

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2020-0607 **Staff Sign-Off/Date** CMQ / N/A
Filing Date 10/13/2020 **Number of Signs to Post** 4
Hearing Dates:
1st City Council 02/23/2021 **Planning Commission** 02/18/2021
Land Use & Zoning 03/02/2021 **2nd City Council** 03/09/2021
Neighborhood Association COMM OF E ARLINGTON; GREATER ARLINGTON CIVIC COUNC
Neighborhood Action Plan/Corridor Study ST JOHNS BLUFF CORRIDOR STUDY

Application Info

Tracking # 3011 **Application Status** PENDING
Date Started 07/16/2020 **Date Submitted** 07/20/2020

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 DUCKWORTH **First Name** HANK **Middle Name**
Company/Trust Name ST. JOHNS 404 LLC
Mailing Address 844 WHITLOCK AVENUE, SUITE 200
City JACKSONVILLE **State** FL **Zip Code** 32211
Phone 9047838384 **Fax** **Email** HANKDUCKWORTH@DCC.TO

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 163411 0020	2	2	CRO	PUD
Map 163411 0010	2	2	CRO	PUD
Map 163215 0000	2	2	CRO,RLD-60	PUD

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

Existing Land Use Category

NC

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 2.30

Development Number

Proposed PUD Name ST JOHNS 404

Justification For Rezoning Application

REZONING FOR OUTDOOR VEHICLE STORAGE.

Location Of Property

General Location EAST ARLINGTON

House # 404	Street Name, Type and Direction ST JOHNS BLUFF RD N	Zip Code 32225
Between Streets CRAIG DRIVE and AIRPORT TERRACE		

Required Attachments For Formal, Complete application

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

- Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.
- Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** Land Use Table
- Exhibit G** Copy of the deed to indicate proof of property ownership.

Supplemental Information

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

- Exhibit H** Aerial Photograph.
- Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).
- Exhibit J** Other Information as required by the Department (i.e.-*building elevations, *signage details, traffic analysis, etc.).
- Exhibit K** Site Location Map.

Public Hearings And Posting Of Signs

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

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish PROOF OF PUBLICATION to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

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

- Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee: \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof
2.30 Acres @ \$10,00 /acre: \$30.00
- 3) Plus Notification Costs Per Addressee
32 Notifications @ \$7.00 /each: \$224.00

4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$0.01

NOTE: Advertising Costs To Be Billed to Owner/Agent

404 St Johns Bluff Road

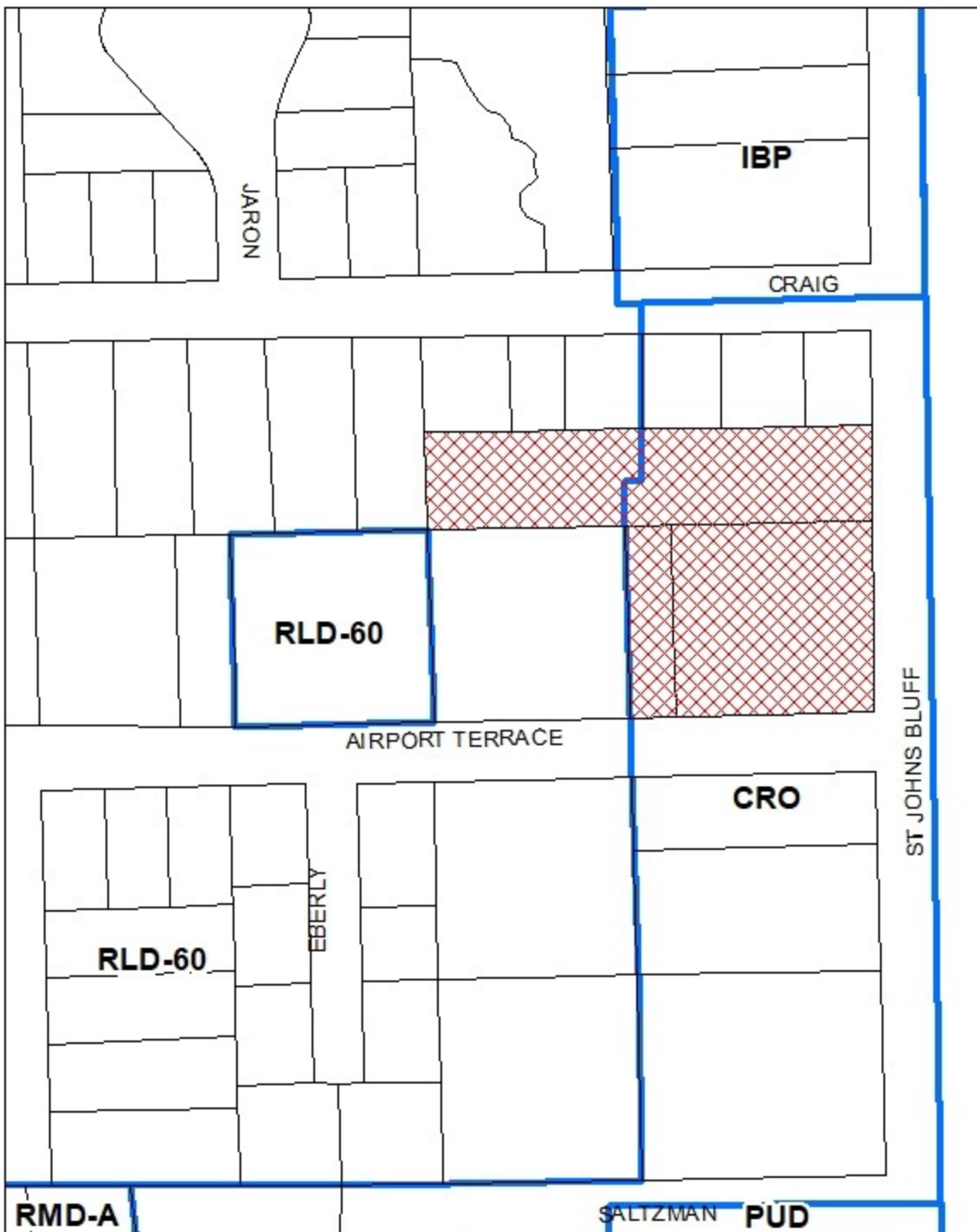
LN	Legal Description
1	20-63 18-2S-28E 1.05
2	AIRPORT TERRACE
3	LOTS 20,21(EX W1/3 OF W1/2)

0 N St Johns Bluff Road

LN	Legal Description
1	18-35 18-2S-28E
2	ATLANTIC BLVD ESTATES SEC 11
3	LOT 1,S1/2 LOT 3

10657 Airport Terrace Drive

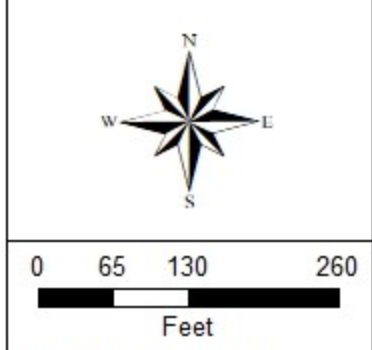
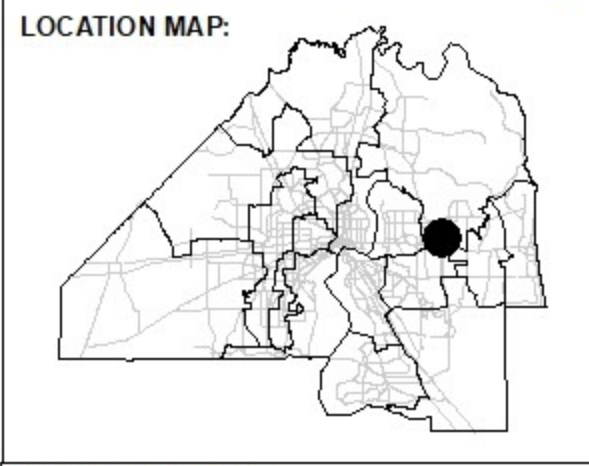
LN	Legal Description
1	20-63 18-2S-28E .2
2	AIRPORT TERRACE
3	W1/3 OF W1/2 OF LOTS 20,21



IBP

PBF-3

REQUEST SOUGHT:
 FROM: RLD-60 & CRO
 TO: PUD



COUNCIL DISTRICT:
 2

TRACKING NUMBER
 T-2020-3011

EXHIBIT 2
 PAGE 1 OF 1

EXHIBIT A

Property Ownership Affidavit – Limited Liability Company (LLC)

Date: 6/11/20

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: 404 ST. JOHNS BLUFF ROAD NORTH JAX, FL 32211 RE#(s): 163411-0020, 163411-0010 AND 163215-0000
To Whom it May Concern:

I HANK DUCKWORTH, as MANAGING MEMBER of ST. JOHNS 404, 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 _____ submitted to the Jacksonville Planning and Development Department.

(signature) [Handwritten Signature]
(print name) HANK DUCKWORTH

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 FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 11th day of June 2020, by Henry Duckworth, as managing member, of St. Johns 404, LLC, a Limited Liability Company, who is personally known to me or who has produced personally known as identification and who took an oath.

[Handwritten Signature]
(Signature of NOTARY PUBLIC)
Breanna Handley
(Printed name of NOTARY PUBLIC)

BREANNA HANDLEY
Notary Public, State of Florida
My Comm. Expires 1/28/22
Commission No. GG179736

State of Florida at Large.
My commission expires: 1/28/2022

EXHIBIT B

Agent Authorization – Limited Liability Company (LLC)

Date: 6/11/20

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: 404 ST. JOHNS BLUFF RE#(s): 163411-0020, 163411-0010
ROAD NORTH JAX, FL 32211 AND 163215-000
To Whom It May Concern:

You are hereby advised that HANK DUCKWORTH, as MANAGING MBR of ST. JOHNS 404, 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 PATRICK KRECHOWSKI to act as agent to file application(s) for _____ 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) HANK DUCKWORTH

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 11th day of June 2020, by Henry Duckworth, as managing member of St. Johns 404, LLC, a Limited Liability Company, who is personally known to me or who has produced personally known as identification and who took an oath.

BREANNA HANDLEY
Notary Public, State of Florida
My Comm. Expires 1/28/22
Commission No. GG179736

[Handwritten Signature]
(Signature of NOTARY PUBLIC)
Breanna Handley
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 1/28/2022

EXHIBIT C

Binding Letter

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

RE:

Ladies and Gentleman;

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

Sincerely,



By: HANK DUCKWORTH

Its: MANAGING MEMBER

Exhibit D

WRITTEN DESCRIPTION

ST. JOHNS 404 PUD

(December 23, 2020)

I. PROJECT DESCRIPTION

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, proposed uses.

404 St. Johns Bluff Road N, 0 St. Johns Bluff Road N, & 10657 Airport Terrace Drive, RE #s: 163411 0010, 163411 0020, 163215 0000; 2.12 total acres; currently abandoned structure that was either residence and/or commercial office in CRO zoning district; surrounding uses are low-density residential (CRO) and airport (PBF-3). Types of surrounding businesses include automobile dealership, airport, outdoor vehicle storage, retail, vacant, office, service garage, service station, storage and warehouse; proposed uses are RV/boat/vehicle storage.

B. Project Name: St. John's Office Park

C. Project Architect/Planner: Alpha Southeast

D. Project Engineer: Alpha Southeast

E. Project Developer: St. Johns 404, LLC

1) Current Land Use Designation: **RPI**; West half of 0 St. Johns is **LDR**.

2) Current Zoning District: **CRO**; West half of 0 St. Johns is **RLD-60**

F. Requested Zoning District: **PUD**

G. Real Estate Number(s); **163411 0010, 163411 0020, 163215 0000**

II. QUANTITATIVE DATA

A. Total Acreage: **2.12 Acres**

B. Total number of dwelling units: **0**

C. Total amount of non-residential floor area: **24,375 square feet**

- D. Total amount of recreation area: **0**
- E. Total amount of open space: **21,592 sq.ft. (21%)**
- F. Total amount of public/private rights-of-way: **0**
- G. Total amount of land coverage of all buildings and structures: 65% of total lot area.
- H. Phase of schedule of construction (include initiation dates and completion dates):

Construction to begin upon receipt of applicable building permits; all site work to be completed within 150 days thereafter.

III. STATEMENTS

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

The proposed PUD includes a multi-parcel property that is currently zoned CRO (Commercial-Residential-Office). The intended use of the property is going to be changed from vacant residential/office to PUD to accommodate two commercial office buildings and associated parking.

- 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.

The owner and its successors, assigns and lessees will continue to operate and maintain all areas and functions of the Property described herein.

IV. USES AND RESTRICTIONS

- A. Permitted Uses:

- 1) Business & Professional offices
- 2) Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products either in conjunction with a professional service being rendered or in a stand-alone structure
- 3) Employment/hiring Agencies & Union halls, but not labor pools
- 4) Medical clinics
- 5) Schools to include Vocational, Trade or Industrial
- 6) Radio or Television broadcasting offices, Studios, Transmitters, Telephone & Cellular towers
- 7) Printing & Publishing
- 8) Off-street commercial parking lots meeting the performance standards and development criteria set forth in Part 4.
- 9) Storage of Boat, RVs, automobiles, but not line-haul/tractor trailer storage or food trucks
- 10) Personal property storage establishments meeting the performance standards and development criteria set forth in Part 4
- 11) Express or parcel delivery offices and similar uses (but not freight or truck terminals)
- 12) Retail plant nurseries including outside delivery, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity

- 13) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display
- 14) Research, dental and medical laboratories, manufacturers or prosthetic appliances, dentures, eyeglasses, hearing aids and similar products
- 15) Telephone exchanges, repair or installation facilities
- 16) Commercial Retail Sales and Service Establishments
- 17) Building Construction trades with outside storage
- 18) Essential Services to include water, sewer, gas, telephone, radio & electric
- 19) Veterinarian services, animal boarding, meeting the performance standards and development criteria set forth in Part 4.

B. Permissible Uses by Exception: *Those authorized in Section 656.313 CCG-1;*

- 1) Indoor service and repair of general appliances and small engines without outdoor storage or display
- 2) Restaurants to include retail sale of beer & wine for consumption on premises
- 3) Automobile repairs, major and minor
- 4) Auto laundry for boats, RVs and automobiles

C. Limitations on Permitted and Permissible Uses by Exception: *See above.*

D. Permitted Accessory Uses and Structures: *Those authorized in Section 656.403*

E. Restrictions on Uses: *None.*

V. DESIGN GUIDELINES

A. Lot Requirements:

- 1) *Minimum lot area: 10,000 square feet*
- 2) *Minimum lot width: 100 feet*
- 3) *Maximum lot coverage: none*
- 4) *Minimum front yard: 20 feet*
- 5) *Minimum side yard: 10 feet*
- 6) *Minimum rear yard: 10 feet*
- 7) *Maximum height of structure: 60 feet*

B. Ingress, Egress and Circulation:

1) Parking Requirements. The parking required for this development generally meets the requirements of Part 6 of the Zoning Code. The proposed project will include 116 total parking spaces for RV/boat/food truck storage. The parking space sizes will be distributed as follows:

74 spaces – 12’x25’
 16 spaces – 12’x30’

11 spaces – 12’x35’
15 spaces – 12’x50’

2) *Vehicular Access.*

- a. Primary vehicular access to the Property shall be by way of Airport Terrace Drive, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.
- b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

3) *Pedestrian Access.*

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs:

Signage shall be as permitted by Part 13, Chapter 656, Zoning Code, or under CRO zoning districts OR (i)One nonilluminated or externally illuminated monument sign not exceeding a maximum of 24 square feet in area and 12 feet in height is permitted; and(ii)One five square foot nonilluminated, externally illuminated or internally illuminated wall sign is permitted; or(iii)In lieu of (i) and (ii), above, one nonilluminated, externally illuminated or internally illuminated wall sign not exceeding 32 square feet in area is permitted.(iv)In lieu of the wall sign allowed under (ii) or (iii) above, the following wall signs are allowed, provided the property has at least 200 feet of street frontage, is at least three acres in size and meets all other applicable requirements of this section regarding occupancy frontage:(A)For buildings less than three stories in height:(1)Two wall signs not exceeding, collectively, 100 square feet if located on the side of the building facing an arterial or higher roadway, and(2)Two wall signs, per side of building, not exceeding, collectively, 75 square feet in area if located on the side of the building facing any other roadway.(B)For buildings three stories or higher in height:(1)Two wall signs not exceeding, collectively, 150 square feet in area if located on the side of the building facing an arterial or higher roadway, and(2)Two wall signs, per side of building, not exceeding, collectively, one 100 square feet in area if located on the side of a building facing any other roadway.(C)The wall signs allowed under this subsection (iv) shall be allowed only if the sign structure is not located within 250 feet of any residential zoning district.

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

Further, landscape screening will be provided along the northern and western borders of the property as depicted in the attached site plan.

E. Recreation and Open Space:

The existing dwelling unit(s) on the property are in disrepair and will be removed. Therefore, no dedicated recreation or open space is required.

F. Utilities.

Water and electric will be provided by JEA. Sanitary sewer service to the site has not yet been established. The proposed development will connect to available JEA services.

G. Wetlands

There are no jurisdictional or isolated wetlands on the Property.

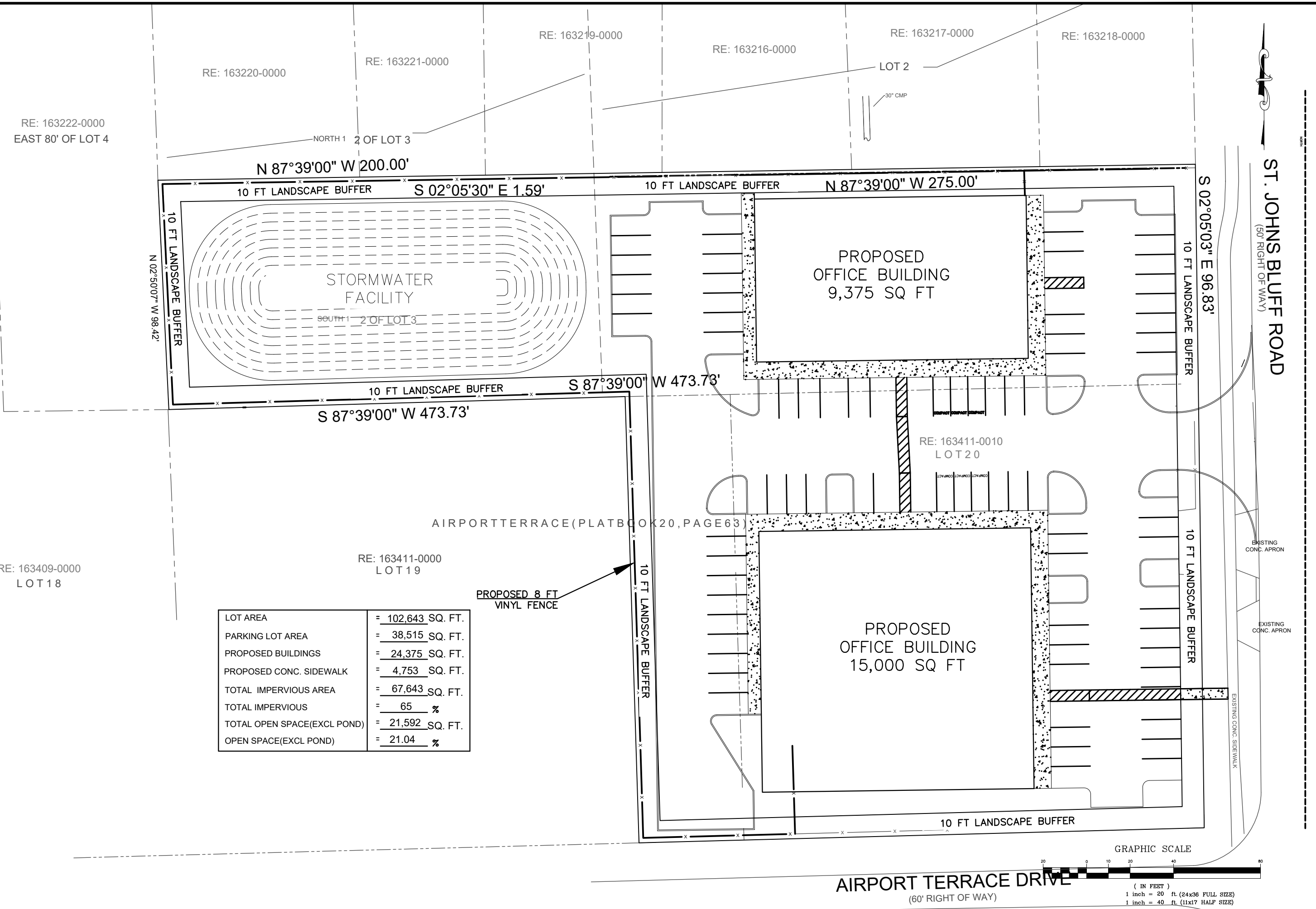
VI. DEVELOPMENT PLAN APPROVAL

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.
- D.** Provides a needed service in the area.



LOT AREA	= 102,643 SQ. FT.
PARKING LOT AREA	= 38,515 SQ. FT.
PROPOSED BUILDINGS	= 24,375 SQ. FT.
PROPOSED CONC. SIDEWALK	= 4,753 SQ. FT.
TOTAL IMPERVIOUS AREA	= 67,643 SQ. FT.
TOTAL IMPERVIOUS	= 65 %
TOTAL OPEN SPACE(EXCL POND)	= 21,592 SQ. FT.
OPEN SPACE(EXCL POND)	= 21.04 %

PROPOSED 8 FT VINYL FENCE

PROPOSED OFFICE BUILDING
15,000 SQ FT

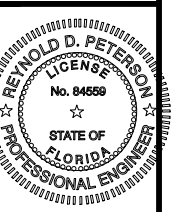
PROPOSED OFFICE BUILDING
9,375 SQ FT

STORMWATER FACILITY

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft (24x36 FULL SIZE)
1 inch = 40 ft (11x17 HALF SIZE)

2670 ROSSSELLE STREET, SUITE 8
JACKSONVILLE, FLORIDA 32204
PHONE: (904) 551-4945



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:
REYNOLD D. PETERSON
P.E. NO. 84559
ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON AN ELECTRONIC COPIES.

ST JOHNS 404 OFFICE COMPLEX
FOR
ST JOHNS 404
CONCEPTUAL SITE PLAN

REVISIONS

PLOT DATE: 12/23/2020
DRAWN BY:
DESIGNED BY: RDP
CHECKED BY: RDP
SCALE: AS NOTED
JOB NO.:

SHEET NO.

Time: 12:30:33 PM Date: 12/23/2020 DWG Name: C:\Users\peterd\OneDrive - Alpha Southeast, Inc. (1)_Projects 2020\2020\SU 404\SH05_GEO.dwg

Prepared by and return to:

Michelle Fusillo
Attorney at Law
Fusillo Law, PLLC
9957 Mooring Drive, Suite 201
Jacksonville, FL 32257
(904) 559-1800
File Number: 1662-19

Parcel Identification No. 163215-0000

[Space Above this Line For Recording Data]

Warranty Deed

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

This Indenture made this 7th day of May 2020 between Duckworth Development and Construction, Inc., a Florida corporation whose post office address is 844 Whitlock Ave., Jacksonville, FL 32211 of the County of Duval, State of Florida, grantor*, and St. Johns 404, LLC, a Florida limited liability company whose post office address is 844 Whitlock Ave., Suite 200, Jacksonville, FL 32211 of the County of Duval, State of Florida, grantee*,

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

Lot 1 and the South 1/2 of Lot 3, Block 11, Atlantic Boulevard Estates Section 11, according to the plat thereof as recorded in Plat Book 18, Page 35, Public Records of Duval County, Florida.

Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

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

Signed, sealed and delivered in our presence:

Lauri R. Mercer
Witness
Printed Name: Lauri R. Mercer
Michelle L. Fusillo
Witness
Printed Name: Michelle L. Fusillo

Duckworth Development and Construction, Inc.
a Florida corporation
[Signature]
Henry D. Duckworth, President

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of May 2020 by Henry D. Duckworth, president of Duckworth Development and Construction, Inc., on behalf of the company who is personally known or has produced a driver's license as identification.

[Seal]



Michelle Fusillo
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG188610
Expires 2/21/2022

Michelle L. Fusillo
Notary Public
Print Name: Michelle L. Fusillo
My Commission Expires: _____

Time: 12:30:59 PM Date: 07/17/2020 DWG Name: Y:\Family\Projects 2020\72032 - St Johns Bluff Rd 404\CADD\EXHIBIT.dwg



ALPHA
SOUTHEAST
C.A. NO. 29643
2650 ROSSELLE STREET, SUITE 2A
JACKSONVILLE, FLORIDA 32204
PHONE: (904) 551-4945

RV & BOAT PARKING
FOR
DUCKWORTH DEVELOPMENT AND CONSTRUCTION, INC
AERIAL

REVISIONS	

PLOT DATE: 07/17/2020
DRAWN BY: TW
DESIGNED BY: RDP
CHECKED BY: RDP
SCALE: AS NOTED
JOB NO.: 2020

SHEET NO.
EX-2

Time: 12:31:50 PM Date: 07/17/2020 DWG Name: Y:\Family\Projects 2020\72032 - St Johns Bluff Rd 404\CADD\EXHIBIT.dwg



SITE LOCATION

CRAIG AIRFIELD

LOCATION MAP

RV & BOAT PARKING
FOR
DUCKWORTH DEVELOPMENT AND CONSTRUCTION, INC

LOCATION MAP

REVISIONS

PLOT DATE: 07/17/2020
DRAWN BY: TW
DESIGNED BY: RDP
CHECKED BY: RDP
SCALE: AS NOTED
JOB NO.: 2020

SHEET NO.
EX-1



Availability Letter

Patrick Krechowski

9/23/2020

Balch & Bingham, LLP

1 Independent Drive, Suite 1800

Jacksonville, Florida 32202

Project Name: St Johns 404

Availability #: 2020-3076

Attn: Patrick Krechowski

Thank you for your inquiry regarding the availability of 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

https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2020-3076

Request Received On: 9/16/2020

Availability Response: 9/23/2020

Prepared by: Roderick Jackson

Expiration Date: 09/23/2022

Project Information

Name: St Johns 404

Address:

County: Duval County

Type: Sewer,Water

Requested Flow: 1000

Parcel Number: 163411 0010, 163215 0000

Location: St Johns Bluff Rd and Airport Terrace Dr

Description: RV/Boat storage.

Potable Water Connection

Water Treatment Grid: South Grid

Connection Point #1: Ex 8-inch water main within the Airport Terrace Dr ROW

Connection Point #2: Ex 12-inch water main within the St Johns Bluff Rd N ROW

Connection point not reviewed for site fire protection requirements. Private fire protection analysis

Water Special Conditions: is required. For the estimated cost of connecting to the JEA system, please submit the request to Sages Step 2 after obtaining APPROVED plans from JEA Development Group

Sewer Connection

Sewer Grid: Arlington East

Connection Point #1: Ex 4-inch sewer force main within the St Johns Bluff Rd N ROW approx 775 LF south of this property

Connection Point #2:

Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Request a force main connection pressure letter through the JEA Sages program by entering your availability number and accessing the project portal. If needed, a development meeting can be scheduled prior to submitting a plan set. Request development meeting through the JEA Sages program by entering your availability number and accessing the

Sewer Special Conditions:

project portal. Development Meeting, Force Main Connection Pressure Letter and Plan Submittal requests can be made within Step 2 of the project portal.

Reclaimed Water Connection

Reclaim Grid:

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions:

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.

General Conditions: POC location to be field verified by developer during project design. Copies of reference drawings may be requested from JEA Record's at JEA Sages.