

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

April 7, 2022

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.: 2022-149 **Application for: Broward Road PUD**

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 with Conditions**

Planning Commission Recommendation: **Approve with Conditions**

This rezoning is subject to the following exhibits:

1. The original legal description dated: December 15, 2021
2. The original written description dated: February 1, 2022
3. The original site plan dated: October 30, 2020

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

1. Uses #8 (Small scale operations including wholesaling, warehousing, storage, distributorship business where the total operation does not require more than 10,000 square feet of floor space, no vehicle is used in excess of one and one half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises) and #15 (Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating) under permitted uses in the Written Description should be limited to accessory uses to a commercial retail use.
2. Use #14 (Adult Entertainment) shall be removed as it is only allowed specifically in the CCG-2 Zoning Category under the 2030 Comprehensive Plan.
3. The conditions set in the Transportation Memorandum 2022-0149 dated 3/2/2022 bet met.
4. Sidewalks on the frontages of Broward Road and Zoo Parkway are required, but not on the FDOT Limited Access right of way.

Planning Department conditions:

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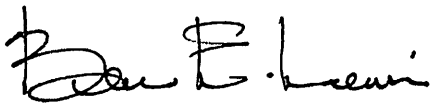
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote:	6-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Jordan Elsbury	Aye
Joshua Garrison	Aye
Jason Porter	Absent

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

Sincerely,



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 2022-0149 TO

PLANNED UNIT DEVELOPMENT

APRIL 7, 2022

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 **2022-0149** to Planned Unit Development.

Location: 1057 Broward Road

Real Estate Number(s): 022106-0020

Current Zoning District: Commercial Community General-1 (CCG-1)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Proposed Land Use Category: Community General Commercial (CGC) with a Site Specific Policy

Planning District: North, District 6

Applicant/Agent: Paul M. Harden, Esq.
Law Office of Paul M. Harden
1431 Riverplace Boulevard, Suite 901
Jacksonville, Florida. 32207

Owner: Hillary Robin Holland
JAX 1057 Broward, LLC
11 SW 12th Avenue, Suite 106
Dania, Florida. 33004

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2022-0149** seeks to rezone approximately 8.85+/- acres of land from CCG-1 to PUD. The rezoning to PUD is being sought so that the property can be redeveloped from a former motel to an apartment complex using the existing structures. There will be a maximum of 230 dwelling units.

A proposed Land Use Amendment has been applied for the property (**2022-0148**) to eliminate the requirement that 20% of the property will be used as commercial with a site specific policy. The Department is also recommending approval on the companion amendment.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(1) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. Applicant seeks a PUD to allow for multi-family residential without an integrated permitted use. The 8.85 acre subject site contains a hotel and is located at the northeast quadrant of the intersection of Broward Road and Zoo Parkway (SR-105), within the CGC land use category and the Urban Development Area.

The PUD proposes uses that are permitted within the CGC land use category, including but not limited to commercial retail sales and service establishments, hotels and motels, and multi-family residential. Although it is primarily a commercial category, CGC allows for residential development at densities up to 40 units per acre in the Urban Area, subject to the provision that residential uses shall not be the sole use and shall not exceed 80 percent of a development. The companion land use amendment includes a proposed site specific policy, which allows for 100 percent residential development on the site. The PUD is proposing a maximum of 230 Dwelling Units, which is consistent with the density permitted within the CGC land use category.

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

This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Goal 1 To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and

environmental degradation.

The proposed project will reuse existing structures and facilities of a vacant hotel which will ensure protection against any new potential hazards or nuisances.

(3) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Community General Commercial (CGC). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series (Ordinance 2022-0148) that seeks to amend the land use category to CGC with a Site Specific Policy.

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a multi-family development. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

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

The streetscape: The proposed site plan shows the existing drive isle space to be used as the drive isle with the required parking utilizing the driveways.

The use and variety of building setback lines, separations, and buffering: The proposed project will utilize the existing structures on site today that will be retrofitted for the proposed apartments.

The separation and buffering of vehicular use areas and sections of vehicular use areas: The appropriate landscape buffers are shown between the different drive isles.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

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

Adjacent Property	Land Use Category	Zoning District	Current Use
North	CGC	CCG-1	Vacant Commercial
South	CGC	CCG-1/CO	Vacant Commercial / Interstate
East	RPI	PUD	Interstate 95
West	CSV/MDR	CSV/CO	Conservation / Vacant Residential

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category and is a single-use, multi-family development, which is not to exceed 230 dwelling units. The PUD is appropriate at this location because it will support the existing offices, retail and other uses in the surrounding area.

The existing residential density and intensity of use of surrounding lands: The surrounding area is made up of a mix of single family and multi-family residential units, as well as a variety of commercial uses.

The availability and location of utility services and public facilities and services: The site will be served by both centralized services as required by the Comprehensive Plan.

Impact on schools: A request was made to the Duval County School Board to review the proposed project and its impact on the Schools in the proposed projects service area on March 10, 2022. As of March 24, 2022 no report was received. If and when a report is received it will be included in the official file and available for review.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space in the 2030 Comprehensive plan, and will utilize some of the existing facilities left over from the former motel use.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site. However, the written description states “Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.”

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(10) Off-street parking including loading and unloading areas.

The site will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

The Written Description claims that the sidewalk requirement shall be waived, however the Transportation Division has reviewed the proposed project and has determined that a safe and convenient access path be included for bicycles and their storage on site.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on March 24, 2022 the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2022-0149 be **APPROVED with the following exhibits:**

The original legal description dated: **December 15, 2021**

The original written description dated: **February 1, 2022**

The original site plan dated: **October 30, 2020**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2022-0149 be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

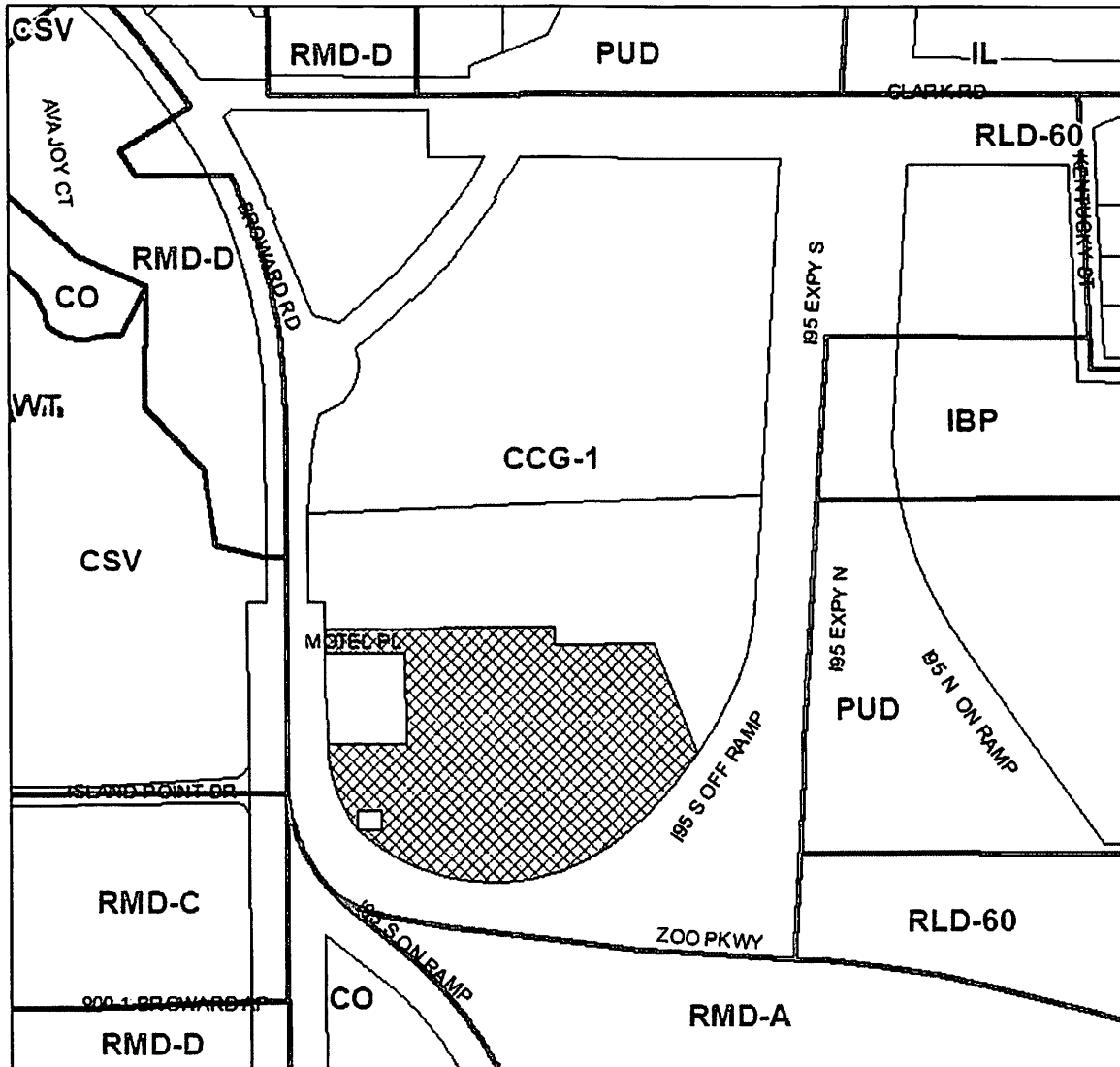
- 1.) **Uses 8 (Small scale operations including wholesaling, warehousing, storage, distributorship business where the total operation does not require more than 10,000 square feet of floor space, no vehicle is used in excess of one and one half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises) and 15 (Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating) under permitted uses in the Written Description should be limited to accessory uses to a commercial retail use.**
- 2.) **Use 14 (Adult Entertainment) shall be removed as it is only allowed specifically in the CCG-2 Zoning Category under the 2030 Comprehensive Plan.**
- 3.) **The conditions set in the Transportation Memorandum 2022-0149 dated 3/2/2022 bet met.**
- 4.) **Sidewalks on the frontages of Broward Road and Zoo Parkway are required, but not on the FDOT Limited Access right of way.**

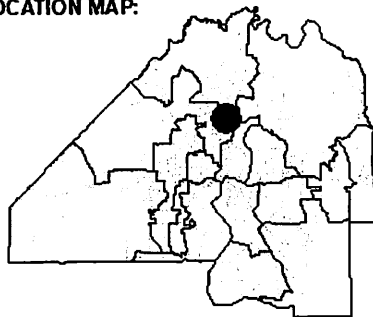
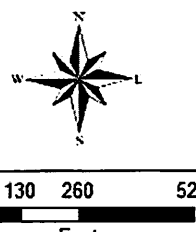


Aerial View



View of the Subject Site from Broward Road



<p>REQUEST SOUGHT:</p> <p>FROM: CCG-1</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	
<p>ORDINANCE NUMBER</p> <p>ORD-2022-0149</p>	<p>TRACKING NUMBER</p> <p>T-2021-3975</p>	<p>COUNCIL DISTRICT:</p> <p>8</p> <p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Legal Map

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0149 Staff Sign-Off/Date CMC / 02/08/2022

Filing Date 03/22/2022 Number of Signs to Post 9

Hearing Dates:

1st City Council 04/12/2022 Planning Commission 04/07/2022

Land Use & Zoning 04/19/2022 2nd City Council 04/26/2022

Neighborhood Association TROUT RIVER JAX; THE EDEN GROUP INC.

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3975 Application Status FILED COMPLETE

Date Started 12/22/2021 Date Submitted 12/22/2021

General Information On Applicant

Last Name First Name Middle Name
HARDEN PAUL M.

Company Name
LAW OFFICE OF PAUL M. HARDEN

Mailing Address
1431 RIVERPLACE BLVD, SUITE 901

City State Zip Code
JACKSONVILLE FL 32207

Phone Fax Email
9043965731 PAUL_HARDEN@BELLSOUTH.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name First Name Middle Name
HOLLAND HILLARY ROBIN

Company/Trust Name
JAX 1057 BROWARD, LLC

Mailing Address
11 SW 12TH AVE, SUITE 106

City State Zip Code
DANIA FL 33004

Phone Fax Email

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 022106 0020	8	6	CCG-1	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 #

5651

Development Number

Proposed PUD Name 1057 BROWARD ROAD PUD

Justification For Rezoning Application

SEE EXHIBIT D - WRITTEN DESCRIPTION

Location Of Property

General Location

NORTHEAST QUADRANT OF BROWARD RD & ZOO PKWY

House #	Street Name, Type and Direction	Zip Code
1057	BROWARD RD	32218

Between Streets

ZOO PKWY and CLARK RD

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

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 Call 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 | |
| 8.85 Acres @ \$10.00 /acre: | \$90.00 |
| 3) Plus Notification Costs Per Addressee | |
| 9 Notifications @ \$7.00 /each: | \$63.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,422.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

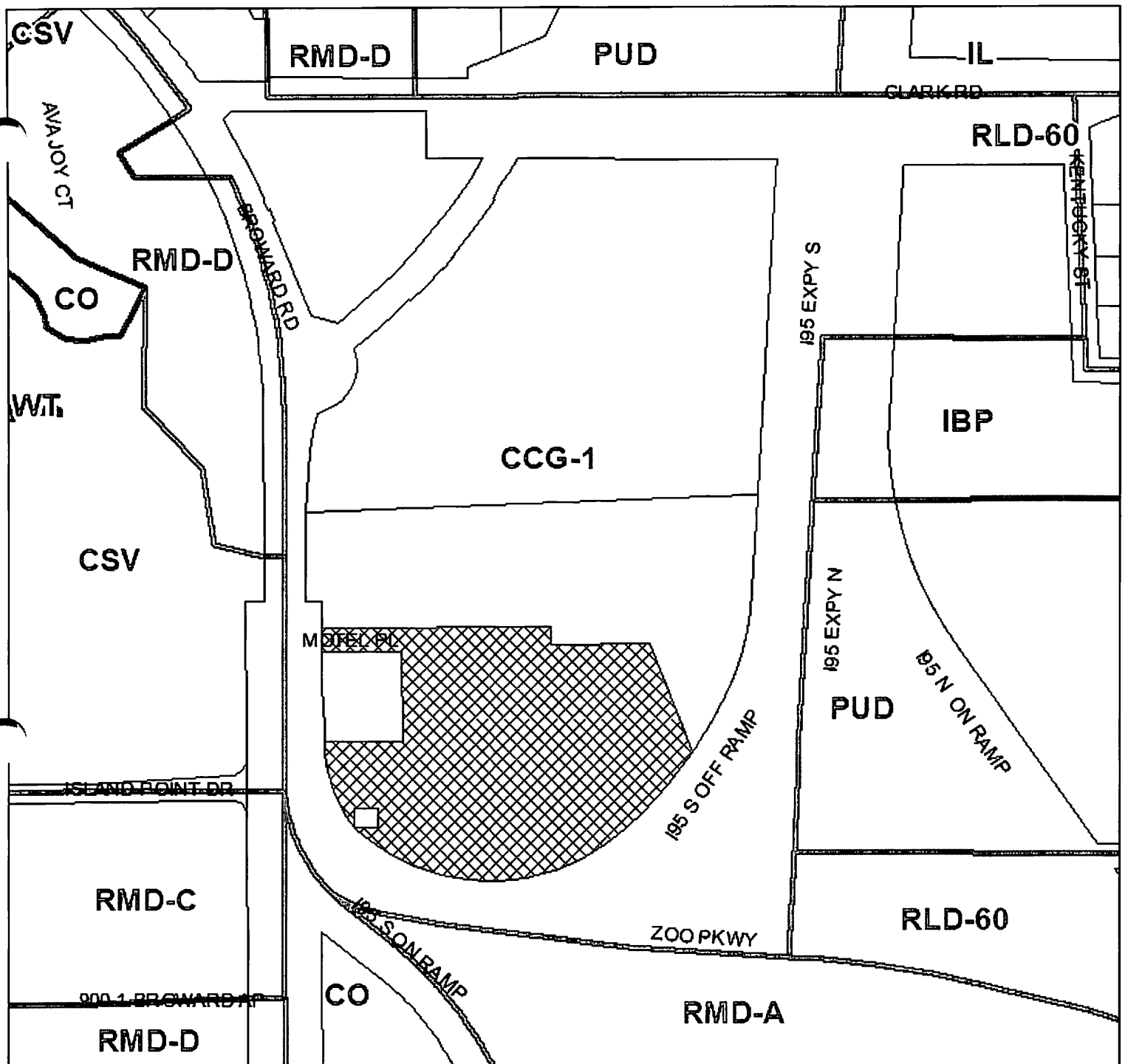
ORDINANCE

December 15, 2021

Legal Description

A PART OF SECTION 13 AND 24, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 13; THENCE NORTH 87° 35' 30" EAST, A DISTANCE OF 555.75 FEET TO A POINT ON THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF BROWARD ROAD, COUNTY ROAD NUMBER 588; THENCE NORTH 01° 59' 37" WEST ALONG SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, A DISTANCE OF 101.01 FEET; THENCE CONTINUE ALONG SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE NORTH 00° 00' 26" WEST, A DISTANCE OF 77.77 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE ALONG SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF BROWARD ROAD NORTH 00° 25' 06" WEST, A DISTANCE OF 56.08 FEET; THENCE DEPART EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE NORTH 89° 40' 06" EAST, A DISTANCE OF 538.32 FEET; THENCE SOUTH 00° 20' 51" EAST, A DISTANCE OF 40.08 FEET; THENCE NORTH 89° 38' 33" EAST, A DISTANCE OF 233.74 FEET; THENCE SOUTH 20° 40' 24" EAST, A DISTANCE OF 274.43 FEET TO A POINT ON THE NORTHWESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 95, SAID RIGHT-OF-WAY LINE BEING IN A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 879.93 FEET; THENCE SOUTHWESTERLY ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 300.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 43° 48' 59" SECONDS WEST AND A CHORD DISTANCE OF 298.75 FEET TO A POINT ON A CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 497.96 FEET; THENCE SOUTHWESTERLY ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 351.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 73° 25' 30" SECONDS WEST AND A CHORD DISTANCE OF 344.70 FEET TO A POINT ON A CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 350.00 FEET: THENCE NORTHWESTERLY ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 510.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 44° 15' 33" WEST AND A CHORD DISTANCE OF 466.43 FEET; THENCE DEPART SAID LIMITED ACCESS RIGHT-OF-WAY LINE NORTH 87° 46' 21" EAST, A DISTANCE OF 183.32 FEET; THENCE NORTH 00° 19' 58" WEST, A DISTANCE OF 210.00 FEET; THENCE SOUTH 89° 40' 06" WEST, DISTANCE OF 188.00 FEET TO THE POINT OF BEGINNING. LAND THUS DESCRIBED CONTAINS 8.85 ACRES, MORE OR LESS.

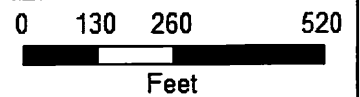
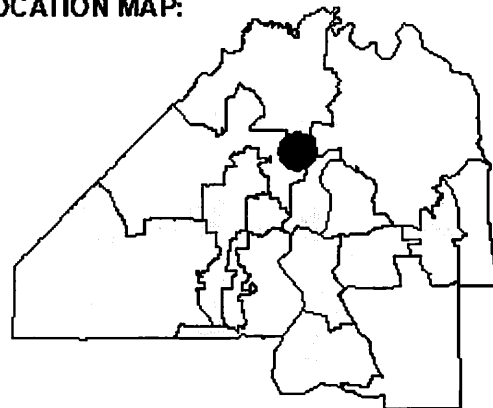


REQUEST SOUGHT:

FROM: CCG-1

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

8

TRACKING NUMBER

T-2021-3975

EXHIBIT 2
PAGE 1 OF 1

EXHIBIT A

Property Ownership Affidavit – Limited Liability Company (LLC)

Date: 12-9-21

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 in Jacksonville, Florida:
Address: 1057 Broward Rd, Jacksonville FL 32218 RE#(s): 022106-0020

To Whom it May Concern:

I, Hillary Robin Holland, as Director of Jax 1057 Broward, LLC, a Limited Liability Company organized under the laws of the state of Florida, hereby certify that said LLC is the Owner of the property described in Exhibit 1 in connection with filing application(s) for FLUM and/or rezoning submitted to the Jacksonville Planning and Development Department.

(signature) [Handwritten Signature]
(print name) Hillary Holland

Please provide documentation illustrating that signatory is an authorized representative of the LLC. This may be shown through a printout from sunbiz.org showing that the person is either a "sole member" or a "managing member." Other persons may be authorized through a resolution, power of attorney, etc.

STATE OF GEORGIA
COUNTY OF Fulton

Sworn to and subscribed and acknowledged before me this 9 day of Dec 2021, by Hillary Robin Holland, as Director, of Jax 1057 Broward, LLC, a Limited Liability Company, who is personally known to me or who has produced FI DL as identification and who took an oath.



[Handwritten Signature]
(Signature of NOTARY PUBLIC)
William Lepchitz
(Printed name of NOTARY PUBLIC)

My commission expires: 11/25/22



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

Detail by Entity Name

Florida Limited Liability Company
JAX 1057 BROWARD LLC

Filing Information

Document Number	L20000157600
FEI/EIN Number	APPLIED FOR
Date Filed	06/09/2020
Effective Date	06/02/2020
State	FL
Status	ACTIVE

Principal Address

11 SW 12TH AVE
STE 106
DANIA, FL 33004

Mailing Address

11 SW 12TH AVE
STE 106
DANIA, FL 33004

Registered Agent Name & Address

HOLLAND, HILLARY
1830 S OCEAN DRIVE
APT THA
HALLANDALE BEACH, FL 33009

Authorized Person(s) Detail

Name & Address

Title MGR

HOLLAND, HILLARY
1830 S OCEAN DRIVE, APT THA
HALLANDALE BEACH, FL 33009

Annual Reports

Report Year	Filed Date
2021	04/28/2021

Document Images

[04/28/2021 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[06/09/2020 -- Florida Limited Liability](#)

[View image in PDF format](#)

EXHIBIT B

Agent Authorization – Limited Liability Company (LLC)

Date: 12-9-21

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

Re: Agent Authorization for the following site location in Jacksonville, Florida:
Address: 1057 Broward Rd, Jacksonville, FL 32218 RE#(s): 022106-0020

To Whom It May Concern:

You are hereby advised that Hillary Robin Holland, as Director of Jax 1057 Broward, LLC, a Limited Liability Company organized under the laws of the state of Florida, hereby certify that said LLC is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Paul M. Harden to act as agent to file application(s) for FLUM and/or rezoning for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

(signature) [Handwritten Signature]
(print name) Hillary Holland

**STATE OF GEORGIA
COUNTY OF**

Sworn to and subscribed and acknowledged before me this 9 day of Dec 2021 by Hillary Robin Holland, as Director of Jax 1057 Broward, LLC, a Limited Liability Company, who is personally known to me or who has produced FL DL as identification and who took an oath.



[Handwritten Signature]
(Signature of NOTARY PUBLIC)

William Lepchitz
(Printed name of NOTARY PUBLIC)

My commission expires: 11/25/22

EXHIBIT C

Binding Letter

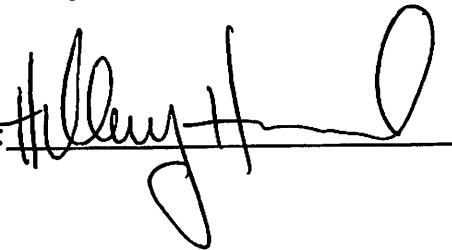
City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

RE: 1057 Broward Rd, Jacksonville FL 32218

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:  _____

WRITTEN DESCRIPTION

1057 Broward Road PUD
RE# 022106-0020
February 1, 2021

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 8.85 acres of property from CCG-1 to PUD. The site is the subject of a companion FLUM Amendment from CGC to CGC with a site specific text amendment to waive the 20% commercial requirement due to the existing commercial development in the area. The parcel is located in the northeast quadrant of Broward Road and Zoo Parkway.

The subject property is currently owned by Jax 1057 Broward LLC, and is more particularly described in the legal description attached as Exhibit 1 to this application. The property is currently developed as a motel. Surrounding uses include: CGC/CCG-1 to the north (vacant); and CSV to the west across Broward Road (vacant timber). The site is bound by I-95 on the east and Zoo Parkway to the south.

Project Name: 1057 Broward Road PUD

Project Architect/Planner: Michael A. Byrd

Project Engineer: Michael A. Byrd

Project Developer: Shoreline Capital, LLC

II. QUANTITATIVE DATA

Total Acreage: 8.85

Total number of dwelling units: up to 230

Total amount of non-residential floor area: 24,840 s.f.

Total amount of recreation area: N/A

Total amount of open space: N/A

Total amount of public/private rights of way: N/A

Total amount of land coverage of all buildings and structures: 110,931 s.f.

Phase schedule of construction (include initiation dates and completion dates)

Initiation 1 year Completion 2 years

III. USES AND RESTRICTIONS

A. Permitted Uses:

1. Multi-family residential without an integrated permitted use
2. Commercial retail sales and service establishments
3. Retail sales of new or used automobiles, trucks and tractors, mobile homes, boats, pawnshops subject to Part 4, automotive vehicle parts (but not automobile wrecking yards, junkyards or scrap processing yards), heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nurseries, lumber and building supplies and similar products.
4. Service stations, truck stops, automated car wash meeting the performance standards and development criteria set forth in Part 4, auto laundry or manual car wash, mobile car detailing services, minor or major automotive repair, car or truck rental, restaurants, laundromat or dry cleaners, veterinarians, animal boarding kennels meeting the performance standards and development criteria set forth in Part 4, pest control, carpenter or cabinet shops, home equipment rentals, job printing or newspapers, radio or television offices and studios, blood donor stations and similar uses.
5. Commercial, recreational and entertainment facilities such as carnivals or circuses, theaters (including open-air theaters), skating rinks, athletic complexes, arenas, auditoriums, convention centers, go-cart tracks, driving ranges, indoor and outdoor facilities operated by a licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.
6. Fruit, vegetable, poultry or fish markets.
7. All types of professional and business offices.
8. Small scale operations including wholesaling, warehousing, storage, distributorship business where the total operation does not require more than 10,000 square feet of floor space, no vehicle is used in excess of one and one-half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises.
9. Hotels and motels.

10. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4
11. Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.
12. Boatyards.
13. Racetracks for animals or vehicles.
14. Adult entertainment.
15. Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
16. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4
17. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture and similar uses.
18. Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
19. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4
20. Private clubs.
21. Churches, including a rectory or similar use
22. Personal property storage establishments meeting the performance development criteria set forth in Part 4
23. Vocational, trade or business schools and similar uses
24. Banks, including drive-thru tellers, savings and loan institutions, and similar uses
25. Dancing entertainment establishments not serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
26. An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant
27. Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.

28. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).
29. Art galleries, museums, community centers, dance, art or music studios.
30. Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
31. Express or parcel delivery offices and similar uses (but not freight or truck terminals)
32. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4
33. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display
34. Filling or gas stations with convenience store, with or without car washes, meeting the performance standards and development criteria set forth in Part 4. Notwithstanding Part 4, this use shall allow for outdoor service and seating and there shall be no maximum parking limitation

B. Permissible Uses by Exception:

1. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both.
2. Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.
3. Residential treatment facilities and emergency shelters.
4. Multi-family residential integrated with a permitted use.
5. Crematories.
6. Building trades contractors with outside storage yards meeting the performance standards and development criteria set forth in Part 4.
7. Travel trailer parks meeting the performance standards and development criteria set forth in Part 4.
8. Automobile storage yards.
9. Bus, semi-tractor (but not trailer) or truck parking and/or storage.

10. Schools meeting the performance standards and development criteria set forth in Part 4.
11. Dancing entertainment establishments serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
12. Nightclubs.
13. Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.
14. Billiard parlors.
15. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
16. Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).
17. Rescue missions.
18. Day labor pools.

C. Limitations on Permitted or Permissible Uses by Exception:

N/A

D. Permitted Accessory Uses and Structures:

See §646.403

IV. STATEMENTS

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

The PUD limits uses from usual Zoning Code application.

B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

All areas will be maintained by the owner.

V. DESIGN GUIDELINES

A. Lot Requirements:

- (1) *Minimum lot area:* None
- (2) *Minimum lot width:* None
- (3) *Maximum lot coverage:* None
- (4) *Minimum front yard:* None
- (5) *Minimum side yard:* None.
- (6) *Minimum rear yard:* 10 feet. Where the lot is adjacent to a residential district without an intervening street, a minimum yard of 15 feet shall be provided along private property lines adjoining the residential district. No improvements other than landscaping, visual screening or retention may be permitted in the required yard.
- (7) *Maximum height of structures:* 60 feet

B. Ingress, Egress and Circulation:

- (1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
- (2) *Vehicular Access.*
 - a. Vehicular access to the Property shall be by way of Broward Road, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.
- (3) *Pedestrian Access.*
 - a. As this is an infill site, there is no physical space to construct a sidewalk, as the property line directly abuts the entrance road; therefore, the sidewalk requirement shall be waived.

C. Signs.

- (1) Two (2) double faced or two (2) single faced signs not to exceed seventy-five (75) square feet in area and thirty-five (35) feet in height.
- (2) Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.
- (3) One (1) under-the-canopy sign per occupancy, not exceeding a maximum of eight (8) square feet in area per sign, is permitted, provided that any square footage used for an

under-the-canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question.

(4) Directional signs shall not exceed four (4) square feet.

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code or as approved by the Planning and Development Department.

E. Utilities:

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

F. Recreation and Open Space:

The recreation and open space requirements shall comply with §656.420, Zoning Code.

G. Wetlands

Wetlands will be permitted according to local, state and federal requirements.

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this 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.

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

- A. Is more efficient than would be possible through strict application of the Zoning Code;
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.

GENERAL NOTES:

COORDINATION: THE CONTRACTOR SHALL COORDINATE ALL UTILITIES, PERMITS, AND REGULATORY AGENCIES WITH THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS PRIOR TO COMMENCEMENT OF WORK.

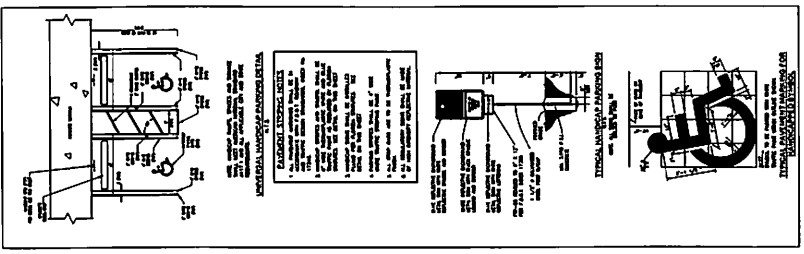
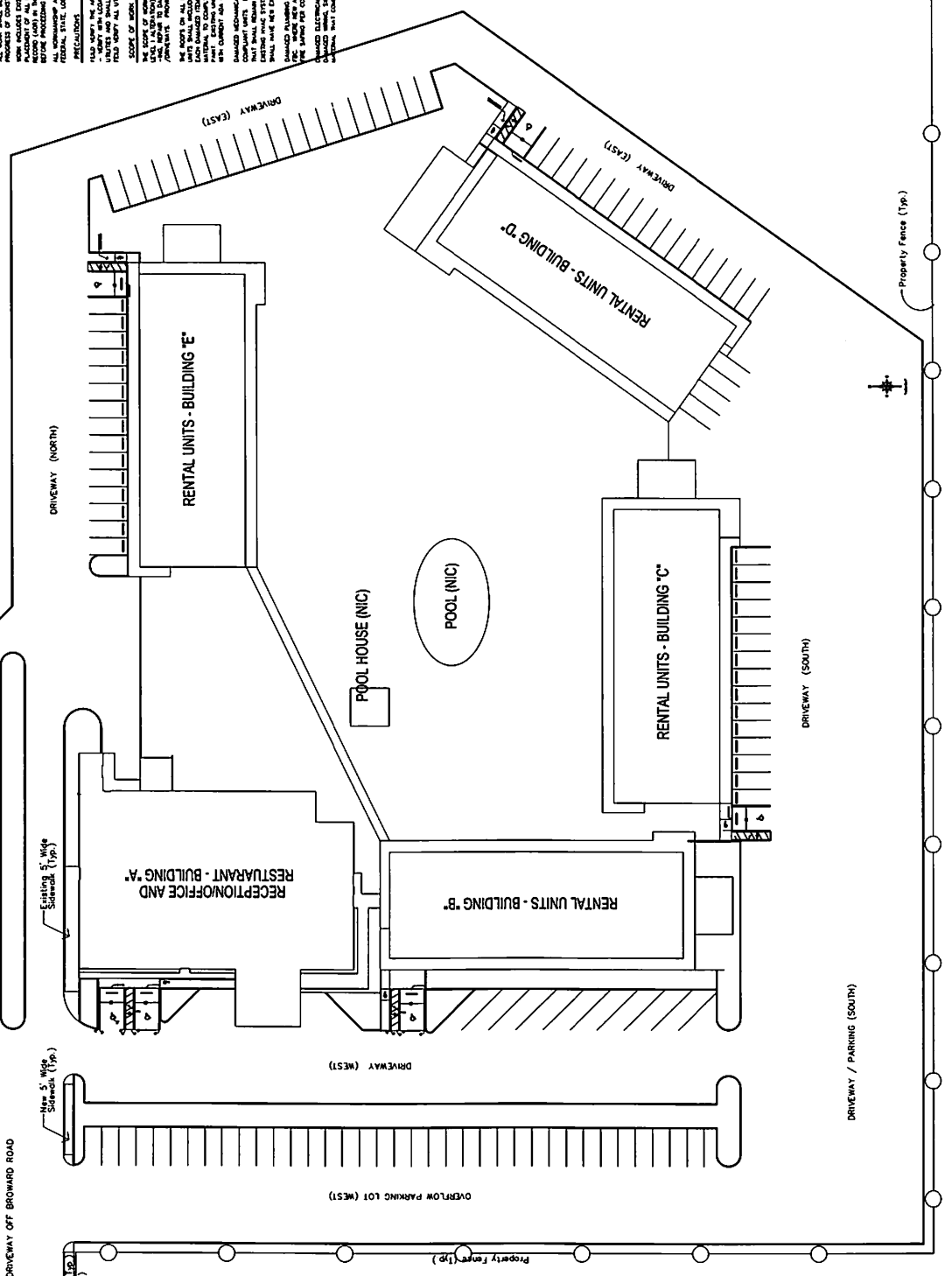
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REPAIRS TO EXISTING HOTEL
 GENERAL CONSTRUCTION DOCUMENTS
 1057 BROWARD ROAD AT 1-95
 JACKSONVILLE, FLORIDA 32218
 SITE PLAN, DETAILS & MISC. NOTES

DATE	DESCRIPTION
10/09/2020	#P20-22
10/09/2020	#P20-22

SHEET NO.
C-01
 2 of 5



EXISTING SITE PLAN
 SCALE: 1/8" = 1'-0"

Up to 230 dwelling units

EXHIBIT F

PUD Name: 1057 Broward Road

Land Use Table

Total gross acreage	8.85 Acres	100%
Amount of each different land use by acreage		
Single family	8.85 Acres	100 %
Total number of dwelling units	Up to 230 D.U.	
Multiple family	0	
Total number of dwelling units	0	
Commercial	0	
Industrial	0	
Other land use	0	
Active recreation and/or open space	TBD	
Passive open space	TBD	
Public and private right-of-way	N/A	
Maximum coverage of buildings and structures	110,931 s.f	

THIS INSTRUMENT PREPARED BY:
Craig D. Savage, Esquire
CRAIG D. SAVAGE, P. A.
18851 NE 29th Avenue Suite 303
Aventura, FL 33180

Property Appraisers Tax ID 022106-0020

WARRANTY DEED

THIS DEED, made this 19 day of June 2020, between 11 PROPERTIES LLC, a New York limited liability company, whose address is 134-08 Rockaway Blvd., South Ozone Park, NY 11420, as "GRANTOR", and JAX 1057 BROWARD LLC, a Florida limited liability company, whose post office address is 11 SW 12th Avenue Suite 106, Dania, FL 33004, as "GRANTEE".

(Wherever used herein, the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH:

That the GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid to GRANTOR by said GRANTEE, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the GRANTEE the following described real property, and rights and interest in real property located and situated in the County of Duval and State of Florida, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".

SUBJECT TO:

1. Real property taxes for the year 2020 and subsequent years; and
2. Zoning or other regulatory laws and ordinances affecting the land; and
3. Easements, rights of way, limitations, reservations, covenants and restrictions of record.

The GRANTOR does hereby fully warrant the title to all the premises hereby conveyed, and will defend the same against the claims of each and every person or persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hand(s) and seal(s), the day and year first above written.

SIGNATURES ON NEXT PAGE.

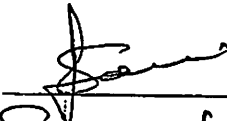
PAGE 2 OF WARRANTY DEED.

Signed, sealed and delivered
the presence of:



Balti S. Brown

Print Witness Name



Sanjay Kumar Jain

Print Witness Name

STATE OF NEW YORK

COUNTY OF Queens

Queens


The foregoing was acknowledged before me this 19 day of June 2020, by means of physical presence, by Gursharan Singh, Manager and Member of 11 Properties LLC, a New York limited liability company, who is personally known to me or produced his driver's license as identification.

11 PROPERTIES LLC, a New York limited liability
company

By:

Name: Gursharan Singh

Title: Manager and Member



Frank Pantina

Notary Public, State of New York

Registration #01PA6028064


Qualified in Nassau County

My Commission Expires July 19, 2021


Notary Public, State of New York

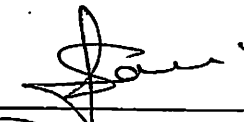
My Commission Expires:

Signed, sealed and delivered
the presence of:



Balti S. Brown

Print Witness Name



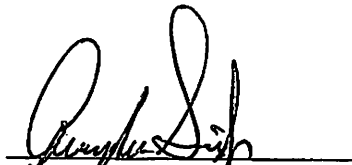
Sanjay Kumar Jain

Print Witness Name

By:

Name: Gurpreet Singh

Title: Manager and Member



Frank Pantina

Notary Public, State of New York

Registration #01PA6028064

Qualified in Nassau County

My Commission Expires July 19, 2021

NOTARY BLOCK ON NEXT PAGE.

PAGE 3 OF WARRANTY DEED.

STATE OF NEW YORK

COUNTY OF Queens

The foregoing was acknowledged before me this 19 day of June 2020, by means of physical presence, by Gurupdesch Singh, Manager and Member of 11 Properties LLC, a New York limited liability company, who is personally known to me or produced his driver's license as identification.



Notary Public, State of New York

My Commission Expires:

Frank Pantina
Notary Public, State of New York
Registration #01PA6028064
Qualified in Nassau County
My Commission Expires July 19, 2021

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL A

A PART OF SECTION 13 AND 24, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 13; THENCE NORTH 87 DEGREES 45 MINUTES 49 SECONDS EAST A DISTANCE OF 559.51 FEET TO A POINT IN THE EASTERLY RIGHT OF LINE OF BROWARD ROAD, COUNTY ROAD NUMBER 588; THENCE NORTH 2 DEGREES 22 MINUTES 26 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 101.01 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 00 DEGREES 22 MINUTES 26 SECONDS WEST A DISTANCE OF 77.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE OF BROWARD ROAD NORTH 00 DEGREES 22 MINUTES 26 SECONDS WEST A DISTANCE OF 56.00 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 34 SECONDS EAST A DISTANCE OF 538.00 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 26 SECONDS EAST A DISTANCE OF 40.00 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 34 SECONDS EAST A DISTANCE OF 234.00 FEET; THENCE SOUTH 21 DEGREES 22 MINUTES 26 SECONDS EAST A DISTANCE OF 274.43 FEET TO A POINT IN THE NORTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE 95, SAID RIGHT OF WAY LINE BEING IN A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 879.93 FEET; THENCE SOUTHWESTERLY ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 231.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 41 DEGREES 11 MINUTES 14 SECONDS WEST AND A CHORD DISTANCE OF 230.93 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 34 SECONDS WEST A DISTANCE OF 589.14 FEET; THENCE NORTH 00 DEGREES 22 MINUTES 26 SECONDS WEST A DISTANCE OF 80.00 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 34 SECONDS EAST DISTANCE OF 60.00 FEET; THENCE NORTH 00 DEGREES 22 MINUTES 26 SECONDS WEST A DISTANCE OF 333.00 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 34 SECONDS WEST A DISTANCE OF 188.00 FEET TO THE POINT OF BEGINNING.

PARCEL B:

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING A PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 24; THENCE NORTH 87 DEGREES 45 MINUTES 49 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 24, 559.51 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF BROWARD ROAD, INTERSTATE HIGHWAY NO. 95, LIMITED ACCESS RIGHT OF WAY LINE; THENCE NORTH 02 DEGREES 22 MINUTES 26 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, 101.01 FEET THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, NORTH 00 DEGREES 22 MINUTES 26 SECONDS WEST, 77.69 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 34 SECONDS EAST, 188.00 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 26 SECONDS EAST, 333.00 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 34 SECONDS WEST, 60.00 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 26 SECONDS EAST, 15.90 FEET; FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 22 MINUTES 26 SECONDS EAST, 64.10 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 34 SECONDS EAST, 29.97 FEET; THENCE SOUTH 00 DEGREES 36 MINUTES 00 SECONDS EAST, 12.70 FEET; THENCE SOUTH 83 DEGREES 36 MINUTES 13 SECONDS WEST, 30.50 FEET; THENCE NORTH 00 DEGREES 36 MINUTES 00 SECONDS WEST, 81.70 FEET; THENCE NORTH 83 DEGREES 36 MINUTES 13 SECONDS EAST, 3.40 FEET TO THE POINT OF BEGINNING.

PARCEL C:

ALL OF THE LAND LYING BETWEEN THE LINE HEREINAFTER DESCRIBED AND THE EASTERLY RIGHT OF WAY LINE OF BROWARD ROAD AND THE PROLONGATION THEREOF KNOWN NOW AS THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE 95 LIMITED ACCESS ROAD AT THE INTERCHANGE OF SAID INTERSTATE AND BROWARD ROAD, SAID LINE BEING SITUATE IN SECTIONS 13 AND 24, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 24; THENCE NORTH 87 DEGREES 45 MINUTES 49 SECONDS EAST ALONG SAID NORTH LINE OF SAID SECTION 24, 559.51 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF BROWARD ROAD AND, INTERSTATE HIGHWAY NO. 95 LIMITED ACCESS RIGHT OF WAY LINE; THENCE NORTH 2 DEGREES 22 MINUTES 26 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, 101.01 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE NORTH 00 DEGREES 22 MINUTES 26 SECONDS WEST, 77.69 FEET TO THE POINT OF BEGINNING OF THE DESCRIPTION OF SAID LINE; THENCE NORTH 89 DEGREES 37 MINUTES 34 SECONDS EAST, 188 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 26 SECONDS EAST, 333 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 34 SECONDS WEST, 60 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 26 SECONDS EAST, 80.00 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 34 SECONDS EAST, 589.14 FEET TO A POINT IN THE NORTHWESTERLY RIGHT OF

WAY LINE OF THE LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 95.

LESS AND EXCEPT THE FOLLOWING TWO PARCELS FROM PARCEL C

EXCEPTION PARCEL D1:

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING A PART OF SECTIONS 13 AND 24, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 24; THENCE NORTH 87 DEGREES 45 MINUTES 49 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 24, 559.51 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF BROWARD ROAD, INTERSTATE HIGHWAY NO. 95, LIMITED ACCESS RIGHT OF WAY LINE FOR A POINT OF BEGINNING; THENCE NORTH 02 DEGREES 22 MINUTES 26 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, 101.01 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, NORTH 00 DEGREES 22 MINUTES 26 SECONDS WEST, 77.69 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 34 SECONDS EAST, 188.00 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 26 SECONDS EAST, 210.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 37 MINUTES 34 SECONDS WEST TO THE EASTERLY RIGHT OF WAY LINE OF BROWARD ROAD, INTERSTATE HIGHWAY NO. 95, LIMITED ACCESS RIGHT OF WAY LINE; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

EXCEPTION PARCEL D2: THAT DESCRIBED IN OFFICIAL RECORDS BOOK 7932 PAGE 806 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 7941 PAGE 249, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



Availability Letter

Paul Harden

12/27/2021

1431 Riverplace Blvd, Suite 901
Jacksonville, Florida 32207

Project Name: 1057 Broward Road PUD
Availability #: 2021-6013

Attn: Paul Harden

Thank you for your inquiry regarding the availability of Electric, Sewer, Water. The above referenced number 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 requested 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 requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. 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 (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or 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 at:

https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/

Reservation of Capacity:

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

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

Sincerely,

usan West
westsr@jea.com
(904) 665-7980

Availability Number: 2021-6013

Request Received On: 12/22/2021

Availability Response: 12/27/2021

Prepared by: Susan West

Expiration Date: 12/27/2023

Project Information

Name: 1057 Broward Road PUD

Address: 1057 BROWARD RD, JACKSONVILLE, FL 32218

County: Duval County

Type: Electric,Sewer,Water

Requested Flow: 57500

Parcel Number: 022106 0020

Location: northeast quadrant of Broward Rd and Zoo Pkwy

Description: Motel conversion to apartments

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 6 inch/8 inch stubs to property along Broward Rd

Connection Point #2: Existing 12 inch/16 inch water main along Broward Rd


Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

Sewer Connection

Sewer Grid: District 2/Cedar Bay

Connection Point #1: Existing service may be used if adequate

Connection Point #2: Existing 8 inch gravity main at existing JEA BRO-1001 pump station

Any food service establishment or commercial/institutional kitchen that is connected to the JEA
Sewer Special Conditions: sewer system is required to participate in the FOG program. Please contact 665-7404 for additional information.

Reclaimed Water

Connection

Reclaim Grid: N/A

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions: JEA does not anticipate having reclaim water in this area in the foreseeable future.

Electric Availability:

Electric Special Conditions: 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. If needed, General Conditions: a development meeting may be scheduled prior to submitting a plan set through the SagesGov portal. Copies of reference drawings may also be requested using the SagesGov portal.

Request As-Built drawings and/or GIS maps by going to Step 1 in Sages. Request a Hydrant Flow Test by going to Step 1 in Sages. Request a Development Meeting with Subsequent steps you need the water/wastewater team by going to Step 2 in Sages. If you need representative from to take to get service: the electric or real estate team please indicate that on your application. Don't forget to upload your utility layout with your application. Submit your plans for water/waste water review by Step 2 in Sages.

Jim Overton
Duval County

Printing :: CR622366

Date Time: 02/08/2022 01:48PM

Drawer: P01

Work CV

Transaction: 3531535

y, City Of Jacksonville
Overton, Tax Collector
11 E. Forsyth Street
Jacksonville, FL 32202

Collection Receipt

Item
CR Processing
CR622366

Paid
\$2,422.00

Date: 2/7/2022
Email: CCorrigan@coj.net

Paul M Harden & 1057, Jax
1057 Broward, LLC
1431 RIVERPLACE
BLVD, SUITE 901
JACKSONVILLE, FL
32207

Jax 1057 Broward, LLC
1431 RIVERPLACE BLVD, SUITE 901, JACKSONVILLE, FL 32207
Broward Road PUD (Z-3975)

Interfund	Future	Debit Amount	Credit Amount
00000	0000000	2422.00	0.00
00000	0000000	0.00	2422.00

CR Processing:
CR622470

\$3,902.50

Paul Harden, Esq,
1057 Broward Road

Total: \$6,324.50

Receipt: 395-24-000096975

Total Collected: \$6,324.50
Check: \$6,324.50

Chk#6820
Balance: \$0.00

Paid By: A.D. GILGOLD INC

Total Due: \$2,422.00

Jim Overton, Tax Collector
General Collections Receipt
City of Jacksonville, Duval County

Account No: CR622366
REZONING/VARIANCE/EXCEPTION

Date: 2/7/2022

Name: Paul M Harden / Jax 1057 Broward, LLC
Address: 1431 RIVERPLACE BLVD, SUITE 901 JACKSONVILLE, FL 32207
Description: 1057 Broward Road PUD (Z-3975)

Total Due: \$2,422.00