

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

October 21, 2021

The Honorable Samuel Newby, President
The Honorable Rory Diamond, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No.: 2021-653**

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairperson Diamond and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve**

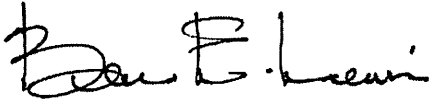
Planning Commission Recommendation: **Deny**

Planning Commission Commentary: There were several speakers in opposition and their concerns about access, number of car. The Commissioners felt the access is the biggest issue. Mandarin has always had large lots and small lots are not in character. Other Commissioners felt the lot size are appropriate.

Planning Commission Vote:	5-2
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Nay
Ian Brown, Secretary	Nay
Marshall Adkison	Nay
Daniel Blanchard	Aye
Joshua Garrison	Nay
Dawn Motes	Absent
Jason Porter	Nay

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce E. Lewis". The signature is written in a cursive style with a large initial "B".

Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2021-0653

OCTOBER 7, 2021

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 **2021-0653**.

Location: 0 Julington Creek Road, 12511 Aladdin Road, and 12515 Aladdin Road; Between Pritchard Road and Snellgrove Road

Real Estate Number: 158204-0000, 158204-0030, 158204-1000

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

Proposed Zoning Districts: Residential Low Density-90 (RLD-90)
Residential Low Density-100B (RLD-100B)
Conservation (CSV)

Current Land Use Category: Low Density Residential (LDR)

Planning District: District 3—Southeast

Applicant/Agent: Chris Shee
Heritage Development Group, LLC
200 Business Park Circle, Suite 105
St. Augustine, Florida 32095

Owners: Crawford L. Johnston
Crawford L. Johnston Trust
12515 Aladdin Road
Jacksonville, FL 32223

Nannette J. Roccapriore
Nannette J. Roccapriore Trust
12511 Aladdin Road
Jacksonville, FL 32223

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2021-0653** seeks to rezone 39.27± acres of land from Residential Rural-Acre (RR-Acre) to Residential Low Density-90 (RLD-90), Residential Low Density-100B (RLD-100B), and Conservation (CSV). The request is being sought in order to allow for the development of a single-family subdivision.

Staff notes that a previous attempt to rezone the subject property from RR-Acre to Planned Unit Development (PUD) and Conservation (CSV) was made via **Ordinance 2020-0098**. The proposed PUD contemplated a single-family development of 80-foot wide lots. Due to consistency and compatibility with the surrounding land uses, the Department recommended approval; however, City Council ultimately denied the rezoning request on September 22, 2020.

According to the applicant, the proposed subdivision will be accessed along Aladdin Road. A portion of the subject site contains wetlands, is within flood zones, and is within the Coastal High Hazard Area (CHHA).

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. According to the Future Land Use Element (FLUE), Low Density Residential (LDR) in the Suburban Area is intended to provide for low density residential development. Single-family residential uses are a principal use within this land use category. According to the JEA letter, dated December 5, 2019, provided with the application, the site has access to both centralized water and sewer. However, in order to connect to sewer, the site is subject to a special condition. The special condition requires the design and construction of an onsite, JEA owned and maintained pump station and a JEA dedicated force main. The maximum gross density for LDR in the Suburban Area is seven units per acre when full urban services are available to the site.

The rezoning application includes a request to CSV on a 16.40± acre portion of the site. Approximately 14.6± acres of the subject site is located within either the 0.2 PCT Annual Chance Flood Hazard, AE or AE-Floodway flood zone. All of the flood zones on the site are included in the area subject to the request to CSV. There are approximately 18.01 acres of Category II wetlands on the site. Approximately 16.40± acres of those wetlands are included in the area subject to the request to CSV. Approximately 11.4± acres of the subject site is located within the AAA. The area within the AAA is included only in the portion of the site subject to the request to CSV.

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

In reference to the attached JEA Availability Letter, **2019-4193**, the proposed development shall connect to City water and sewer .

Recreation and Open Space Element:

Policy 2.2.2

The City shall require that all new single family and multi-family developments (residential developments) dedicate land for public parkland (active recreation parks) or provide monetary contribution to the appropriate department.

The applicant shall comply with the aforementioned policy prior to commencement of the use

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-90, RLD-100B, and CSV in order to permit the development of a single-family subdivision—all while adhering to local, state, and federal regulations governing wetlands.

Flood Zones

Approximately 14.6± acres of the subject site is located within either the 0.2 PCT Annual Chance Flood Hazard, AE or AE-Floodway flood zone. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100-years. There is a 1-percent chance that a storm of this magnitude will occur in any given year.

Coastal High Hazard Area (CHHA) / Adaptation Action Area (AAA)

Approximately 11.4± acres of the subject site is located within a Coastal High Hazard Area (CHHA) and Adaptation Action Area (AAA), as defined by Sections 163.3178(2)(h) and 163.3164(1), Florida Statutes. The rezoning request for this portion of the subject site is to change the zoning district to CSV. Therefore, no development is proposed on the portion of the subject site that is located within the CHHA/AAA.

Wetlands

Review of City data indicates the potential existence of 18.01± Acres wetlands on the subject site and as such, based upon the city's geographic information data, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

SURROUNDING LAND USE AND ZONING

The subject property is located on the east side of Aladdin Road and north side of Julington Creek Road. This section is developed almost exclusively with single-family dwellings ranging between 80 feet in lot width to 100+ feet in lot width. Other properties are either undeveloped or similar in lot sizes to RLD-90 and RLD-100B. The proposed rezoning to RLD-90 and RLD-100B would

render the lots to have a 90-foot width and 9,900 square foot area as well as a 100-foot lot width and 14,000 square foot lot area—which, in terms of density, would complement the abutting residential lots surrounding the subject property. Nonetheless, adjacent land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LDR	PUD 2003-0651	Single-Family Dwellings
East	LDR	RLD-90	Single-Family Dwellings
South	LDR	RR-Acre/ RLD-60	Single-Family Dwellings
West	LDR	RR-Acre/AGR/PUD 2013-0474	Single-Family Dwellings

It is the opinion of the Planning and Development Department that the requested rezoning to RLD-RLD-90, RLD-100B, and CSV will be compatible with the surrounding uses.

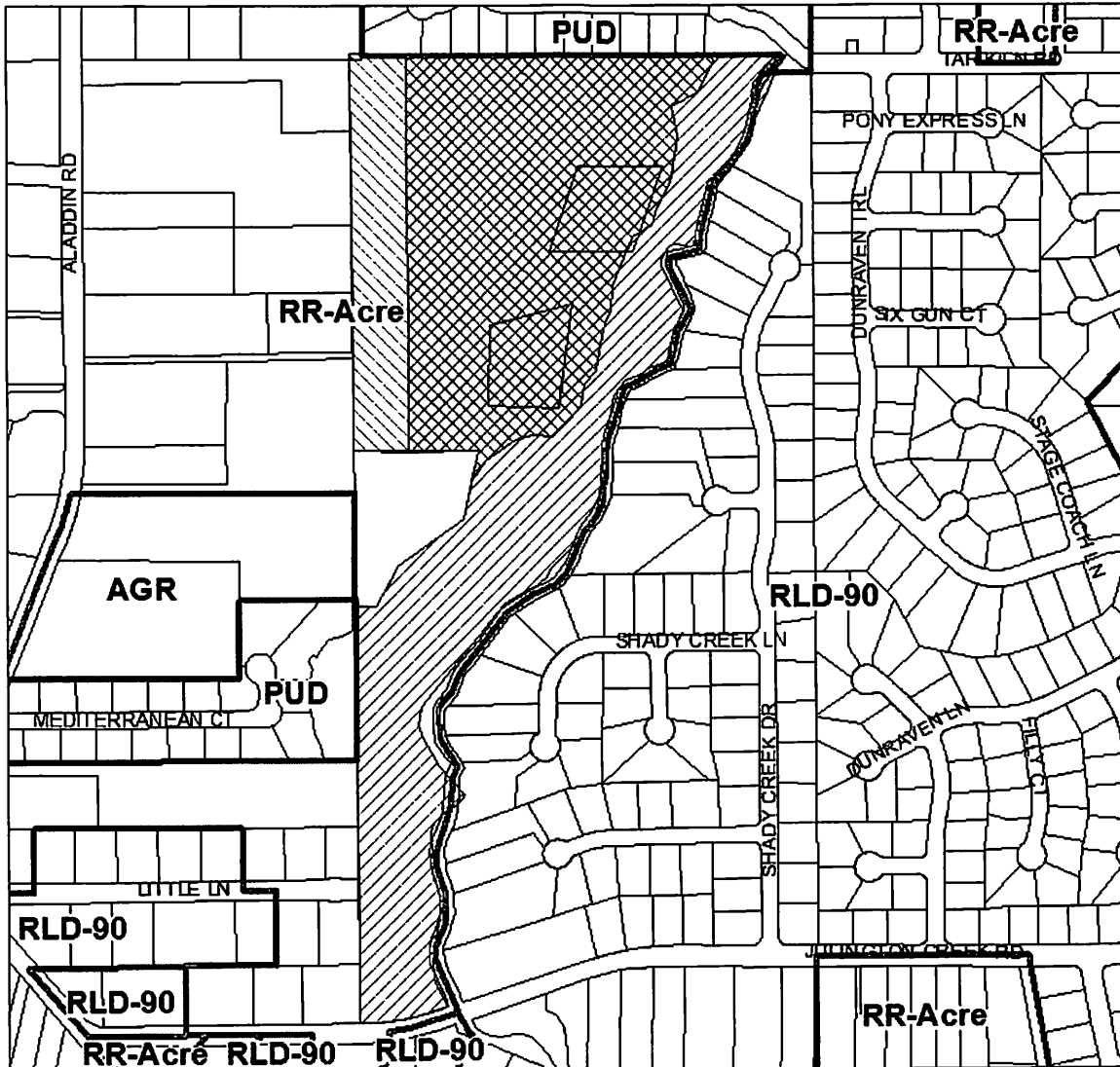
SUPPLEMENTARY INFORMATION




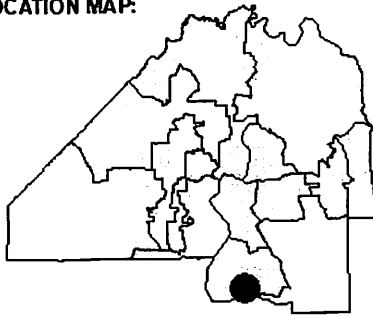
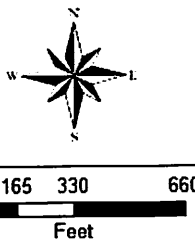
Upon visual inspection of the subject property on **September 30, 2021** by the Planning and Development Department, the required Notice of Public Hearing signs was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2021-0653** be **APPROVED**.



<p>REQUEST SOUGHT:</p> <p>FROM RR-ACRE</p> <ul style="list-style-type: none">  TO CSV  TO RLD-100B  TO RLD-90 	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT: 6</p>
<p>ORDINANCE NUMBER ORD-2021-0653</p>	<p>TRACKING NUMBER T-2021-3546</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2021-0653 **Staff Sign-Off/Date** ATW / 08/05/2021
Filing Date 09/07/2021 **Number of Signs to Post** 1
Hearing Dates:
1st City Council 10/12/2021 **Planning Commission** 10/07/2021
Land Use & Zoning 10/19/2021 **2nd City Council** N/A
Neighborhood Association N/A
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3546 **Application Status** FILED COMPLETE
Date Started 05/13/2021 **Date Submitted** 05/19/2021

General Information On Applicant

Last Name SHEE **First Name** CHRIS **Middle Name**
Company Name
 HERITAGE DEVELOPMENT GROUP
Mailing Address
 200 BUSINESS PARK CIRCLE, SUITE 105
City STAUGUSTINE **State** FL **Zip Code** 32095
Phone 9048387153 **Fax** 904 **Email** CHRIS@HERITAGEDEVGROUP.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name JOHNSTON, II **First Name** CRAWFORD **Middle Name** L
Company/Trust Name
Mailing Address
 12519 ALADDIN ROAD
City JACKSONVILLE **State** FL **Zip Code** 32223
Phone **Fax** **Email**

Last Name JOHNSTON **First Name** A **Middle Name** LEONA
Company/Trust Name
 CRAWFORD L JOHNSTON TRUST
Mailing Address
 12515 ALADDIN ROAD
City JACKSONVILLE **State** FL **Zip Code** 32223
Phone **Fax** **Email**

Last Name ROCCAPRIORE **First Name** NANNETTE **Middle Name** J

Company/Trust Name

Mailing Address
12511 ALADDIN ROAD

City JACKSONVILLE **State** FL **Zip Code** 32223

Phone **Fax** **Email**

Last Name ROCCAPRIORE **First Name** NANNETTE **Middle Name** J

Company/Trust Name
NANNETTE J ROCCAPRIORE TRUST

Mailing Address
12511 ALADDIN ROAD

City JACKSONVILLE **State** FL **Zip Code** 32223

Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?
If Yes, State Application No(s) 2020-98

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 158204 0000	6	3	RR-ACRE	RLD-90
Map 158204 0030	6	3	RR-ACRE	RLD-90
Map 158204 1000	6	3	RR-ACRE	RLD-90
Map 158204 1000	6	3	RR-ACRE	RLD-100B
Map 158204 1000	6	3	RR-ACRE	CSV

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) 39.27

Justification For Rezoning Application

REZONING IS FOR SINGLE-FAMILY DEVELOPMENT CONSISTENT WITH ALL OF THE SURROUNDING PROPERTY AND WITH THE HISTORICAL GROWTH PATTERN IN THE AREA.

Location Of Property**General Location**

JULINGTON CREEK ROAD JUST EAST OF ALADDIN

House #

0

Street Name, Type and Direction

JULINGTON CREEK RD

Zip Code

32223

Between Streets

HILLWOOD RD

and SHADY CREEK DR

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

39.27 Acres @ \$10.00 /acre: \$400.00

3) Plus Notification Costs Per Addressee

127 Notifications @ \$7.00 /each: \$889.00

4) Total Rezoning Application Cost: \$3,329.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT 1

Legal Description

ZONING RLD-90

A PORTION OF GOVERNMENT LOTS 4 & 5, SECTION 21, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

FOR A POINT OF REFFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA; THENCE SOUTH 89°43'25" EAST, ALONG THE NORTH LINE OF SAID SECTION 21, 160.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°43'25" EAST, ALONG THE NORTH LINE OF SAID SECTION 21, 918.81 FEET; THENCE SOUTH 13°46'07" EAST, 18.16 FEET; THENCE SOUTH 24°48'01" WEST, 101.18 FEET; THENCE SOUTH 61°37'15" WEST, 91.97 FEET; THENCE SOUTH 09°35'39" EAST, 91.81 FEET; THENCE SOUTH 07°01'28" WEST, 119.23 FEET; THENCE SOUTH 15°55'38" WEST, 32.50 FEET; THENCE SOUTH 29°15'45" WEST, 76.89 FEET; THENCE SOUTH 17°42'26" WEST, 50.40 FEET; THENCE SOUTH 58°54'22" WEST, 68.52 FEET; THENCE SOUTH 22°00'21" WEST, 160.43 FEET; THENCE SOUTH 05°55'30" WEST, 75.60 FEET; THENCE SOUTH 24°44'09" WEST, 41.66 FEET; THENCE SOUTH 12°44'17" WEST, 63.48 FEET; THENCE SOUTH 08°17'20" WEST, 80.92 FEET; THENCE SOUTH 40°27'01" WEST, 54.53 FEET; THENCE SOUTH 07°00'22" WEST, 64.92 FEET; THENCE SOUTH 39°58'00" WEST, 56.64 FEET; THENCE SOUTH 46°18'30" WEST, 70.77 FEET; THENCE NORTH 86°39'34" WEST, 60.41 FEET; THENCE SOUTH 75°11'08" WEST, 52.00 FEET; THENCE SOUTH 55°33'17" WEST, 111.62 FEET; THENCE SOUTH 34°13'47" WEST, 54.27 FEET; THENCE NORTH 11°44'25" EAST, 79.00 FEET; THENCE SOUTH 89°45'25" WEST, 216.00 FEET; THENCE NORTH 00°14'30" WEST, 1193.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.49 ACRES MORE OR LESS.

July 20, 2021

Exhibit 1
Page 1 of 5

ZONING RLD-100B

A PORTION OF GOVERNMENT LOTS 4 & 5, SECTION 21, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA; THENCE SOUTH 89°43'25" EAST, ALONG THE NORTH LINE OF SAID SECTION 21, 160.00 FEET; THENCE SOUTH 00°14'30" EAST 1193.03 FEET; THENCE SOUTH 89°45'25" WEST, 160.00 FEET; THENCE NORTH 00°14'30" WEST, 1193.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.38 ACRES MORE OR LESS.

July 20, 2021

Exhibit 1
Page 2 of 5

ZONING WETLANDS CSV

A PORTION OF GOVERNMENT LOTS 4 & 5, SECTION 21, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

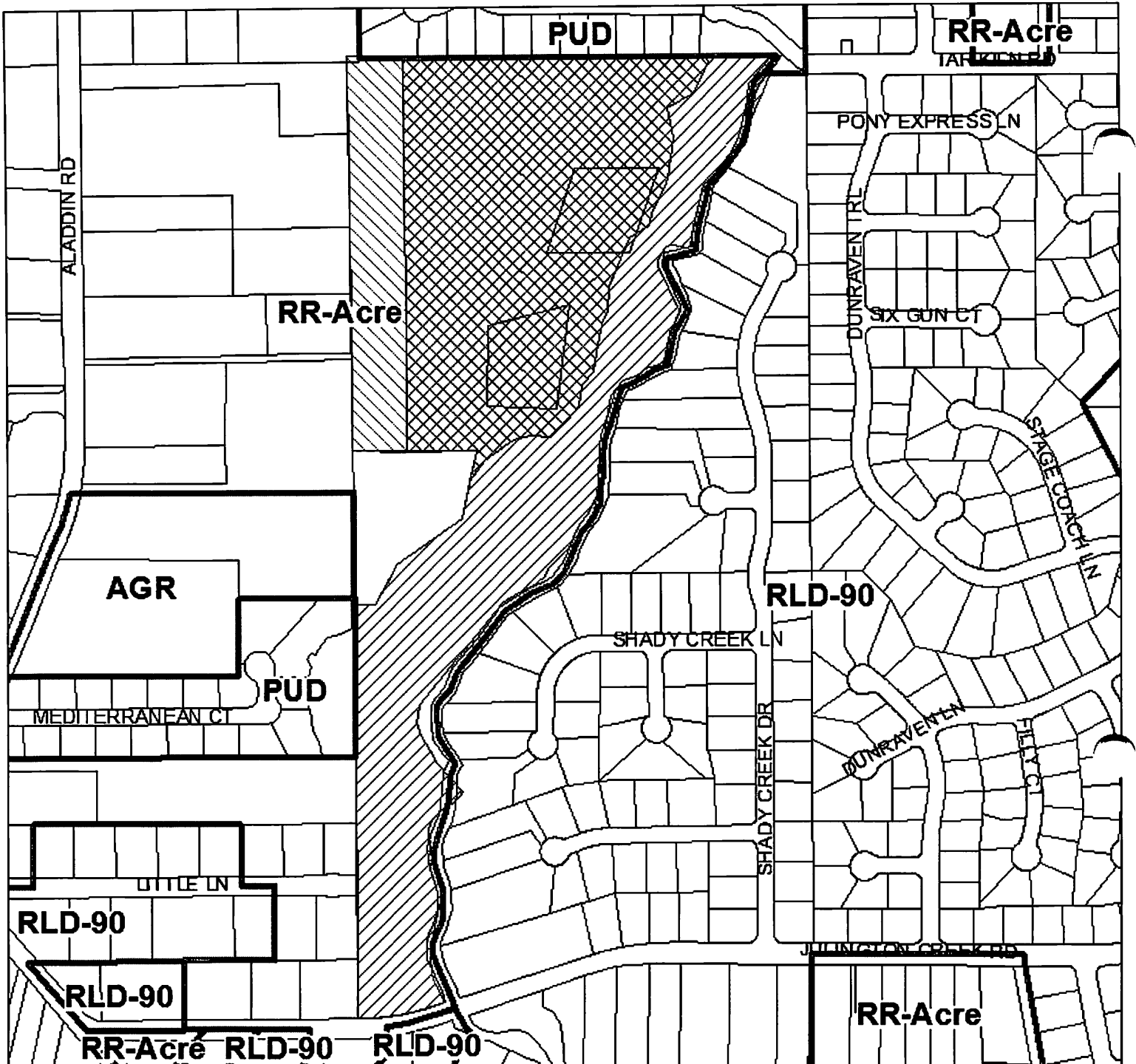
FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA; ALONG THE NORTH LINE OF SAID SECTION 21, 1078.81 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°43'25" EAST, 210.50 FEET; THENCE SOUTH 21°15'03" WEST, 108.23 FEET; THENCE SOUTH 23°30'12" WEST, 66.88 FEET; THENCE SOUTH 26°03'21" WEST, 121.71 FEET; THENCE SOUTH 32°00'53" WEST, 29.05 FEET; THENCE SOUTH 38°04'48" WEST, 53.15 FEET; THENCE SOUTH 43°46'44" WEST, 65.31 FEET; THENCE SOUTH 26°16'17" WEST, 43.04 FEET; THENCE SOUTH 16°57'34" WEST, 55.08 FEET; THENCE SOUTH 12°03'40" WEST, 32.51 FEET; THENCE SOUTH 09°52'40" WEST, 62.57 FEET; THENCE SOUTH 61°19'11" WEST, 10.54 FEET; THENCE NORTH 78°10'52" WEST, 41.63 FEET; THENCE SOUTH 86°16'28" WEST, 12.16 FEET; THENCE SOUTH 57°43'11" WEST, 12.20 FEET; THENCE SOUTH 41°37'53" WEST, 17.06 FEET; THENCE SOUTH 27°31'31" WEST, 25.60 FEET; THENCE SOUTH 00°52'10" WEST, 17.56 FEET; THENCE SOUTH 24°05'49" EAST, 150.88 FEET; THENCE SOUTH 12°39'21" EAST, 3.92 FEET; THENCE SOUTH 11°00'04" WEST, 4.29 FEET; THENCE SOUTH 23°36'58" WEST, 18.30 FEET; THENCE SOUTH 18°05'36" WEST, 67.47 FEET; THENCE SOUTH 13°07'36" WEST, 72.34 FEET; THENCE SOUTH 49°06'38" WEST, 21.17 FEET; THENCE SOUTH 67°27'38" WEST, 59.13 FEET; THENCE SOUTH 64°45'28" WEST, 28.29 FEET; THENCE SOUTH 63°14'56" WEST, 54.28 FEET; THENCE SOUTH 39°20'16" WEST, 27.16 FEET; THENCE SOUTH 10°39'15" WEST, 205.91 FEET; THENCE SOUTH 04°02'18" WEST, 15.36 FEET; THENCE SOUTH 00°04'22" EAST, 17.40 FEET; THENCE SOUTH 02°54'09" EAST, 58.14 FEET; THENCE SOUTH 62°43'42" WEST, 10.69 FEET; THENCE SOUTH 02°21'38" EAST, 11.08 FEET; THENCE SOUTH 09°12'49" WEST, 40.51 FEET; THENCE SOUTH 13°51'53" WEST, 29.26 FEET; THENCE SOUTH 20°48'49" WEST, 17.76 FEET; THENCE SOUTH 31°57'01" WEST, 19.87 FEET; THENCE SOUTH 46°09'09" WEST, 153.31 FEET; THENCE SOUTH 37°23'52" WEST, 13.84 FEET; THENCE SOUTH 22°07'37" WEST, 22.66 FEET; THENCE SOUTH 42°15'45" WEST, 6.33 FEET; THENCE SOUTH 59°03'36" WEST, 16.89 FEET; THENCE SOUTH 51°11'35" WEST, 17.60 FEET; THENCE SOUTH 59°31'44" WEST, 29.88 FEET; THENCE SOUTH 63°18'57" WEST, 40.32 FEET; THENCE SOUTH 55°20'58" WEST, 41.14 FEET; THENCE SOUTH 39°41'37" WEST, 370.24 FEET; THENCE SOUTH 30°51'01" WEST, 27.59 FEET; THENCE SOUTH 13°41'23" WEST, 36.62 FEET; THENCE SOUTH 02°07'56" WEST, 20.20 FEET; THENCE SOUTH 12°10'51" EAST, 25.46 FEET; THENCE SOUTH 22°03'07" EAST, 13.51 FEET; THENCE SOUTH 29°33'37" EAST, 53.60 FEET; THENCE SOUTH 33°49'55" EAST, 47.68 FEET; THENCE SOUTH 40°28'17" EAST, 116.28 FEET; THENCE SOUTH 33°17'24" WEST, 8.64 FEET;

July 20, 2021

July 20, 2021

CONTAINING 16.40 ACRES MORE OR LESS.

**THENCE SOUTH 41°35'46" WEST, 12.58 FEET; THENCE SOUTH 48°48'07" WEST,
23.25 FEET; THENCE SOUTH 60°03'42" WEST, 33.08 FEET; THENCE SOUTH 54°13'53"
WEST, 12.07 FEET; THENCE SOUTH 48°15'20" WEST, 12.18 FEET; THENCE SOUTH
42°02'48" WEST, 25.32 FEET; THENCE SOUTH 21°18'36" WEST, 14.27 FEET; THENCE
SOUTH 07°09'41" WEST, 21.03 FEET; THENCE SOUTH 02°19'23" EAST, 54.26 FEET;
THENCE SOUTH 07°16'15" EAST, 33.73 FEET; THENCE SOUTH 17°13'29" EAST,
105.73 FEET; THENCE SOUTH 04°13'22" WEST, 21.80 FEET; THENCE SOUTH
13°13'38" WEST, 146.43 FEET; THENCE SOUTH 00°36'28" EAST, 42.35 FEET; THENCE
SOUTH 06°35'16" EAST, 17.96 FEET; THENCE SOUTH 11°10'48" EAST, 18.68 FEET;
THENCE SOUTH 17°10'21" EAST, 29.11 FEET; THENCE SOUTH 23°03'47" EAST, 17.87
FEET; THENCE SOUTH 30°08'54" EAST, 38.62 FEET; THENCE SOUTH 36°34'36" EAST,
12.63 FEET; THENCE SOUTH 71°35'53" WEST, 54.02 FEET TO THE POINT OF
CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 686.75
FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF
214.55 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A
CHORD BEARING AND DISTANCE OF SOUTH 80°32'53" WEST, 213.68 FEET. THENCE
SOUTH 89°29'52" WEST, 4.90 FEET; THENCE NORTH 00°14'30" WEST, 1257.60 FEET;
THENCE NORTH 89°45'25" EAST, 59.97 FEET; THENCE NORTH 36°03'25" EAST,
142.14 FEET; THENCE NORTH 51°44'25" EAST, 238.67 FEET; THENCE NORTH
11°44'25" EAST, 132.23 FEET; THENCE NORTH 34°13'47" EAST, 54.27 FEET; THENCE
NORTH 55°33'17" EAST, 111.62 FEET; THENCE NORTH 75°11'08" EAST, 52.00 FEET;
THENCE SOUTH 86°39'34" EAST, 60.41 FEET; THENCE NORTH 46°18'30" EAST, 70.77
FEET; THENCE NORTH 39°58'00" EAST, 56.64 FEET; THENCE NORTH 07°00'22"
EAST, 64.92 FEET; THENCE NORTH 40°27'01" EAST, 54.53 FEET; THENCE NORTH
08°17'20" EAST, 80.92 FEET; THENCE NORTH 12°44'17" EAST, 63.48 FEET; THENCE
NORTH 24°44'09" EAST, 41.66 FEET; THENCE NORTH 05°55'30" EAST, 75.60 FEET;
THENCE NORTH 22°00'21" EAST, 160.43 FEET; THENCE NORTH 58°54'22" EAST,
68.52 FEET; THENCE NORTH 17°42'26" EAST, 50.40 FEET; THENCE NORTH 29°15'45"
EAST, 76.89 FEET; THENCE NORTH 15°55'38" EAST, 32.50 FEET; THENCE NORTH
07°01'28" EAST, 119.23 FEET; THENCE NORTH 09°35'39" WEST, 91.81 FEET; THENCE
NORTH 61°37'15" EAST, 91.97 FEET; THENCE NORTH 24°48'01" EAST, 101.18 FEET;
THENCE NORTH 13°46'07" WEST, 18.16 FEET TO THE POINT OF BEGINNING.**

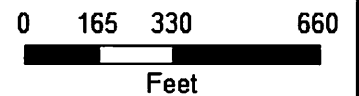
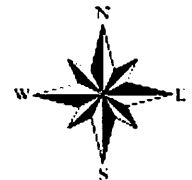
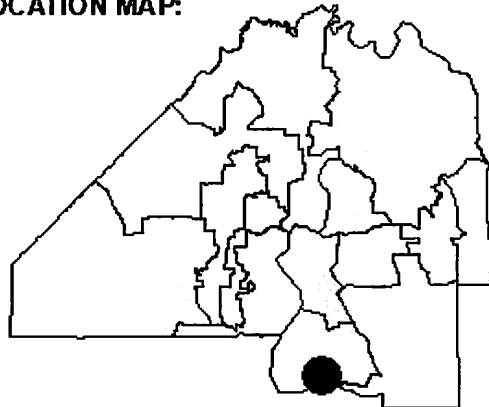


REQUEST SOUGHT:

FROM RR-ACRE

-  **TO CSV**
-  **TO RLD-100B**
-  **TO RLD-90**

LOCATION MAP:



COUNCIL DISTRICT:

6

TRACKING NUMBER

T-2021-3546

**EXHIBIT 2
PAGE 1 OF 1**



ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street
Jacksonville, Florida 32202-3139

John N Day
H. Smith, Inc.
3741 San Jose Place, Suite 7
Jacksonville, FL, 32257

December 05, 2019

Project Name: Aladdin Road
Availability#: 2019-4193

Attn: John N Day,

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 two years 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. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement from the third party owner providing applicant with the right to construct the utilities.

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, https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team



21 West Church Street
 Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2019-4193
 Request Received On: 12/4/2019
 Availability Response: 12/5/2019
 Prepared by: Susan West

Project Information

Name: Aladdin Road
 Type: Single Family
 Requested Flow: 24,500 gpd
 Location: 12523 Aladdin Road, 32223, north of Urbano Way and South of Linjohn Road.
 Parcel ID No.: 158194-0040
 Description: The project is for approximately 70 single-family homes.

Potable Water Connection

Water Treatment Grid: SOUTH GRID
 Connection Point #1: Existing 16 inch water main along Aladdin Rd
 Connection Point #2: NA
 Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

Sewer Connection

Sewer Treatment Plant: MANDARIN
 Connection Point #1: Existing 8 inch forcee main at the intersection of Aladdin Rd and Marbon Rd
 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:
 Connection Point #2: NA
 Special Conditions: This property is located within the JEA Reclaimed Water System Service Area, however there are no current plans to extend reclaim mains to serve this property.

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/](https://www.jea.com/engineering_and_construction/request_an_as-built_drawing/).