

Name: M. Smith Subdivision

Type: Single Family

Requested Flow: 26,250 gpd

Location: Three Parcels RE #: 012946-0000, 012932-0000, 012933-00004408 Monroe Smith Road

Parcel ID No.: 012946-0000

Description: 75 lot subdivision

Potable Water Connection

Water Treatment Grid: NORTH GRID

Connection Point #1: Existing 16 inch water main along 103rd Street at the intersection with Monroe Smith Rd

Connection Point #2: NA

Special Conditions: Fire protection needs to be addressed.

Sewer Connection

Sewer Treatment Plant: SOUTHWEST

Connection Point #1: Existing 8 inch force main along Monroe Smith Rd at the intersection with Joloru Dr

Connection Point #2: NA

Special Conditions: Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Send force main connection condition requests, with availability number, to fmconnections@jea.com.

Reclaimed Water Connection

Sewer Region/Plant: N/A

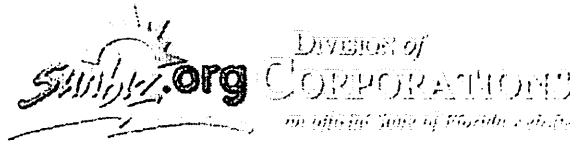
Connection Point #1: Reclaim water is not available.

Connection Point #2: NA

Special Conditions:

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. Point of connection location(s) to be field verified by developer during project design. Send pre-application meeting requests, with availability number, to wsedevprojrequests@jea.com. Copies of reference drawings may be requested from the JEA Record online at https://www.jea.com/engineering_and_construction/request_an_as-built_drawing/.



Department of State / Division of Corporations / Search Records / Detail By Document Number /

Detail by Entity Name

Florida Limited Liability Company
GLP HOMES, LLC

Filing Information

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Date Filed 07/13/2018
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Principal Address

1200 RIVERPLACE BLVD STE 800
JACKSONVILLE, FL 32207

Mailing Address

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JACKSONVILLE, FL 32216

Registered Agent Name & Address

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JACKSONVILLE, FL 32207

Authorized Person(s) Detail

Name & Address

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Annual Reports

No Annual Reports Filed

Document Images

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