

# City of Jacksonville, Florida

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*Lenny Curry, Mayor*

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

November 3, 2022

The Honorable Terrance Freeman, President  
The Honorable Kevin Carrico, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report  
Ordinance No.: 2022-753**

Dear Honorable Council President Freeman, Honorable Council Member and LUZ Chairperson Carrico and Honorable Members of the City Council:

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

Planning and Development Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

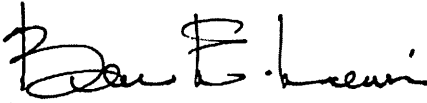
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: 7-0

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce E. Lewis". The signature is fluid and cursive, with the first name "Bruce" being the most prominent.

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 FO**

**APPLICATION FOR REZONING ORDINANCE 2022-0753**

**NOVEMBER 3, 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 2022-0753.

***Location:*** 0 Duval Road, between Airport Road and Interstate 295

***Real Estate Number:*** 019650 0505; 019650 0605

***Current Zoning District:*** Planned Unit Development (PUD 2018-0154-E)

***Proposed Zoning District:*** Commercial Residential Office (CRO)

***Current Land Use Category:*** Low Density Residential (LDR)

***Proposed Land Use Category:*** Residential Professional Institutional (RPI)

***Planning District:*** North, District 6

***Applicant/Owner:*** Paul Harden, Esq.  
Law Office of Paul M. Harden  
1431 Riverplace Boulevard, Suite 901  
Jacksonville, FL 32207

***Owner:*** George A. Leone  
1819 Goodwin Street  
Jacksonville, FL 32204

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Rezoning Ordinance 2022-0753 seeks to rezone approximately 1.32± acres of property from Planned Unit Development (PUD 2018-0154-E) to Commercial Residential Office (CRO) in order to develop the property consistent with the surrounding properties. The Planning and Development Department finds that the subject property is located in the Low Density Residential (LDR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. There is a companion Land Use Amendment, 2022-0752 (L-5747-22C). The

proposed LUA is for Low Density Residential (LDR) to Residential Professional Institutional (RPI).

The land use designation of the abutting property to the north was recently amended with **Ordinance 2022-485-E** from LDR to RPI for the development of multi-family residential. The subject site will be part of the residential development to the north and will be accessed through that development.

### **STANDARDS, CRITERIA AND FINDINGS**

Pursuant to Section 656.125 of the Zoning Code, an applicant for a proposed rezoning bears the burden of proving, by substantial competent evidence, that the proposed rezoning is consistent with the City's comprehensive plan for future development of the subject parcel. In determining whether a proposed rezoning is consistent with the 2030 Comprehensive Plan, the Planning and Development Department considers several factors, including (a) whether it is consistent with the functional land use category identified in the Future Land Use Map series of the Future Land Use Element; (b) whether it furthers the goals, objectives and policies of the Comprehensive Plan; and (c) whether it conflicts with any portion of the City's land use regulations. Thus, the fact that a proposed rezoning is permissible within a given land use category does not automatically render it consistent with the 2030 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

***1. Is the proposed rezoning consistent with the 2030 Comprehensive Plan?***

Yes. The Planning and Development Department finds that the subject property is located in the Low Density Residential (LDR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series **L-5747-22C (Ordinance 2022-0752)** that seeks to amend the site from Low Density Residential (LDR) land use category to Residential Professional Institutional (RPI). Staff is recommending that Application for Land Use Amendment be approved.

Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

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

Yes. The RPI land use category within the Suburban Development Area permits mostly low to medium density residential, with a maximum gross density of 20 units/acre, and professional office use. Generally, multi-family dwellings, office, institutional, commercial retail sales and service establishments are permitted in appropriate locations.

Plan amendment requests for RPI are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses. In the RPI land use category, single use developments are limited to residential or office uses.

The rezoning to CRO pursuant to **Ordinance 2022-753** is consistent with the companion land use change to RPI, **Ordinance 2022-752**.

**Future Land Use Element**

**Policy 1.2.9**

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

*The subject properties is located in the Suburban Area and According to the JEA Availability letter dated August 29, 2022, submitted with the application, the site has access to water and sewer service. The proposed use will be in compliance with Policy 1.2.9.*

**3. Does the proposed rezoning conflict with any portion of the City's land use regulations?**

No. The proposed rezoning is not in conflict with any portion of the City's land use regulations. If approved as recommended by the Staff of the Planning and Development Department, the subject property will be rezoned from RLD-60 to CRO to develop the property consistent with the surrounding properties.

**SURROUNDING LAND USE AND ZONING**

The subject site is located East of Duval Road, and south of Airport Road. The site abuts single-family dwelling to the south and west. The property to the north was rezoned in August of 2022 to CRO to permit the development of multi-family dwellings. The applicant has stated that the subject property, if approved, will be developed in conjunction with the development to the north.

Adjacent Property	Land Use Category	Zoning District	Current Use
North	RPI	CRO	Single-family dwellings
South	LDR	RLD-60	Single-family dwellings
East	BP	PUD 2018-0154-E	Single-family dwellings
West	LDR	PUD 2018-0154-E	Single-family dwellings

It is the opinion of the Planning and Development Department that the requested rezoning to CRO will be consistent and compatible with the surrounding uses.

### SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **October 26, 2022** by the Planning and Development Department, the required Notice of Public Hearing signs **were** posted.

### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2022-0753** be **APPROVED**.



*Source: Planning & Development, 10/27/2022*

**Aerial view of the subject property, facing north.**



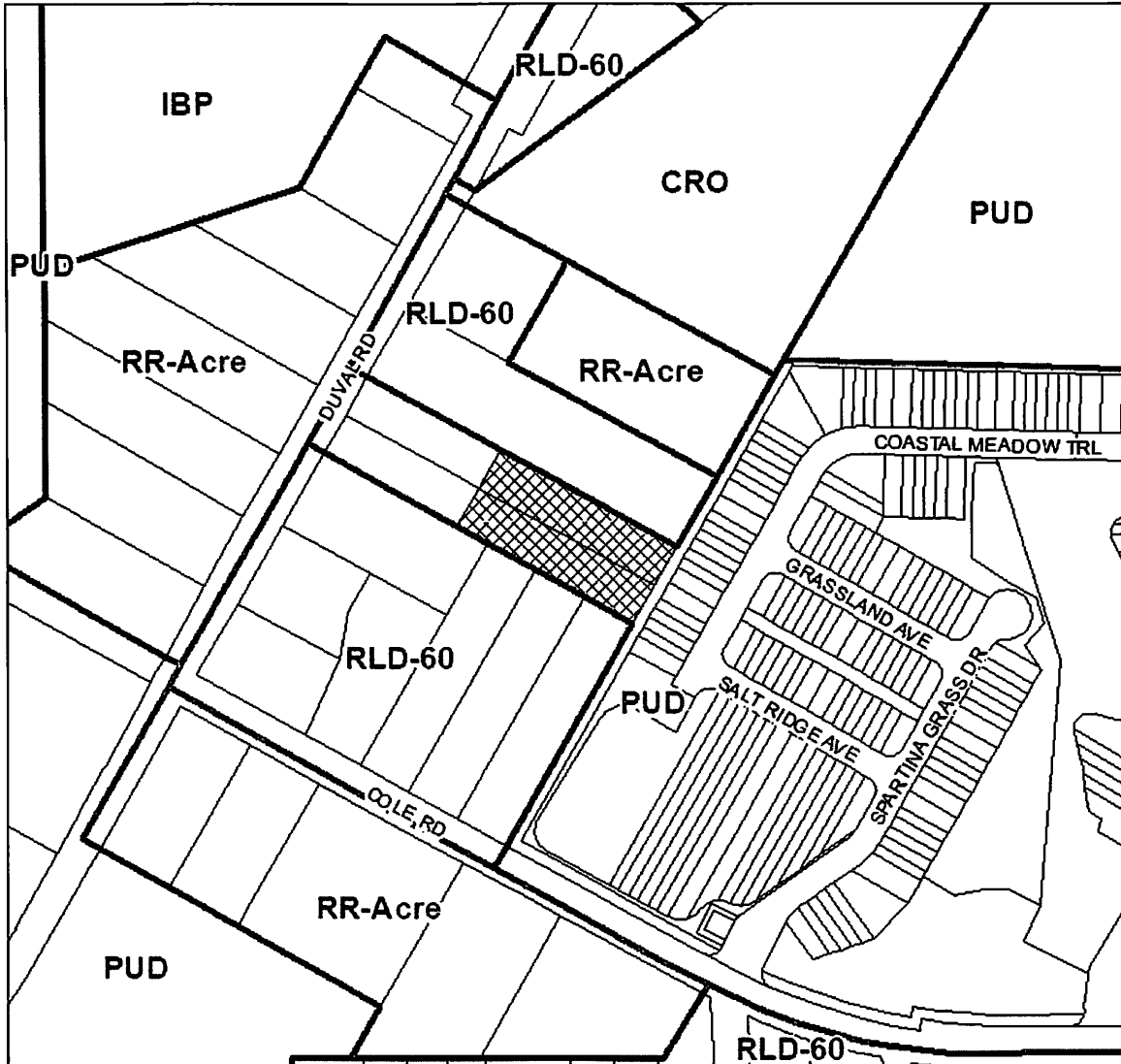
*Source: Planning & Development, 10/27/2022*

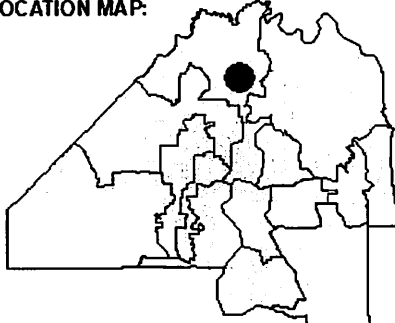
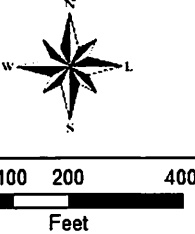
**View of the subject property from Duval Road.**



*Source: Planning & Development, 10/27/2022*

**View of nearby multi-family development, north of the subject property.**



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM:</b> PUD</p> <p><b>TO:</b> CRO</p>	<p><b>LOCATION MAP:</b></p> 	 <p><b>COUNCIL DISTRICT:</b></p> <p>9</p>
<p><b>ORDINANCE NUMBER</b></p> <p>ORD-2022-0753</p>	<p><b>TRACKING NUMBER</b></p> <p>T-2022-4415</p>	<p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>

Legal Map



## Application For Rezoning To Conventional Zoning District

### Planning and Development Department Info

**Ordinance #** 2022-0753 **Staff Sign-Off/Date** KPC / 09/15/2022  
**Filing Date** N/A **Number of Signs to Post** 1  
**Hearing Dates:**  
**1st City Council** 11/09/2022 **Planning Commission** 11/03/2022  
**Land Use & Zoning** 11/15/2022 **2nd City Council** 11/22/2022  
**Neighborhood Association** COUNCILMAN R GAFFNEY; BRC FLORIDA HOLDINGS, LLC; THE EDEN GROUP INC.  
**Neighborhood Action Plan/Corridor Study** JIA-CRA

### Application Info

**Tracking #** 4415 **Application Status** SUFFICIENT  
**Date Started** 07/22/2022 **Date Submitted** 07/22/2022

### General Information On Applicant

**Last Name** HARDEN **First Name** PAUL **Middle Name** M.  
**Company Name**  
 LAW OFFICE OF PAUL M. HARDEN  
**Mailing Address**  
 1431 RIVERPLACE BLVD, SUITE 901  
**City** JACKSONVILLE **State** FL **Zip Code** 32207  
**Phone** 9043965731 **Fax** **Email** PAUL@HARDENLAWOFFICE.COM

### General Information On Owner(s)

**Check to fill first Owner with Applicant Info**  
**Last Name** LEONE **First Name** GEORGE **Middle Name** A  
**Company/Trust Name**  
**Mailing Address**  
 1819 GOODWIN ST  
**City** JACKSONVILLE **State** FL **Zip Code** 32204  
**Phone** **Fax** **Email**

### Property Information

**Previous Zoning Application Filed For Site?**   
**If Yes, State Application No(s)** 2018-0154-E  

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 019650 0505	7	6	PUD	CRO
Map 019650 0605	7	6	PUD	CRO

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

**Existing Land Use Category**  
LDR

**Land Use Category Proposed?**

**If Yes, State Land Use Application #**  
5747

**Total Land Area (Nearest 1/100th of an Acre)** 1.32

**Justification For Rezoning Application**  
TO DEVELOP CONSISTENT WITH SURROUNDING RESIDENTIAL USES

**Location Of Property**

**General Location**  
ON THE EAST SIDE OF DUVAL RD, NORTH OF COLE RD

<b>House #</b>	<b>Street Name, Type and Direction</b>	<b>Zip Code</b>
0	DUVAL RD	32218

**Between Streets**  
I-295 and AIRPORT RD

**Required Attachments For Formal, Complete application**

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

- Exhibit 1**  A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.
- Exhibit A**  Property Ownership Affidavit - Notarized Letter(s).
- Exhibit B**  Agent Authorization - Notarized letter(s) designating the agent.

**Supplemental Information**

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

- One copy of the Deeds to indicate proof of property ownership.

**Public Hearings And Posting Of Signs**

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

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

**Application Certification**

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

Agreed to and submitted

**Filing Fee Information**

- 1) Rezoning Application's General Base Fee: \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof  
1.32 Acres @ \$10.00 /acre: \$20.00
- 3) Plus Notification Costs Per Addressee  
33 Notifications @ \$7.00 /each: \$231.00
- 4) Total Rezoning Application Cost: \$2,251.00

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

# ORDINANCE

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July 20, 2022

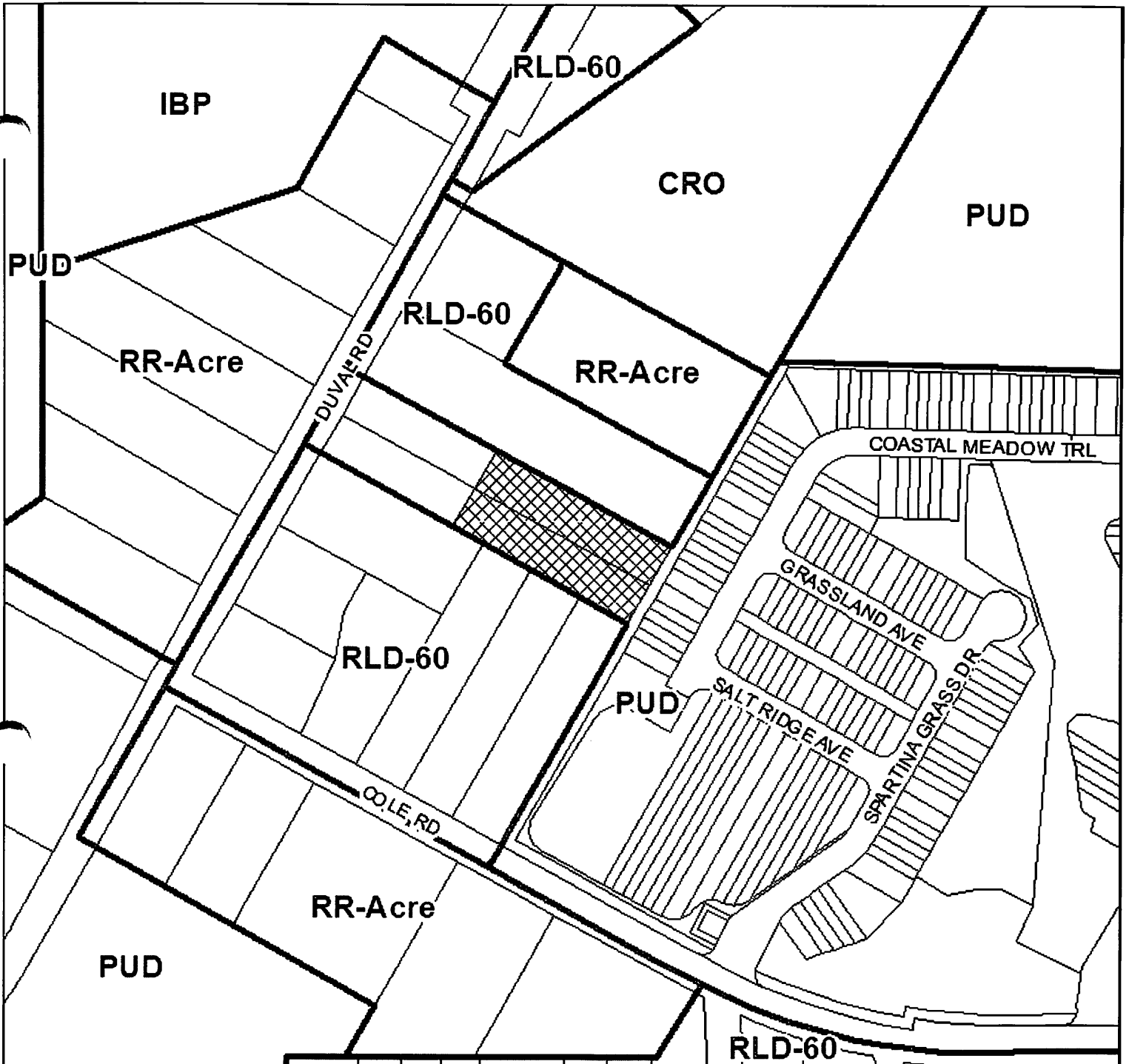
## Legal Description

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A PARCEL OF LAND BEING A PART OF SECTION 5 AS SHOWN ON THE COMMISSIONER'S PLAT OF SECTION 38, JOHN BROWARD GRANT, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, AND BEING A PART OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 18997, PAGE 2282 AND OFFICIAL RECORDS BOOK 18998, PAGE 287 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF COLE ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF DUVAL ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), SAID POINT LYING IN A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 5729.65 FEET, A CENTRAL ANGLE OF 00° 15' 00" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 29° 47' 10" EAST, 25.00 FEET; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID DUVAL ROAD AND THE ARC OF SAID CURVE AN ARC LENGTH OF 25.00 FEET TO A POINT OF TANGENCY; THENCE NORTH 29° 54' 40" EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 440.00 FEET; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE SOUTH 61° 11' 20" EAST ALONG THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18705, PAGE 801 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 274.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 29° 54' 40" EAST, DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 159.00 FEET TO A POINT ON THE SOUTHERLY LINE OF OFFICIAL RECORDS BOOK 5339, PAGE 983 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 61° 11' 20" EAST, ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 5339, PAGE 983, A DISTANCE OF 363.00 FEET TO A POINT ON A WESTERLY LINE OF SPARTINA COVE PHASE 1 AS RECORDED IN PLAT BOOK 73, PAGES 144 THROUGH 149 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 29° 54' 40" WEST, DEPARTING SAID SOUTHERLY LINE AND ALONG SAID WESTERLY LINE OF SPARTINA COVE PHASE 1, A DISTANCE OF 159.00 FEET TO THE WESTERLY CORNER OF OFFICIAL RECORDS BOOK 3387, PAGE 688 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE DEPARTING WESTERLY LINE NORTH 61° 11' 20" WEST, ALONG THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3387, PAGE 688, OFFICIAL RECORDS BOOK 19882, PAGE 508, OFFICIAL RECORDS BOOK 19693, PAGE 2235, AND OFFICIAL RECORDS BOOK 18705, PAGE 801, A DISTANCE OF 363.00 FEET TO THE POINT OF BEGINNING.

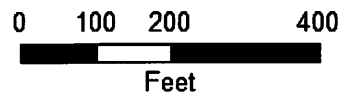
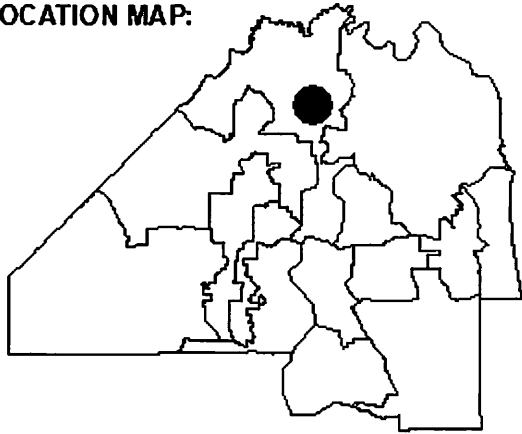
LANDS THUS DESCRIBED CONTAINING 1.32 ACRES, MORE OR LESS.



REQUEST SOUGHT:

FROM: PUD  
 TO: CRO

LOCATION MAP:



COUNCIL DISTRICT:  
 9

TRACKING NUMBER

T-2022-4415

EXHIBIT 2  
 PAGE 1 OF 1

Prepared by and return to:  
Amanda Duncan  
Duane C. Romanello, P.A.  
1919 Blanding Boulevard  
Jacksonville, FL 32210  
(904) 384-1441

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## Special Warranty Deed

**This Special Warranty Deed** made this 21<sup>st</sup> day of January, 2022 between George A. Leone, a married man whose post office address is 14883 Bonefish Drive, Jacksonville Beach, FL 32250, grantor, and George A. Leone whose post office address is 14883 Bonefish Drive, Jacksonville Beach, FL 32250, grantee:

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

**Witnesseth**, that said grantor, for and in consideration of the sum 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, located at 14128 Duval Road, Jacksonville FL 32218 in Duval County, Florida, to-wit:

**See Attached Exhibit "A"**

**Parcel Identification Number: A part of 019650-0600**

**The sole purpose of this deed is to split parcel 019650-0600.**

**This property is not the homestead property of the Grantor.**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

Signature Page to Follow

Signature Page to Leone Cut Out Deed 14128 Duval Road

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:

Tiffany Gayten  
Witness

Printed Name: Tiffany Gayten

M.O.  
Witness

Printed Name: Michael O'Neal

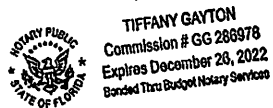
George A. Leone  
George A. Leone

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21<sup>st</sup> day of January 2022 by George Leone who  is personally known or  has produced a driver's license as identification.

[Seal]

Tiffany Gayten  
Notary Public  
Print Name: Tiffany Gayten  
My Commission Expires: 12/26/22



PARCEL "B" FORWARD:

A PARCEL OF LAND BEING PART OF SECTION 5 AS SHOWN ON THE COMMISSIONER'S PLAT OF SECTION 38, JOHN BROWARD GRANT, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF COLE ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF DUVAL ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED), SAID POINT BEING SITUATE IN A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 5729.65 FEET; THENCE NORTH 29°47'10" EAST ALONG SAID CURVE, 25.00 FEET (CHORD BEARING AND DISTANCE) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 29°54'40" EAST, A DISTANCE OF 519.50 FEET TO THE SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 05339, PAGE 00993 OF SAID CURRENT PUBLIC RECORDS AND TO THE POINT OF BEGINNING; THENCE ALONG SAID AFOREMENTIONED SOUTHERLY LINE SOUTH 61°11'20" EAST A DISTANCE OF 215.00 FEET TO AN IRON ROD; THENCE DEPARTING LAST SAID OFFICIAL RECORDS BOOK SOUTH 29°54'40" WEST, A DISTANCE 79.50 FEET TO AN IRON ROD; THENCE NORTH 61°11'20" WEST A DISTANCE OF 215.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 17,089± SQ. FT. - 0.4 ACRES MORE OR LESS.

CERTIFIED TO: GEORGE LEONE  
MCCABE LAW GROUP, P.A.  
FIRST AMERICAN TITLE INSURANCE COMPANY



PREPARED BY & RETURN TO:

Name: Rachel Sganga, an employee of  
McCabe Law Group, P.A.  
Address: 8833 Perimeter Park Blvd.  
Suite 703  
Jacksonville, FL 32216  
File No. TX19-2673DDR

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**SPECIAL WARRANTY DEED**

This **SPECIAL WARRANTY DEED**, made the 5th day of November, 2019, by **BREEZE HOMES, LLC**, a Florida limited liability company, hereinafter called the Grantor, to **GEORGE A. LEONE**, a married man, whose post office address is 3806 Valverde Circle, Jacksonville, FL 32218, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Duval, State of Florida, viz:

**Parcel A:**

A parcel of land being part of Section 5 as shown on the Commissioner's Plat of Section 38, John Broward Grant, Township 1 North, Range 26 East, Duval County, Florida and being more particularly described as follows:

Commencing at the intersection of the Northerly right of way line of Cole Road (a 60 foot right of way as now established) with the Southeasterly right of way line of Duval Road (a 60 foot right of way as now established), said point being situate in a curve concave to the Northwest and having a radius of 5729.65 feet; thence North 29°47'10" East along said curve, 25 feet (chord bearing and distance) to the point of tangency of said curve; thence North 29°54'40" East, a distance of 440 feet to the Point of Beginning; thence continuing along said Southeasterly right of way line of Duval Road, North 29°54'40" East, a distance of 79.50 feet; thence South 61°11'20" East, a distance of 637 feet to the Westerly line of those lands described in Official Records Book 18501, Page 879 of said current public records; thence South 29°54'40" West, along said Westerly line, a distance of 79.50 feet to the Northerly line of those lands described in Official Records Book 3387, Page 688 of said current public records; thence North 61°11'20" West, along said Northerly line, a distance of 637.00 feet to the Point of Beginning.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD, THE MENTION ON WHICH SHALL NOT SERVE TO RE-IMPOSE THEM.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Tiffany Gayten  
Witness Signature  
Printed Name: Tiffany Gayten

Michael Orled  
Witness Signature  
Printed Name: Michael Orled

BREEZE HOMES, LLC


By: CA L.S.  
Name: Christian A. Allen  
Title: Managing Member

Address (Principal Place of Business):  
1611 Atlantic Blvd., Jacksonville, FL 32207

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 5th day of November, 2019, by Christian A. Allen (name), Managing Member (title) of Breeze Homes, LLC, a Florida limited liability company, on behalf of the company. He (she) is personally known to me or has produced \_\_\_\_\_ as identification.

Tiffany Gayten  
Signature of Notary  
Printed Name: Tiffany Gayten  
My commission expires: 12/26/22

 TIFFANY GAYTON  
Commission # GG 286978  
Expires December 26, 2022  
Bonded Thru Budget Notary Services



## Availability Letter

Lofton Miller

8/29/2022

Corner Lot Development Group

1819 Goodwin St

Jacksonville, Florida 32204

Project Name: Duval Beecher

Availability #: 2022-1368

Attn: Lofton Miller

Thank you for your inquiry regarding the availability of Electric, Reclaim, 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/](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](https://www.jea.com/water_and_wastewater_development)

Sincerely,

JEA Water, Sewer Reclaim  
Availability Request Team

Availability Number: 2022-1368

Request Received On: 4/1/2022

Availability Response: 8/29/2022

Prepared by: Mollie Price

Expiration Date: 4/7/2024

### **Project Information**

Name: Duval Beecher

Address:

County: Duval County

Type: Electric,Reclaim,Sewer,Water

Requested Flow: 32500

Parcel Number: 019661 0000, 019651 0000, 019650 0605, 019650 0505

Location:

Description: 14180 DUVAL RD 14140 DUVAL RD 2- 0 Duval RDs

### **Potable Water Connection**

Water Treatment Grid: North Grid

Connection Point #1: Existing 10 inch water main along Duval Road at the Cole Road intersection

Connection Point #2:

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 16 inch force main along Duval Road

Connection Point #2:

**Sewer Special Conditions:**

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 Step 2 of the SagesGov portal.

**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 Connection**

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:**

Point of connection location(s) to be field verified by developer during project design. If needed, 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.

**Subsequent steps you need to take to get service:**

**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 the water/wastewater team by going to Step 2 in Sages. If you need representative from 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.**

**Submit your request for a Force Main Connection Pressure letter by accessing Step 2 in Sages.**