

## Application For Rezoning To PUD

### Planning and Development Department Info

**Ordinance #** 2018-0827 **Staff Sign-Off/Date** AH / 10/19/2017

**Filing Date** 11/27/2018 **Number of Signs to Post** 6

**Hearing Dates:**

**1st City Council** 01/08/2019 **Planning Comission** 01/03/2019

**Land Use & Zoning** 01/15/2019 **2nd City Council** 01/22/2019

**Neighborhood Association** RIVERSIDE AVONDALE PRESERVATION SOCIETY

**Neighborhood Action Plan/Corridor Study** RIVERSIDE

### Application Info

**Tracking #** 1533

**Application Status** PENDING

**Date Started** 08/10/2017

**Date Submitted** 08/14/2017

### General Information On Applicant

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
HART	CURTIS	L
<b>Company Name</b>		
HART RESOURCES LLC		
<b>Mailing Address</b>		
8051 TARA LANE		
<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32216
<b>Phone</b>	<b>Fax</b>	<b>Email</b>
9049935008		CURTISHART1972@ATT.NET

### General Information On Owner(s)

Check to fill first Owner with Applicant Info

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
SIFAKIS	ALEX	
<b>Company/Trust Name</b>		
HOOSE HOMES AND INVESTMENTS LLC		
<b>Mailing Address</b>		
7563 PHILLIPS HIGHWAY, SUITE 109		
<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32256
<b>Phone</b>	<b>Fax</b>	<b>Email</b>
9046776777		ALEX@JWBCOMPAINES.COM

### Property Information

**Previous Zoning Application Filed For Site?**

**If Yes, State Application No(s)** 2008-262-E

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	064616 0000	14	5	PUD	PUD
Map	064622 0000	14	5	PUD	PUD

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

**Existing Land Use Category**

CGC

**Land Use Category Proposed?**

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

**Total Land Area (Nearest 1/100th of an Acre)** 1.10

**Development Number**

**Proposed PUD Name** COLLEGE STREET PUD

**Justification For Rezoning Application**

CURRENTLY WE ARE HOLDING A CERTIFICATE OF APPROPRIATENESS FOR 24 APARTMENTS AT 2900 COLLEGE, THE MARKET IS BETTER SERVED WITH SINGLE FAMILY IN THIS AREA. WE ARE ASKING FOR 13 SINGLE FAMILY DWELLINGS ON 26 FOOT WIDE LOTS.

**Location Of Property**

**General Location**

SOUTH SIDE OF COLLEGE STREET BETWEEN WILLOWBRANCH AVENUE AND RUBEL STRE

House #	Street Name, Type and Direction	Zip Code
2900	COLLEGE ST	32205

**Between Streets**

WILLOWBRANCH AVENUE and RUBEL STREET

**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**  
**1.10 Acres @ \$10.00 /acre:** \$20.00
- 3) Plus Notification Costs Per Addressee**  
**52 Notifications @ \$7.00 /each:** \$364.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,653.00

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

LEGAL DESCRIPTION

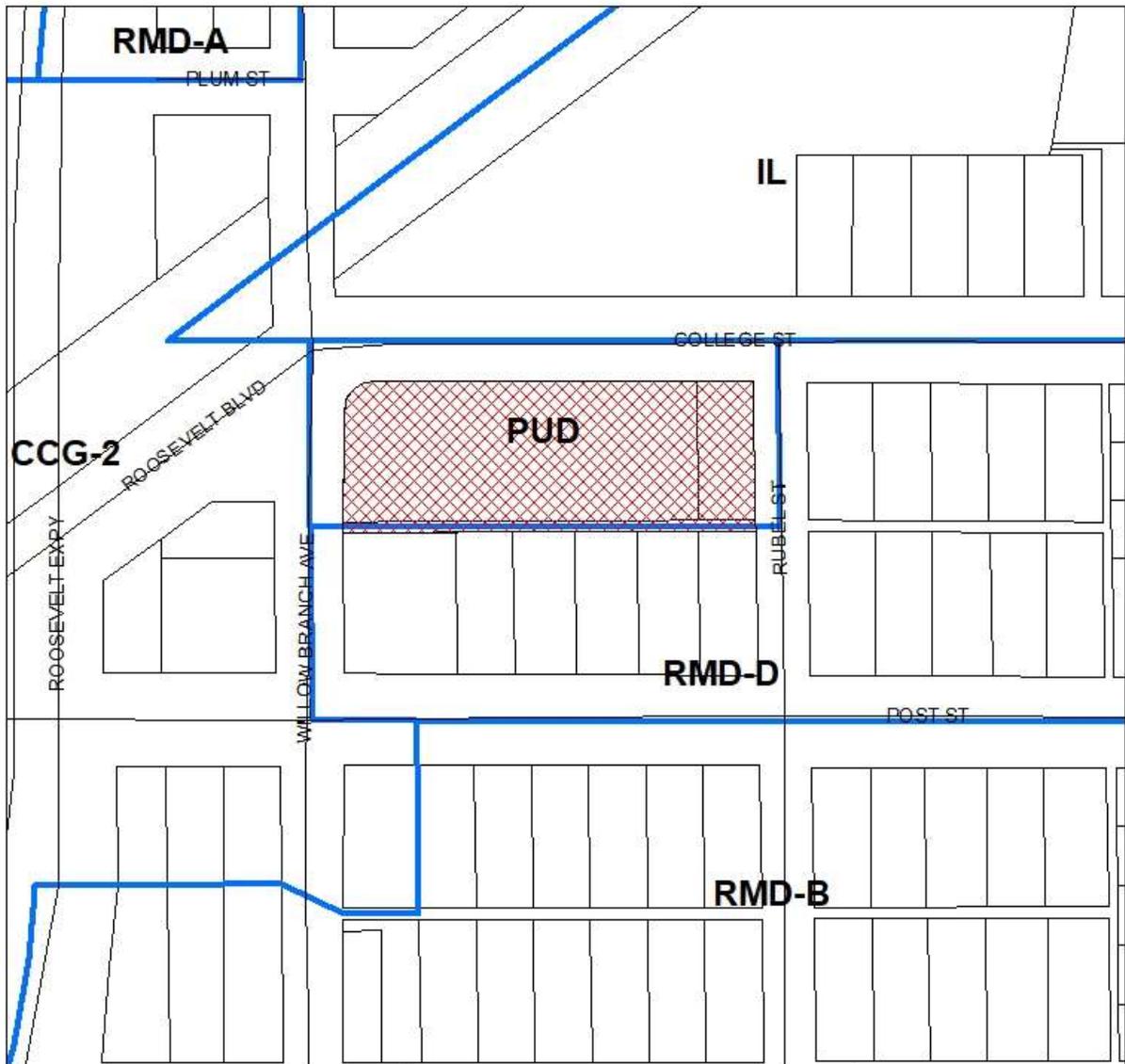
EXHIBIT "1"

7/10/2017

A PORTION OF LOT 1, BLOCK 27 TOGETHER WITH ALL OF LOTS 2, 3, 4, 5, 6, AND 7, BLOCK 27, TOGETHER WITH A PORTION OF 10' ALLEY, AS SHOWN ON THE PLAT OF FIRST ADDITION TO NEW RIVERSIDE, RECORDED IN PLAT BOOK 6, PAGE 5, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF RUBEL STREET (A 50' RIGHT-OF-WAY, AS NOW ESTABLISHED), AND THE SOUTH RIGHT-OF-WAY LINE OF COLLEGE STREET (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 01°12'53" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE OF RUBEL STREET, A DISTANCE OF 129.92 FEET; THENCE SOUTH 89°53'54" WEST, A DISTANCE OF 360.29 FEET TO THE EAST RIGHT-OF-WAY LINE OF WILLOWBRANCH AVENUE (A 60' RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE NORTH 00°14'31" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 105.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 39.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°50'59" EAST, 35.41 FEET TO THE POINT OF TANGENCY OF SAID CURVE AND THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF COLLEGE STREET; THENCE NORTH 89°56'29" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF COLLEGE STREET, A DISTANCE OF 333.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.1± ACRES, MORE OR LESS.

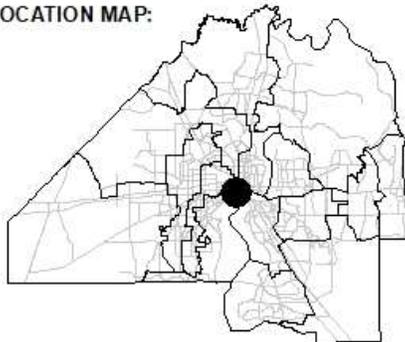


REQUEST SOUGHT:

FROM: PUD

TO: PUD

LOCATION MAP:



0 45 90 180

Feet

COUNCIL DISTRICT:

14

ORDINANCE NUMBER:

2018-0827

TRACKING NUMBER

T-2017-1533

EXHIBIT 2

**EXHIBIT A - Property Ownership Affidavit**

Date: 7/10/17

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

Re: Property Owner Affidavit for the following site location:

2900 College St, Jacksonville FL 32205 (PE# 064616-0000  
064622-0000)

To Whom it May Concern:

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

If Owner is Individual:

If Owner is Corporate Entity:\*

Print Corporate Name:

HOUSE HOMES & INVESTMENTS LLC

By \_\_\_\_\_

By ALEX SIFAKIS

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

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

Its: MANAGING MEMBER

\*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 10 day of JULY 2017, by ALEX SIFAKIS, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

Jamie Fennell  
(Signature of NOTARY PUBLIC)

(Signature of NOTARY PUBLIC)

JAMIE FENNELL

(Printed name of NOTARY PUBLIC)



State of Florida at Large.

My commission expires: 4.9.18

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

Date: 7/10/17

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

Re: Agent Authorization for the following site location: 0 #2900 College Street

To Whom it May Concern: RE# 064616-0000  
064622-0000

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 CURTIS HART to act as agent to file application(s) for Zoning 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 Name: \_\_\_\_\_

Print Corporate Name:

HOOSE HOMES & INVESTMENTS LLC

By \_\_\_\_\_

Print Name: ALEX SIFAKIS

Its: Managing Member

\*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

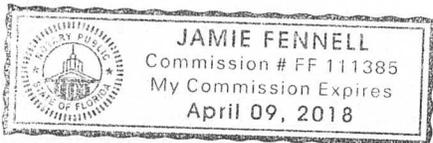
Sworn to and subscribed and acknowledged before me this 10 day of July 2017, by ALEX SIFAKIS, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

[Signature]

(Signature of NOTARY PUBLIC)

JAMIE FENNELL

(Printed name of NOTARY PUBLIC)



State of Florida at Large.

My commission expires: 4-9-18

# EXHIBIT C

## Binding Letter

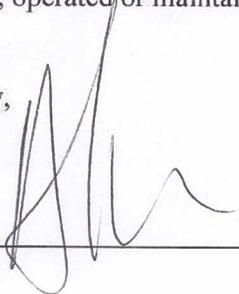
City of Jacksonville  
Planning and Development Department  
Jacksonville, Florida 32202

RE:

Ladies and Gentleman;

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

Sincerely,

By: 

Its: Managing Member

# Exhibit “D”

## WRITTEN DESCRIPTION

### COLLEGE STREET PUD

November 2, 2018

#### I. SUMMARY

- A. Current Land Use Designation: CGC
- B. Requested Land Use Designation: MDR (Tracking # 5269)
- C. Current Zoning District: PUD
- D. Requested Zoning District: PUD
- E. RE #: 064616-0000 & 064622-0000 Plus Land obtained under ordinance 2017-190-E

#### II. SUMMARY DESCRIPTION OF THE PLAN

The Applicant proposes to rezone approximately +/- 1.03 acres of property from Planned Unit Development to a Planned Unit Development (PUD). A conceptual site plan of the development is attached as Exhibit “E” to this application (the “Site Plan”). The proposed PUD rezoning permits the Property to be developed as a single family residential community of up to Nineteen (19) single family detached homes.

The subject property (Property”) is currently owned by Hoose Homes and Investments, LLC and is more particularly described in the legal description attached as Exhibit “1”. The Property is located Willow Branch Avenue to the west and Rubel Street to the east, as shown on Exhibit “K” (the “Property”). The property is designated CGC in the Future Land Use Map in the City’s Comprehensive Plan and is previously developed as a warehouse. The gross density of 19 per acre is substantially less than the (60) units per acre permitted in CGC in the Comprehensive Plan and the 24 Multi-family unit allowed in the current zoning.

The site is bordered by apartments on the east and three smaller apartment buildings on the south west corner. Single family homes make up the rest of the southern border. There is a bar bordering the west side of the property. Directly across the street bordering the north side of the project is an Industrial light former dairy now used as an aggregate storage area and heavy equipment storage site.

The proposed residential product will consist of two story fee simple homes on nineteen (19) lots with ten (10) homes having two car garages and nine (9) homes with two parking places. The proposed development of the Property will be both aesthetically and environmentally appealing. A combination of fencing, buffering, landscaping and

architectural controls are provided as Exhibit "L" and part of this PUD to create this integrated pocket community and blend the proposed development into the surrounding area.

### III. PUD DEVELOPMENT CRITERIA

#### A. Description of Uses: Pocket Neighborhood

1. A Pocket Neighborhood is a clustered group of neighborhood houses gathered around a shared Courtyard (open space). The Courtyard has a clear sense of territory and shared stewardship. We feel that Riverside and this project is the perfect location for a Pocket Neighborhood. It was a former commercial site and now will house 19 families who interact on a daily basis around a shared Courtyard. Developing Pocket Neighborhoods are a way to increase housing options and limit sprawl, while preserving the character of existing neighborhoods thru architectural standards.

2. The Courtyard is an 19 foot by 360-foot easement over the rear of all lots that will be a community meeting space. Attached Master plan exhibits.

3. Architectural standards are attached as Exhibit "L" and are included as part of this PUD and must be adhered to;

4. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric, marine and land communication devices small satellite dishes, and similar uses subject to performance standards set forth in Part 4 in the City of Jacksonville Zoning Code.

5. Home occupation meeting the performance standard set forth in Part 4 of the City of Jacksonville Zoning Code.

#### B. Permitted Accessory Uses and Structures:

Accessory uses, and structures are allowed as defined in Section 656.403 of the Zoning Code, provided however, that no setback shall be required to locate air conditioning compressors in a required side yard and fences, swimming pools, screened enclosures and air conditioning compressors shall be permitted in the second front yard on double frontage lots.

#### C. Minimum Lot and Building Requirements

Lot Requirements (Required setbacks shall be measured to the face of the structural wall of the home or building. Nonstructural exterior surfaces or veneers will not be considered encroachments):

- |                        |                   |
|------------------------|-------------------|
| (1) Minimum lot area:  | 2,178 square feet |
| (2) Minimum lot width: | 36 feet           |
| (3) Minimum Lot length | 60.5 feet         |

- (4) Maximum lot coverage: 80%
- (5) Minimum front yard: 5 feet.
- (6) Minimum side yard: 3 feet (except for lot 10) \*
- (7) Minimum rear yard: 10 feet.
- (8) Maximum height of structures: 35 feet

\* Due to the irregular shape of the property the northeast corner of Lot 10 has a side yard set back of 2.25 feet.

**D. Ingress, Egress and Circulation**

(1) Parking Requirements. We will provide two parking spaces back to back for the for the nine (9) lots backing up to College Street. The ten (10) lots entering from the ally with have a two-car garage.

(2) Vehicular Access.

- a. Vehicular access to the ten (10) homes on the alley will be by way an improved ten (10) foot one-way alley to the rear of each unit. The nine (9) homes abutting College Street will access from College Street. 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 to each home via the Courtyard as noted on the Site Plan which shall meet the standards set forth in the description of the pocket Neighborhood.

(3) Pedestrian Access.

- a. Pedestrian access to the Courtyard will be limited however a gate will be provided so the Courtyard could be accessed from the outside. Sidewalks will be provided along College Street

**E. Signs**

(1) The Applicant may construct a temporary, single faced identity signs at the corner of Willow Branch and College, to be removed when all homes are constructed.. The sign may be located within the road right-of-way or on private property. The sign shall not exceed twenty-four (24) square feet in area or six (6) feet in height.

(2) Real estate and construction signs shall also be allowed on each lot as provided for by Part 656.1306 and Section 656.1307 of the Zoning Code.

**F. Landscaping**

Landscaping will be as noted on the attached Landscape plan which meets and exceeds the requirements of Part 12 Landscape Regulations of the Zoning Code.

#### **H. Recreation, Open Space and Lakes and Ponds**

Since this is only 19 lots we do not have to pay into the recreation fund. We are providing a Courtyard for common use as well as a small park 1,900 square foot. This 1,900 square foot park will contain the mail kiosk, open lawn and picnic tables.

Since this is a redevelopment site on site storm water retention is not required and is already provided by a City drainage system.

#### **I. Utilities**

Water, sanitary sewer and electric will be provided by JEA.

#### **J. Wetlands**

The Property will be developed in accordance with the permit requirements of the St. Johns River Water Management District and all other local, state and federal requirements. There are no wetlands on this site.

### **IV. DEVELOPMENT PLAN APPROVAL**

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

### **V. PUD REVIEW CRITERIA**

- A. Consistency with Comprehensive Plan: According to the Future Land Use Map series (FLUMS) of the 2030 Comprehensive Plan, the designated Land Use is Medium Density Residential (MDR) We have applied for a Land Use Change from Community General Commercial (CGC) with a tracking number 5269, which allows for the use requested in the subject PUD.
- B. Consistency with the Concurrency and Mobility Management System: The PUD will satisfy all concurrency requirements as required by the City of Jacksonville Concurrency Management System Office.
- C. Allocation of Residential Land Use: The PUD provides for residential uses which are in compliance with the requirements of the 2030 Comprehensive Plan.

- D. Internal Compatibility/Vehicular Access: Vehicular access will be from a 10 Foot One-way Alley to the rear of the property and from College Street. All uses are for single family.
- E. External Compatibility/Intensity of Development: The proposed density and uses are compatible with residential development MDR in the area.
- F. Recreation/Open Space: Each home will face a Courtyard.
- G. Impact on Wetlands: The Property will be developed in accordance with the permit requirements of the local, state and federal agencies with jurisdiction. There are no wetlands.
- H. Listed Species Regulations: A listed species study for the Property is not required since it is less than 50 acres in size.
- I. Off Street Parking and Loading Requirements: Parking will be provided for each home as noted on the site plan and stated in III A above.
- J. Sidewalks, Trails and Bikeways: Sidewalks will be constructed along College Street.

**VI. Architecture Design/Conceptual Site Plan:**

The design phase and configuration of the development as depicted in the Site Plan Exhibit “E” is conceptual and revisions to the site plan may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department. All buildings structures, fencing and signage shall be constructed and painted with material that are aesthetically compatible and blend with the historical character of the surrounding area as defined in Chapter 307 (Historic Preservation and Protection). The Applicant has obtained a Certificate of Appropriateness from the Jacksonville Historic Preservation Commission. **COA-18-21064** and **COA-18-21064** Addendum is attached and made a part of this application and will govern the construction of homes on this site, any changes to the exterior or architectural design of the buildings shall be submitted to the Planning and Development Department for their review and approval consistent with **COA-18-21064**.

Contained within **COA-18-21064. Addendum** are the Architectural Drawing for different elevations we are requesting. The various square footage, exterior, interior and garage layouts are included so that the Historic Preservation Commission can be assured that one of the different elevations presented will be constructed on each of the nineteen (19) lots. **COA-18-21064** sets the framework for every home within this development. The consumer will choose from different elevations, floor plan and garage type presented in **COA-18-21064. Addendum**”. A cover letter provided from the Planning Department Historic Division explaining the process is also made a part of this application.

**LEGAL DESCRIPTION**  
 A PORTION OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 27, AS SHOWN ON THE PLAT OF FIRST ADDITION TO NEW RIVERSIDE, RECORDED IN PLAT BOOK 6, PAGE 5, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

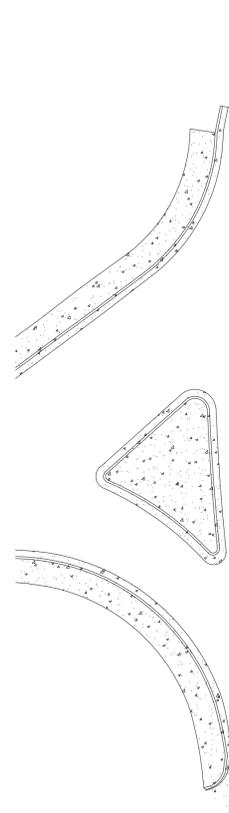
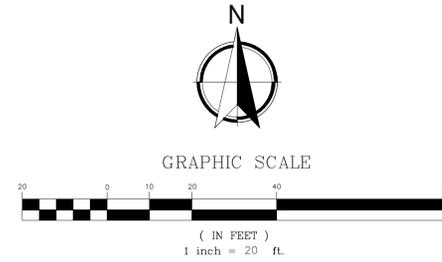
**DEVELOPER/AGENT**  
 HOOSE HOMES, LLC  
 7563 PHILLIPS HWY, #109  
 JACKSONVILLE, FL 32256

**ENGINEER**  
 NORTH FLORIDA ENGINEERING SERVICES  
 9432 BAYMEADOWS ROAD, SUITE 280  
 JACKSONVILLE, FLORIDA 32216  
 CONTACT: CHRIS FAVRE  
 TELE: (904) 737-0971

**SURVEYOR**  
 ARC SURVEYING AND MAPPING, INC.  
 5202 SAN JUAN AVENUE  
 JACKSONVILLE, FL 32210  
 CONTACT: BOB PITTMAN  
 TELE: (904) 384-8377

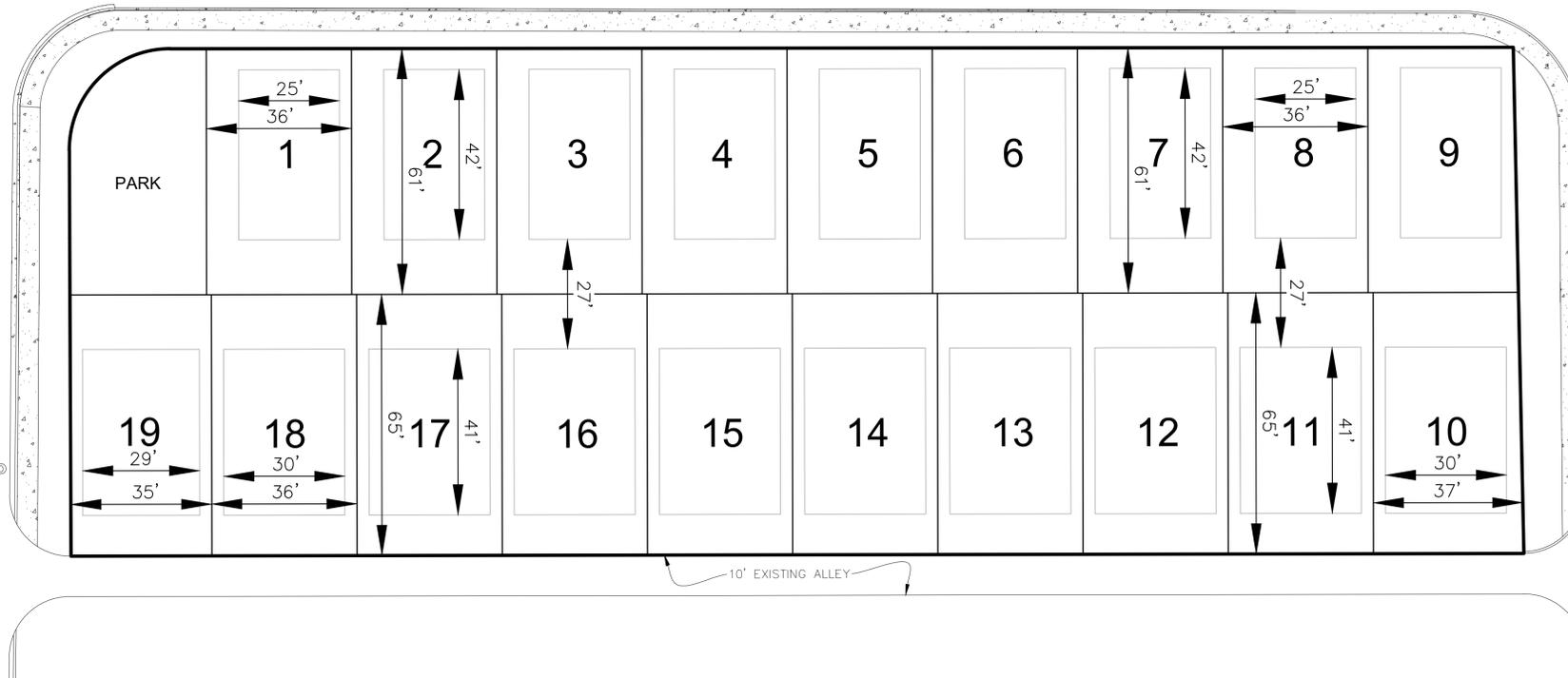
**DATA SUMMARY**

- TOTAL OF ANTICIPATED PHASES/UNITS - 1
- TOTAL SITE AREA - 0.98 ACRES
- TOTAL ACRES PROVIDED FOR RECREATION AREA - 0.04 AC, 1,927 SF
- NUMBER OF LOTS AND DWELLING UNITS - 19 LOTS
- NUMBER OF BUILDINGS WITH SQUARE FOOTAGE - 19
- EXISTING AND PROPOSED ZONING IS PUD
- NUMBER OF PARKING SPACES PER SECTION 656.604 - 2 PER UNIT
- PERCENT OF BUILDING COVERAGE TO LOT AREA - 51%
- MINIMUM YARD REQUIREMENTS:  
 FRONT - 5 FEET BUILDING FACADE  
 SIDES - 3 FEET WITH 6' MINIMUM BETWEEN BUILDINGS  
 REAR - 10 FEET
- POTABLE WATER/WASTEWATER - JEA
- FIRE PROTECTION IS CURRENTLY PROVIDED BY - JEA
- WE SEEK APPROVAL CONDITIONAL UPON COMPLIANCE OF THE TREE ORDINANCE AND MITIGATION PLAN.



COLLEGE STREET  
 (R/W VARIES)

WILLOWBRANCH AVENUE  
 (60' R/W)



COLLEGE STREET

SITE PLAN

**NORTH FLORIDA ENGINEERING SERVICES, INC.**  
 CERTIFICATION # 26085  
 9432 Baymeadows Road, Suite 280, Jacksonville, FL 32256  
 //PH: (904) 737-0971 //Fax: (904) 396-5372  
 //Email: FAVRE.NFES@GMAIL.COM MICHAEL R. LIGHT P.E.  
 PLANS PREPARED UNDER THE DIRECTION OF:

DATE: 10-15-2018  
 JOB NUMBER: 16-058  
 SCALE: 1" = 20'

\* SHEET NUMBER \*

1

**EXHIBIT E**

# EXHIBIT F

PUD Name

College Street PUD

## Land Use Table

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Total gross acreage	1.04	Acres	100 %
Amount of each different land use by acreage			
Single family	0.98	Acres	94 %
Total number of dwelling units	19	D.U.	
Multiple family	0	Acres	0 %
Total number of dwelling units		D.U.	
Commercial		Acres	%
Industrial		Acres	%
Other land use		Acres	%
Active recreation and/or open space		Acres	%
Passive open space		Acres	%
Public and private right-of-way	0.04	Acres	6 %
Maximum coverage of buildings and structures	22,400	Sq. Ft.	80 %

Prepared by and return to:

**Ian R. McKillop, Esq.**  
Attorney at Law  
McKillop Law Firm, P.L.  
7563 Philips Hwy, Suite 101  
Jacksonville, FL 32256  
904-503-3893  
File Number: 16-400

Consideration: \$75,000.00

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 20th day of July, 2016 between **BCEL 5, LLC**, a Florida limited liability company whose post office address is **7563 Philips Hwy #109, Jacksonville, FL 32256**, grantor, and **Hoose Homes and Investments, LLC**, a Florida Limited Liability Company whose post office address is **7563 Philips Hwy, Suite 109, Jacksonville, FL 32256**, grantee:

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

**Witnesseth**, that said grantor, for and in consideration of the sum 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:

**Lot 1, 2, 3, 4, 5, 6, Block 27, First Addition to New Riverside, according to the map or plat thereof as recorded in Plat Book 6, Page 5, Public Records of Duval County, Florida; LESS AND EXCEPT those portions conveyed to the City of Jacksonville by Deed Book 916, Page 386; Deed Book 915, Page 412; Deed Book 916, Page 390 and Deed Book 914, Page 241.**

**Parcel Identification Number: 064616-0000**

**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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2015**.

**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:

BCEL 5, LLC, a Florida limited liability Company; by JWB Real Estate Capital LLC, its Manager, By JWB Real Estate Companies, LLC, its Manager

[Signature]  
Witness Name: Victoria Pasanen

By: [Signature]  
Adam Rigel, Manager

[Signature]  
Witness Name: Darlene Moore

(Corporate Seal)

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 20th day of July, 2016 by Adam Rigel, Manager of BCEL 5, LLC, a Florida limited liability Company; by JWB Real Estate Capital LLC, its Manager, By JWB Real Estate Companies, LLC, its Manager, on behalf of the corporation. He/she  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]

[Signature]  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

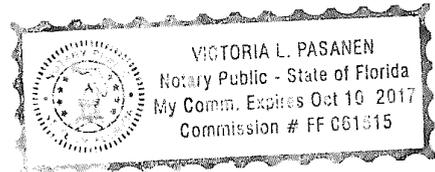
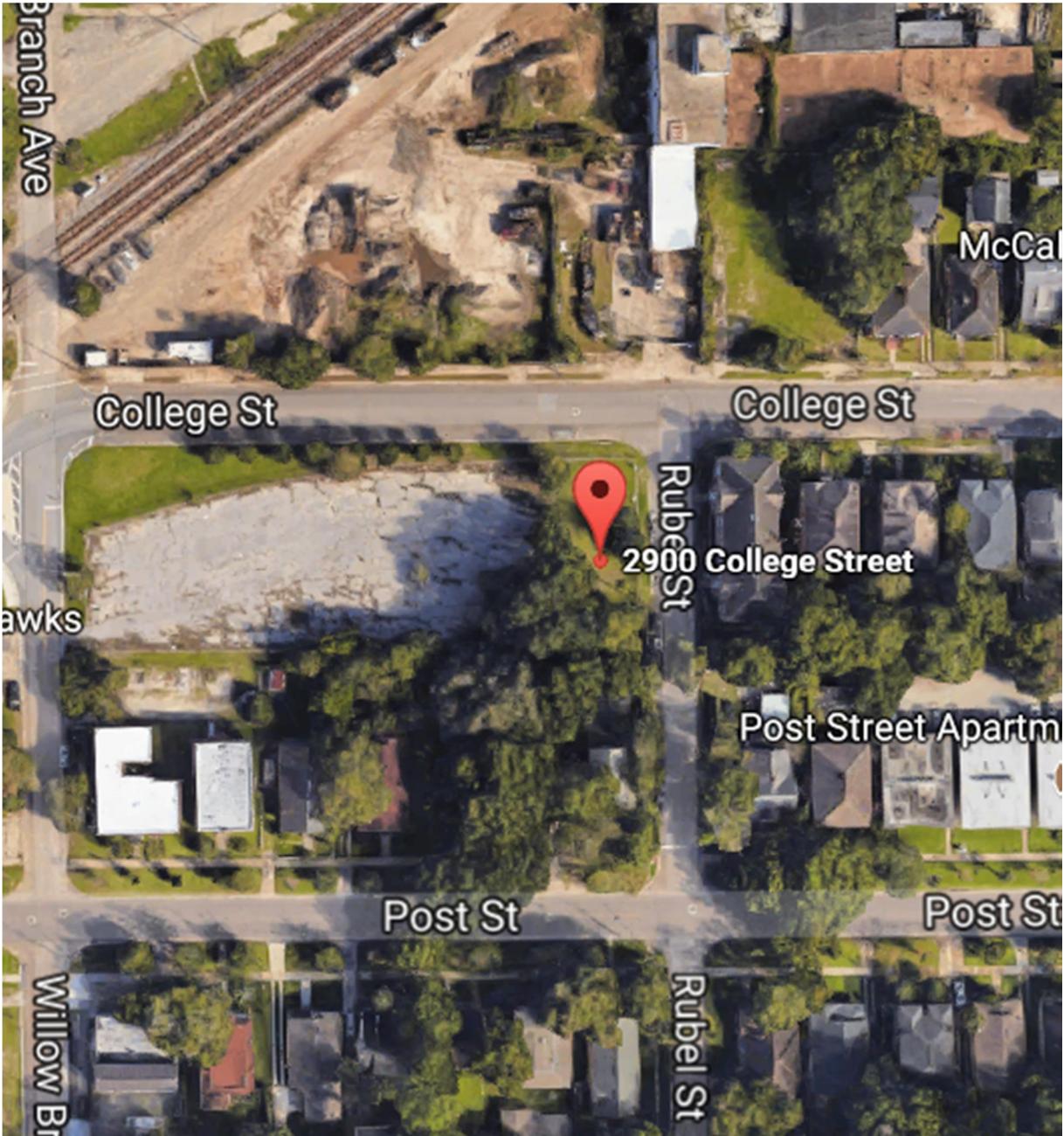


Exhibit H





ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street  
Jacksonville, Florida 32202-3139

Curtis L. Hart  
Hart Resources  
8051 Tara Lane  
Jacksonville, Florida, 32216

December 01, 2016

Project Name: Willow Crossing  
Availability#: 2016-1875

Dear Mr/Mrs Curtis L. Hart,

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#: 2016-1875  
Request Received On: 11/29/2016  
Availability Response: 12/1/2016  
Prepared by: Mollie Price

**Project Information**

Name: Willow Crossing  
Type: Single Family  
Requested Flow: 4,900 gpd  
Location: Located at 2900 College Street, Jax FL 32256. It is located between Willow Branch Ave and Rubel st.  
Parcel ID No.: 064622-0000, 064616-0000  
Description: 14 town homes.

**Potable Water Connection**

Water Treatment Grid: NORTH GRID  
Connection Point #1: Existing 8-in water line on the south side of College St  
Connection Point #2: NA  
Special Conditions: For the estimated cost of connecting to the JEA system, please call the Pre-service Counter at 904-665-5260. Copies of As-Built records can be requested from JEA As-Built & Record section at 665-4403.

**Sewer Connection**

Sewer Treatment Plant: SOUTHWEST  
Connection Point #1: Existing 8-in gravity sanitary sewer line on College St  
Connection Point #2: NA  
Special Conditions: For the estimated cost of connecting to the JEA system, please call the Pre-service Counter at 904-665-5260. Copies of As-Built records can be requested from JEA As-Built & Record section at 665-4403.

**Reclaimed Water Connection**

Sewer Region/Plant: North Grid  
Connection Point #1: No reclaim in the foreseeable future  
Connection Point #2: NA  
Special Conditions: No reclaim in the foreseeable future.

**General Comments:**

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