

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

8 October 2020

The Honorable Tommy Hazouri, President
The Honorable Michael Boylan, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No.: 2020-550**

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan
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: **Approve**

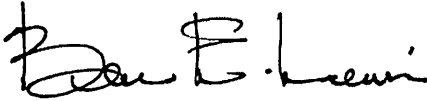
Planning Commission Commentary: There was one speaker in opposition who had concerns about loss privacy and trees. The Commissioners felt the two proposed lots were consistent with the area.

Planning Commission Vote: 7-0

Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Aye
David Hacker, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	Absent
Jason Porter	Aye

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 2020-0550

OCTOBER 8, 2020

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 2020-0550.

Location: 3970 Julington Creek Road
Between Hillwood Road and Shady Creek Drive

Real Estate Number(s): 159117-0050

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

Proposed Zoning District: Residential Low Density-90 (RLD-90)

Planning District: Southeast, District 3

Owner: Glen Friedman
Gramercy Union LLC
1952 Talon Sharp Way
Fleming Island, Florida. 32003

Agent: Patrick Krechowski
Balch and Bingham, LLP
1 Independent Drive, Suite 1800
Jacksonville, Florida. 32202

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance 2020-0550 seeks to rezone approximately 1.58 +/- acres of land from Residential Rural-Acre (RR-Acre) to Residential Low Density-90 (RLD-90). The rezoning is being sought to develop the property with two Single Family Dwellings on individual lots.

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. The subject site is located on the south side of Julington Creek Road, a collector roadway. The property abuts Oldfield Creek. The land use category is LDR, which the permitted uses are predominately residential. The site is surrounded on 3 sides by RLD-90 zoning district.

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

Yes. This proposed rezoning to RLD-90 is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element:

Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

The proposed RLD-90 Zoning District in the existing LDR Land Use Category will be consistent with the existing patterns of development in the area.

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.

The proposed rezoning will continue the existing Residential Land Use Pattern that exists along Julington Creek Road, and in the Mandarin Area of the City. Additionally, the subject site is located along Julington Creek Road which is classified as a Collector Roadway, and serves a prominent role in the transportation network of the Mandarin area.

SURROUNDING LAND USE AND ZONING

The immediate area surrounding the subject parcel is developed as a single family neighborhood. The surrounding Uses, Land Use Categories and Zoning Districts are as follows:

Adjacent Property	Land Use Category	Use	Zoning District	Current Use
North	LDR		RR-Acre	Single Family Dwelling/Timber
South	LDR		RLD-90	Single Family Dwelling
East	LDR		RLD-90	Single Family Dwelling
West	LDR		RLD-90/ RR-Acre	Single Family Dwelling

SUPPLEMENTAL INFORMATION

Upon visual inspection by the City Planner on September 25, 2020 the required Notice of Public Hearing sign was posted.



Source: Planning and Development

Date: September 25, 2020

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2020-0550** be **APPROVED**.



Aerial Photo

Source: JaxGIS
Date: September 24, 2020



View of the Subject Site

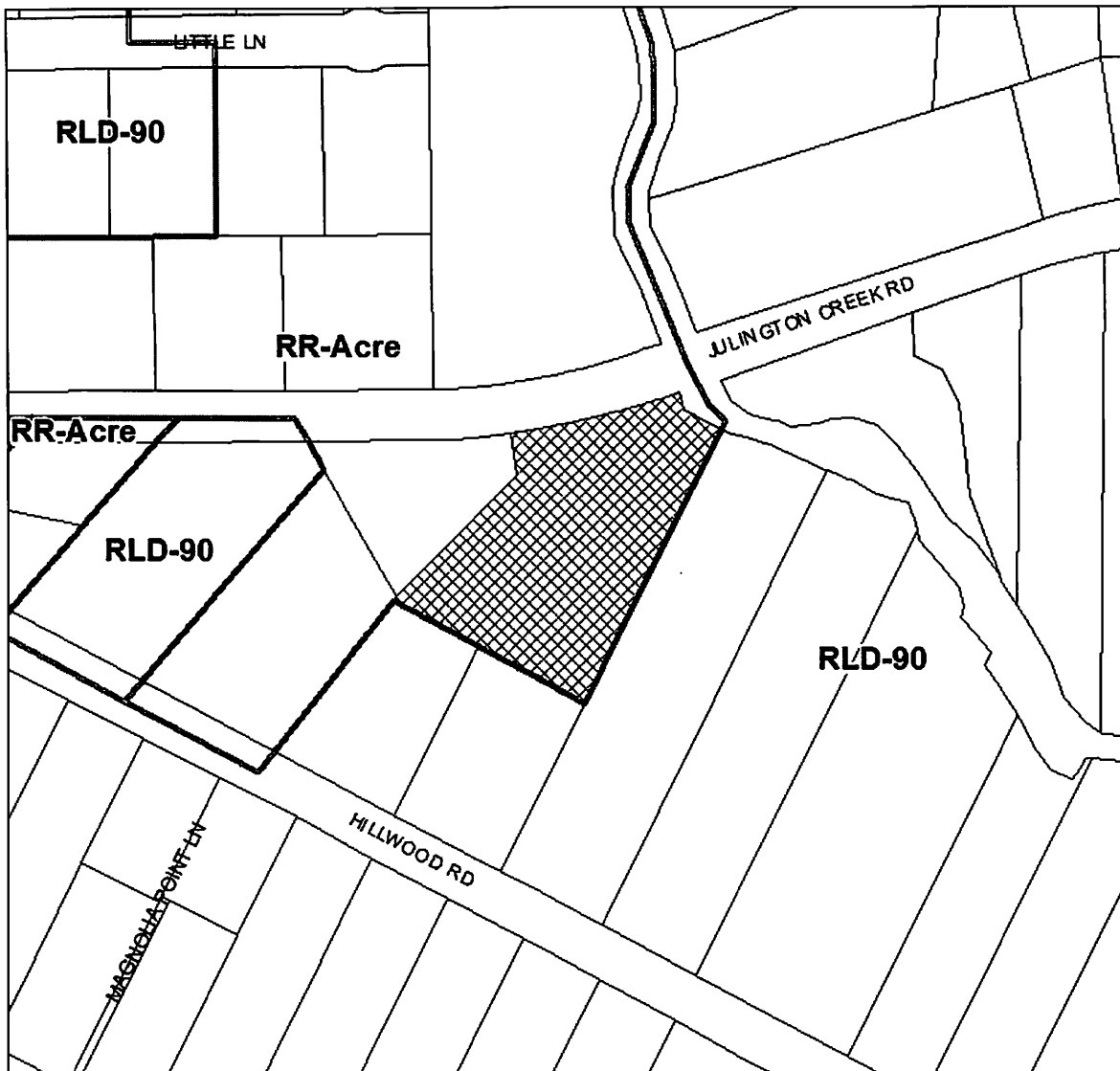
Source: Planning and Development
Date: September 25, 2020

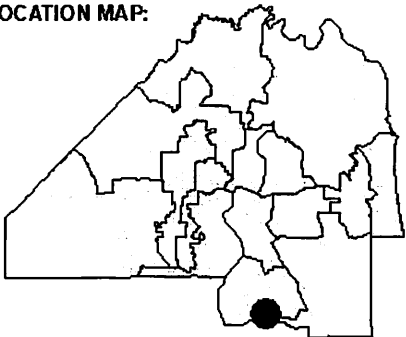
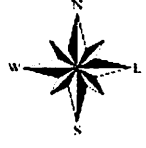
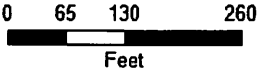


View across the Julington Creek Road

Source: Planning and Development

Date: September 25, 2020



<p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE</p> <p>TO: RLD-90</p>	<p>LOCATION MAP:</p> 	  <p>0 65 130 260 Feet</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2020-0550</p>	<p>TRACKING NUMBER</p> <p>T-2020-2973</p>	<p>COUNCIL DISTRICT:</p> <p>6</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>

Legal Map

Source: JaxGIS

Date: September 24, 2020

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2020-0550 **Staff Sign-Off/Date** CMC / 08/14/2020
Filing Date 09/04/2020 **Number of Signs to Post** 1
Hearing Dates:
1st City Council 10/13/2020 **Planning Commission** 10/08/2020
Land Use & Zoning 10/20/2020 **2nd City Council** N/A
Neighborhood Association N/A
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 2973 **Application Status** FILED COMPLETE
Date Started 06/26/2020 **Date Submitted** 07/01/2020

General Information On Applicant

Last Name KRECHOWSKI **First Name** PATRICK **Middle Name** W
Company Name BALCH AND BINGHAM, LLP
Mailing Address 1 INDEPENDENT DRIVE, SUITE 1800
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9043486877 **Fax** 8662261996 **Email** PKRECHOWSKI@BALCH.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name FRIEDMAN **First Name** GLEN **Middle Name** S
Company/Trust Name GRAMERCY UNION LLC
Mailing Address 1952 TALON SHARP WAY
City FLEMING ISLAND **State** FL **Zip Code** 32003
Phone 9044691910 **Fax** **Email** GLEN@GRAMERCYUNION.COM

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 159117 0050	6	3	RR-ACRE	RLD-90

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

Existing Land Use Category

RPI

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 0.00

Justification For Rezoning Application

RE-DEVELOPMENT OF RESIDENTIAL RURAL ACREAGE INTO TWO SINGLE-FAMILY LOTS IN COMPLIANCE WITH RLD-90 ZONING CATEGORY AND CONSISTENT WITH PATTERN OF DEVELOPMENT IN THE VICINITY.

Location Of Property

General Location

MANDARIN

House # 3970 **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

0.00 Acres @ \$10.00 /acre: \$0.00

3) Plus Notification Costs Per Addressee

28 Notifications @ \$7.00 /each: \$196.00

4) Total Rezoning Application Cost: \$2,196.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT 1

Legal Description

PARCEL A: A PORTION OF THE WESTERLY 1/2 OF LOT 35 AND A PORTION OF LOT 36, MAGNOLIA POINT, ACCORDING TO PLAT RECORDED IN THE CURRENT PUBLIC RECORDS OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, IN PLAT BOOK 18, PAGES 38, 38A AND 38B; TOGETHER WITH A PART OF GOVERNMENT LOT 5, SECTION 21, TOWNSHIP 4 SOUTH, RANGE 27 EAST, OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE, COMMENCE AT THE SOUTHEASTERLY CORNER OF LOT 37, MAGNOLIA POINT, AND RUNS 63°36' EAST, ALONG THE SOUTHWESTERLY BOUNDARY OF LOT 36 AND THE NORTHEASTERLY RIGHT OF WAY LINE OF HILL WOOD ROAD (A 60 FOOT RIGHT OF WAY), A DISTANCE OF 99.76 FEET TO A POINT; RUN THENCE NORTH 38°18" EAST, A DISTANCE OF 230.00 FEET TO A POINT; RUN THENCE NORTH 45°10'40" EAST A DISTANCE OF 30.01 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE NORTH 45°10'45" EAST A DISTANCE OF 169.99 FEET TO A POINT; RUN THENCE NORTH 21°45'30" WEST A DISTANCE OF 61.02 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF JULINGTON CREEK ROAD (A 60 FOOT RIGHT OF WAY); RUN THENCE ALONG A CURVE TO THE LEFT ON SAID RIGHT OF WAY LINE, SAID CURVE HAVING A RADIUS OF 746.2 FEET, A DISTANCE OF 144.98 FEET AS MEASURED ALONG A CHORD BEARING NORTH 75°43'50" EAST TO A POINT OF TANGENCY ON SAID RIGHT OF WAY LINE; RUN THENCE NORTH 70°09'20" EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 35 FEET, MORE OR LESS, TO THE WATER LINE OLDFIELD CREEK; RUN THENCE IN AN EASTERLY DIRECTION, FOLLOWING THE MEANDERINGS OF SAID WATER LINE, A DISTANCE OF 100 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE EASTERLY BOUNDARY OF THE WESTERLY 1/2 OF LOT 35, MAGNOLIA POINT; RUN THENCE SOUTH 26°24' WEST, ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 315 FEET, MORE OR LESS, TO A POINT WHICH BEARS SOUTH 63°36' EAST FROM THE POINT OF BEGINNING; RUN THENCE NORTH 63°36' WEST, AND PARALLEL TO THE NORTHERLY RIGHT OF WAY LINE OF HILL WOOD ROAD, A DISTANCE OF 242.91 FEET TO THE POINT OF BEGINNING. PARCEL B: A PORTION OF LOTS 35 AND 36 MAGNOLIA POINT, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGES 38-38B, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE CORNER COMMON TO SAID LOTS 35 AND 36 ON THE NORTHEASTERLY RIGHT OF WAY LINE OF HILL WOOD ROAD, A 60 RIGHT-OF-WAY ACCORDING TO SAID PLAT OF MAGNOLIA POINT, AND RUN SOUTH 63°36' EAST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF HILL WOOD ROAD, A DISTANCE OF 50.0 FEET TO A POINT IN THE EASTERLY LINE OF THE WESTERLY ONE HALF OF SAID LOT 35; THENCE RUN NORTH 26°24' EAST ALONG THE EASTERLY LINE OF THE WESTERLY 1/2 OF SAID LOT 35, A DISTANCE OF 219.08 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 26°24' EAST ALONG SAID LAST LINE, A DISTANCE OF 34.39 FEET TO THE MOST SOUTHERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5613, PAGE 2364, EXHIBIT A, PUBLIC RECORDS OF SAID COUNTY; THENCE RUN NORTH 63°36' WEST ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LANDS, A DISTANCE OF 242.91 FEET TO THE MOST WESTERLY CORNER OF SAID LANDS; RUN THENCE SOUTH 45°10'40" WEST, A DISTANCE OF 30.01 FEET TO A POINT; RUN THENCE SOUTH 38°18' WEST A DISTANCE OF 6.11 FEET TO A POINT; RUN THENCE SOUTH 63°36' EAST, A DISTANCE OF 253.83 FEET TO THE POINT OF BEGINNING

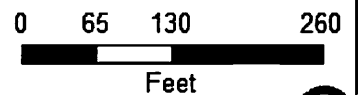
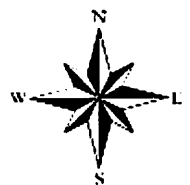
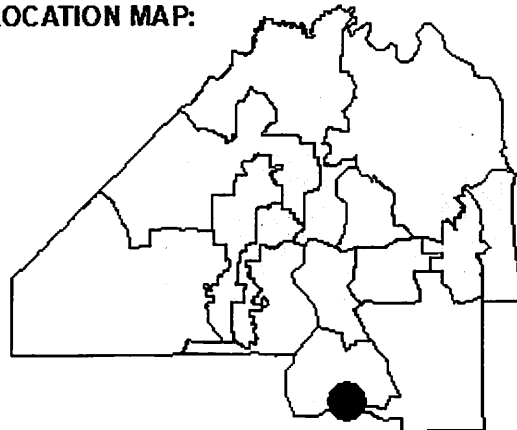


REQUEST SOUGHT:

FROM: RR-ACRE

TO: RLD-90

LOCATION MAP:



COUNCIL DISTRICT:
6

ORDINANCE NUMBER

ORD-2020-0550

TRACKING NUMBER

T-2020-2973

EXHIBIT 2
PAGE 1 OF 1



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
GRAMERCY UNION LLC

Filing Information

Document Number L17000244823
FEI/EIN Number 82-5398237
Date Filed 11/29/2017
State FL
Status ACTIVE

Principal Address

1952 TALON SHARP WAY
FLEMING ISLAND, FL 32003

Changed: 11/19/2018

Mailing Address

1952 TALON SHARP WAY
FLEMING ISLAND, FL 32003

Changed: 02/27/2018

Registered Agent Name & Address

ARTECHE, SUE
1952 Talon Sharp Way
FLEMING ISLAND, FL 32003

Address Changed: 05/02/2018

Authorized Person(s) Detail

Name & Address

Title AMBR

FRIEDMAN, GLEN
1952 Talon Sharp Way
Fleming Island, FL 32003

Title AMBR

FRIEDMAN, VICTORIA
1952 Talon Sharp Way
Fleming Island, FL 32003

Annual Reports

Report Year	Filed Date
2018	05/02/2018
2019	02/09/2019
2020	01/15/2020

Document Images

01/15/2020 -- ANNUAL REPORT	View image in PDF format
02/09/2019 -- ANNUAL REPORT	View image in PDF format
05/02/2018 -- ANNUAL REPORT	View image in PDF format
11/29/2017 -- Florida Limited Liability	View image in PDF format

Florida Department of State - Division of Corporations

EXHIBIT A - Property Ownership Affidavit

Date: June 30th, 2020

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:
3970 Julington Creek Road, Jacksonville, FL 32223

To Whom it May Concern:

I Glen S. Friedman hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Re-zoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

Gramercy Union LLC

By _____

By Glen S. Friedman

Print Name: _____

Print Name: Glen S. Friedman

Its: Manager

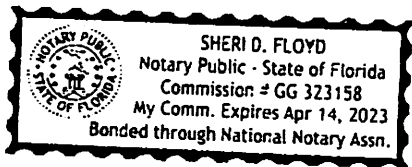
*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 30 day of June 2020, by Glen Friedman, who is personally known to me or who has produced drivers license as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)
Sheri Floyd

(Printed name of NOTARY PUBLIC)



State of Florida at Large. 4-1473
My commission expires: _____

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: June 30th, 2020

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

Re: Agent Authorization for the following site location: 3970 Julington Creek Road, Jacksonville, FL 32223

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 Patrick Krechowski and Balch & Bingham LLP to act as agent to file application(s) for Gramercy Union LLC for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

Gramercy Union LLC

By _____

By Glen S. Friedman

Print Name: _____

Print Name: Glen S. Friedman

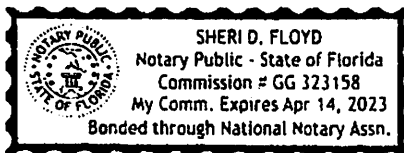
Its: Manager

*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 30 day of June 2020, by Glen Friedman, who is personally known to me or who has produced Drivers License as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)
Sheri Floyd



(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 4-14-23

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: 1428-19

COPY

Parcel Identification No. 159117-0050

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 31st day of July, 2019 between Ryan Fuller, a single man whose post office address is 1210 S. Glebe Rd. #40534, Arlington, VA 22204 of the County of Arlington, State of Virginia, grantor*, and Gramercy Union LLC, a Florida limited liability company whose post office address is 1952 Talon Sharp Way, Fleming Island, FL 32003 of the County of Clay, 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 A

A PORTION OF THE WESTERLY 1/2 OF LOT 35 AND A PORTION OF LOT 36, MAGNOLIA POINT, ACCORDING TO PLAT RECORDED IN THE CURRENT PUBLIC RECORDS OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, IN PLAT BOOK 18, PAGES 38, 38A AND 38B; TOGETHER WITH A PART OF GOVERNMENT LOT 5, SECTION 21, TOWNSHIP 4 SOUTH, RANGE 27 EAST, OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE, COMMENCE AT THE SOUTHEASTERLY CORNER OF LOT 37, MAGNOLIA POINT, AND RUN S. 63° 36' E., ALONG THE SOUTHWESTERLY BOUNDARY OF LOT 36 AND THE NORTHEASTERLY RIGHT OF WAY LINE OF HILL WOOD ROAD (A 60-FOOT RIGHT OF WAY), A DISTANCE OF 99.76 FEET TO A POINT; RUN THENCE N. 38° 18' E. A DISTANCE OF 230.00 FEET TO A POINT; RUN THENCE N. 45° 10' 40" E. A DISTANCE OF 30.01' FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE N. 45° 10' 45" E. A DISTANCE OF 169.99 FEET TO A POINT; RUN THENCE N. 21° 45' 30" W. A DISTANCE OF 61.02 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF JULINGTON CREEK ROAD (A 60-FOOT RIGHT OF WAY); RUN THENCE ALONG A CURVE TO THE LEFT IN SAID RIGHT OF WAY LINE, SAID CURVE HAVING A RADIUS OF 746.2 FEET, A DISTANCE OF 144.98 FEET AS MEASURED ALONG A CHORD BEARING N. 75° 43' 50" E. TO A POINT OF TANGENCY IN SAID RIGHT OF WAY LINE; RUN THENCE N. 70° 09' 20"E., CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 35 FEET, MORE OR LESS, TO THE WATER LINE OLDFIELD CREEK; RUN THENCE IN AN EASTERLY DIRECTION, FOLLOWING THE MEANDERINGS OF SAID WATER LINE, A DISTANCE OF 100 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE EASTERLY BOUNDARY OF THE WESTERLY 1/2 OF LOT 35, MAGNOLIA POINT; RUN THENCE S. 26° 24' W., ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 315 FEET, MORE OR LESS, TO A POINT WHICH BEARS S. 63° 36' E. FROM THE POINT OF BEGINNING; RUN THENCE N. 63° 36' W., AND PARALLEL TO THE NORTHERLY RIGHT OF WAY LINE OF HILL WOOD ROAD, A DISTANCE OF 242.91 FEET TO THE POINT OF BEGINNING.

PARCEL B

A PORTION OF LOTS 35 AND 36 MAGNOLIA POINT, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGES 38 -38B, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE COMMENCE AT THE CORNER COMMON TO SAID LOTS 35 AND 36 ON THE NORTHEASTERLY RIGHT OF WAY LINE OF HILL WOOD ROAD, A 60' RIGHT-OF-WAY ACCORDING TO SAID PLAT OF MAGNOLIA POINT, AND RUN SOUTH 63° 36' EAST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF HILL WOOD ROAD, A DISTANCE OF 50.0 FEET TO A POINT IN THE EASTERLY LINE OF THE WESTERLY ONE HALF OF SAID LOT 35; THENCE RUN NORTH 26° 24' EAST ALONG THE EASTERLY LINE OF THE WESTERLY 1/2 OF SAID LOT 35, A DISTANCE OF 219.08 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 26° 24' EAST ALONG SAID LAST LINE, A DISTANCE OF 34.39 FEET TO THE MOST SOUTHERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5613, PAGE 2364, EXHIBIT A, PUBLIC RECORDS OF SAID COUNTY; THENCE RUN NORTH 63° 36' WEST ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LANDS, A DISTANCE OF 242.91 FEET TO THE MOST WESTERLY CORNER OF SAID LANDS; RUN THENCE SOUTH 45° 10' 40" WEST, A DISTANCE OF 30.01 FEET TO A POINT; RUN THENCE SOUTH 38° 18' WEST A DISTANCE OF 6.11 FEET TO A POINT; RUN THENCE SOUTH 63° 36' EAST, A DISTANCE OF 253.83 FEET TO THE POINT OF BEGINNING.

Subject to taxes for 2019 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.

Ryan Fuller
Ryan Fuller

Signed, sealed and delivered in our presence:

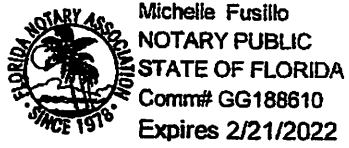
Signature Kallie Jamel
Print Name: Kallie Jamel

Signature Michelle L. Fusillo
Print Name: Michelle L. Fusillo

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 31st day of July, 2019 by Ryan Fuller, 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: _____



ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street
Jacksonville, Florida 32202-3139

Glen S. Friedman
Gramercy Union LLC
1952 Talon Sharp Way
Fleming Island, FL, 32003

July 27, 2020

Project Name: 3970 Julington Creek Road (2 SFH's)
Availability#: 2020-2429

Attn: Glen S. Friedman,

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#: 2020-2429
Request Received On: 7/21/2020
Availability Response: 7/27/2020
Prepared by: Corey Cooper

Project Information

Name: 3970 Julington Creek Road (2 SFH's)
Type: Single Family
Requested Flow: 700 gpd
Location: 3970 Julington Creek Road, Jacksonville, FL 32223
Parcel ID No.: 159117 0050
Description: Single-family residential

Potable Water Connection

Water Treatment Grid: SOUTH GRID
Connection Point #1: Existing 16-inch water main within Julington Creek Rd. ROW.
Connection Point #2: NA

Special Conditions: Point of Connection location to be field verified by developer during project design. Layouts are required to be submitted to the Infill Development Team for approval prior to submitting for service. Please review requirements for lot split layouts in the J E A design guidelines located : https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/. If needed, 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/.

Sewer Connection

Sewer Treatment Plant: MANDARIN
Connection Point #1: JEA does not have gravity sewer available within 1/4 mile of this property at this time.
Connection Point #2: NA
Special Conditions:

Reclaimed Water Connection

Sewer Region/Plant: N/A
Connection Point #1:
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.