

# 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

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.: 2022-84**

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

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

Planning and Development Department Recommendation: **Approve**

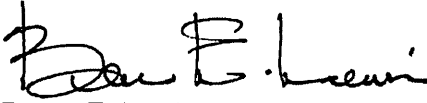
Planning Commission Recommendation: **Approve**

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,

A handwritten signature in black ink that reads "Bruce E. Lewis". The signature is written in a cursive style with a large initial "B" and "L".

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 2022-0084**

**MARCH 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 **2022-0084**

***Location:*** 0 Townsend Boulevard; Between Townsend Boulevard and Hermitage Road East.

***Real Estate Number:*** 111359-0000

***Current Zoning District:*** Commercial Office (CO)

***Proposed Zoning District:*** Residential Low Density 60 (RLD-60)

***Current Land Use Category:*** Residential Professional and Institutional (RPI)

***Planning District:*** District 2—Greater Arlington and Beaches

***Applicant/Agent:*** Josh Cockrell  
The Stellarea Group  
PO Box 28327  
Jacksonville, Florida 32226

***Owner:*** Sue Tredinick  
St. Johns Trading Co. Inc.  
9250 Baymeadows Road, Suite 400  
Jacksonville, Florida. 32256

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

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2022-0084** seeks to rezone 3.30± acres of a property from Commercial Office (CO) to Residential Low Density 60 (RLD-60). The request is being sought to allow for the development of 20 single-family dwellings (per the JEA letter). The subject site is neighbored by Single Family lots to the south that are 60 feet wide, and Single Family lots north of Fort Caroline Road that are 90 feet wide. The proposed rezoning to allow for single family dwelling would be consistent with the existing residential development surrounding the site.

## **STANDARDS, CRITERIA AND FINDINGS**

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

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

Yes. In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land* of the Zoning Code, the Planning and Development Department finds the subject property to be located in the Residential Professional Institutional (RPI) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan.

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

Yes. The 3.30 acre subject site is located on the south side of Ft Caroline Road, between Townsend Boulevard and Hermitage Road East. The applicant is proposing the development of townhomes. The subject site located within the RPI land use category. According to the Category Description within the Future Land Use Element (FLUE), RPI in the Urban Development Area provides for compact medium density development, Development which includes medium density residential and professional office uses is preferred. Limited commercial retail and service which serve a diverse set of neighborhoods are also encouraged in order to reduce the number of Vehicle Miles traveled. Single use developments in the RPI land use category shall be limited to residential or office. The maximum gross density allowed in RPI in the Urban Area is 30 units per acre. RLD-60 is allowed in the RPI Land Use Category as a Secondary Zoning District. The subject site meets the requirements of the secondary district criteria found in Subpart G of Part 3 of the Zoning Code.

The proposed zoning change to RLD-60 is consistent with the existing RPI land use category.

To ensure compliance with the provisions of the Comprehensive Plan, the proposed zoning application will be reviewed in relation to the following goals, objectives, polices or text of the 2030 Comprehensive Plan:

**Future Land Use Element (FLUE):**

**Objective 1.1**

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

The proposed development is for Single Family Dwellings, is consistent with the single family neighborhood developments that neighbor the subject site today.

**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 CO to RLD-60 in order to permit for a single-family residential development—all while adhering to local, state, and federal regulations governing wetlands.

**SURROUNDING LAND USE AND ZONING**

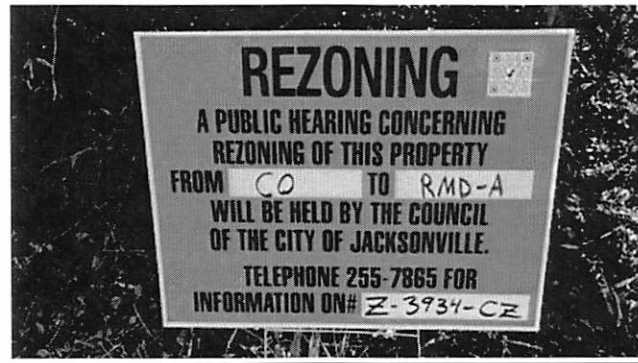
The subject property is located on the southwestern corner of Fort Caroline Road and Townsend Boulevard. The proposed rezoning to RLD-60 is consistent with RPI as a Secondary Zoning District. Nonetheless, adjacent land uses and zoning districts are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use(s)</b>
North	LDR	RLD-90	Single Family Dwellings
East	MDR	RMD-D	Neighborhood/Shopping Center
South	LDR	RLD-60	Single Family Dwellings
West	RPI	PBF-1	Church

It is the opinion of the Planning and Development Department that the requested rezoning to RLD-60 for townhomes is consistent and compatible with the surrounding uses.

SUPPLEMENTARY INFORMATION

On **February 14, 2022** the applicant provided evidence that the required Notice of Public Hearing signs were posted on the subject properties.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2022-0084** be **APPROVED**.



Aerial



View of the Subject Site from the intersection of Townsend Boulevard and Fort Caroline Road



View of the Subject Site from Fort Caroline Road



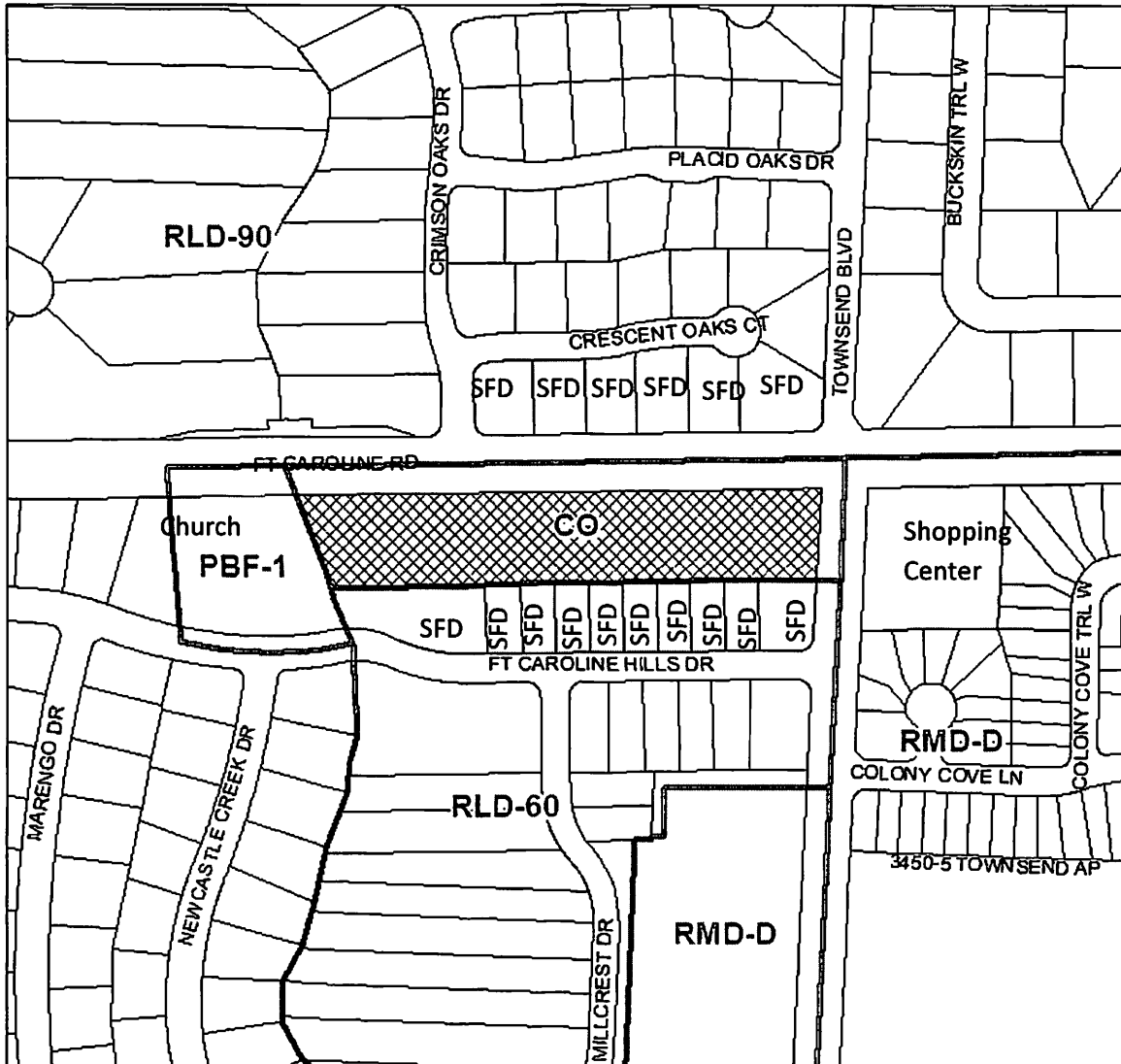


View of the neighborhood north of the subject site



View of the neighborhood south of the subject site





<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM: CO</b></p> <p><b>TO: RLD-60</b></p>	<p><b>LOCATION MAP:</b></p>	<p>0 95 190 380 Feet</p>
<p><b>ORDINANCE NUMBER</b></p> <p><b>ORD-2022-0084</b></p>	<p><b>TRACKING NUMBER</b></p> <p><b>T-2021-3934</b></p>	<p><b>COUNCIL DISTRICT:</b></p> <p><b>1</b></p> <p><b>EXHIBIT 2</b> <b>PAGE 1 OF 1</b></p>

Legal Map



**Existing Land Use Category**

RPI

**Land Use Category Proposed?**

If Yes, State Land Use Application #

**Total Land Area (Nearest 1/100th of an Acre)** 3.30**Justification For Rezoning Application**

OWNER PLANS TO DEVELOP TOWNHOMES

**Location Of Property****General Location**

CORNER OF TOWNSEND BLVD AND FT CAROLINE RD

House #	Street Name, Type and Direction	Zip Code
0	TOWNSEND BLVD	32277

**Between Streets**

TOWNSEND BLVD and HERMITAGE RD E

**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**  
**3.30 Acres @ \$10.00 /acre:** \$40.00
- 3) Plus Notification Costs Per Addressee**  
**73 Notifications @ \$7.00 /each:** \$511.00
- 4) Total Rezoning Application Cost:** \$2,551.00

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

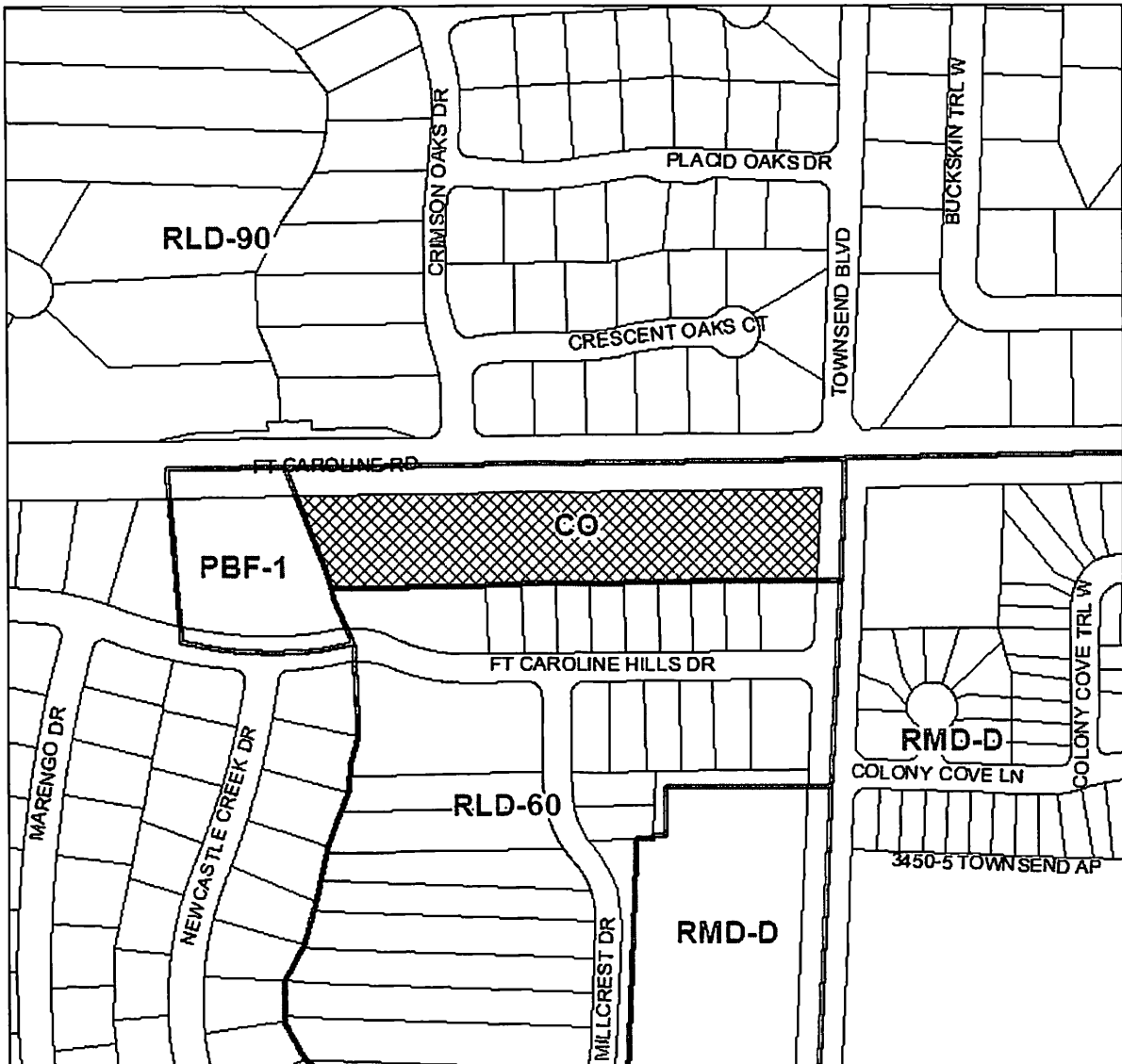
## **LEGAL DESCRIPTION**

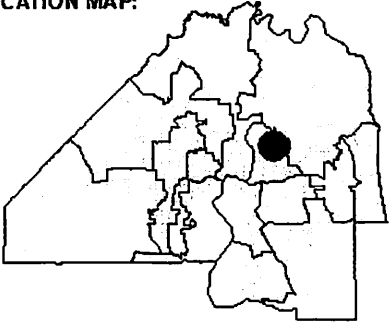

**December 3, 2021**

A PART OF SECTION 37, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF LOT 1, FORT CAROLINE HILLS UNIT NO. 2-A AS RECORDED IN PLAT BOOK 43, PAGES 95 AND 95A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF TOWNSEND BOULEVARD (AN 80' RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 02°21'20" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF FORT CAROLINE ROAD (A 100' RIGHT-OF-WAY AS NOW ESTABLISHED) A DISTANCE OF 157.06 FEET; THENCE SOUTH 89°09'05" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 930 FEET, MORE OR LESS TO THE APPROXIMATE CENTERLINE OF NEWCASTLE CREEK; THENCE SOUTHERLY ALONG SAID APPROXIMATE CENTERLINE A DISTANCE OF 177 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF SAID FORT CAROLINE HILLS UNIT NO. 2-A; THENCE NORTH 89°09'05" EAST ALONG THE NORTHERLY LINE OF SAID FORT CAROLINE HILLS UNIT NO. 2-A, A DISTANCE OF 850 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE LANDS CONTAINED IN DEED RECORDED IN O.R. BOOK 4249, PAGE 980 AND O.R. BOOK 7418, PAGE 457, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM: CO</b></p> <p><b>TO: RLD-60</b></p>	<p><b>LOCATION MAP:</b></p> 	 <p>0 95 190 380</p> <p>Feet</p>
<p><b>ORDINANCE NUMBER</b></p> <p><b>ORD-2022-0084</b></p>	<p><b>TRACKING NUMBER</b></p> <p><b>T-2021-3934</b></p>	<p><b>COUNCIL DISTRICT:</b></p> <p><b>1</b></p> <p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>







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

## Detail by Entity Name

Florida Profit Corporation

ST. JOHNS TRADING COMPANY, INC.

### Filing Information

**Document Number** 158676  
**FEI/EIN Number** 59-0602595  
**Date Filed** 07/29/1949  
**State** FL  
**Status** ACTIVE  
**Last Event** AMENDMENT  
**Event Date Filed** 10/23/2013  
**Event Effective Date** NONE

### Principal Address

9250 BAYMEADOWS RD. #400  
JACKSONVILLE, FL 32256-8813

Changed: 02/14/1991

### Mailing Address

9250 BAYMEADOWS RD. #400  
JACKSONVILLE, FL 32256-8813

Changed: 02/14/1991

### Registered Agent Name & Address

TREDINICK, SUE B  
9250 BAYMEADOWS RD. #400  
JACKSONVILLE, FL 32256

Name Changed: 02/03/2009

Address Changed: 03/25/1997

### Officer/Director Detail

#### **Name & Address**

Title VD

TREDINICK, PAMELA A

9250 BAYMEADOWS RD. #400  
JACKSONVILLE, FL 32256

Title PD

TREDINICK, SUE B  
9250 BAYMEADOWS RD. #400  
JACKSONVILLE, FL 32256

Title VSTD

VAN KEMPEN, MARY J  
9250 MAYMEADOWS RD #400  
JACKSONVILLE, FL 32256

**Annual Reports**

Report Year	Filed Date
2019	02/05/2019
2020	06/22/2020
2021	02/04/2021

**Document Images**

<a href="#">02/04/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/22/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/05/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/19/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/30/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/28/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/12/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/24/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/23/2013 -- Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">02/05/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/06/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/05/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/01/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/03/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/15/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/25/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/26/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/23/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/07/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/06/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/21/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/26/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/15/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/07/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

<a href="#">03/24/1998 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/25/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/12/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/21/1995 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

Florida Department of State, Division of Corporations

**EXHIBIT A**

**Property Ownership Affidavit - Corporation**

Date: 11/22/2021

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: 0 Townsend Blvd, Jacksonville, FL 32277 RE#(s): 111359-0000

To Whom it May Concern:

I Sue B. Tredinick, as President of St. Johns Trading Co. Inc., a corporation organized under the laws of the state of Florida, hereby certify that said corporation is the Owner of the property described in Exhibit 1 in connection with filing application(s) for a zoning change submitted to the Jacksonville Planning and Development Department.

(signature) Sue B. Tredinick  
(print name) Sue B. Tredinick

Please provide documentation illustrating that signatory is an authorized representative of the corporation; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

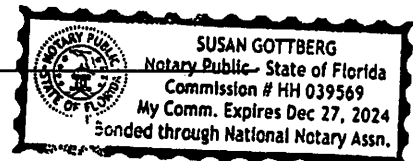
**STATE OF FLORIDA  
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 2nd day of December 2021, by Sue B. Tredinick, as President, of St. Johns Trading Co. Inc. a Florida corporation, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

Susan Gottberg  
(Signature of NOTARY PUBLIC)

Susan Gottberg  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: \_\_\_\_\_



(Corporation)

OFFICIAL RECORDS

WARRANTY DEED

THIS INDENTURE is made this 2nd day of September, 1992, by St. Johns Trading Company, Inc. F/A General Trading Company, Inc. a corporation existing under the laws of the State of Florida, whose address is 9250 Baymeadows Road, Suite 400, Jacksonville, Florida 32256 ("Grantor"), to the CITY OF JACKSONVILLE, a municipal corporation, whose address is 220 East Bay Street, Jacksonville, Florida 32202 ("Grantee"),

WITNESSETH:

Grantor, for and in consideration of the sum of FORTY-FIVE THOUSAND EIGHT HUNDRED AND 10/100 Dollars (\$45,928.00) and other valuable considerations, receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, its successors and assigns forever, all that certain land situate, lying and being in Duval County, Florida, to-wit:

90.30  
948.588  
R. J. Kamen

SEE THE ATTACHED EXHIBIT "A"

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

TO HAVE AND HOLD the same in fee simple forever

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

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name by its authorized officers and caused its Corporate Seal attested by its Secretary to be hereunto affixed the day and year first above written.

Signed, Sealed and Delivered in the presence of:

GRANTOR: St. Johns Trading Company, Inc.

Claude L. Smith, Jr. (print name)

By: J.W. Treadnick (print name) Title: President

Mary J. van Kamen (print name)

ATTEST: By: Mary J. van Kamen (print name) Title: Secretary

STATE OF FLORIDA COUNTY OF DUVAL

before me personally appeared J.W. Treadnick and Mary J. van Kamen, respectively, the President and Secretary of St. Johns Trading Company, Inc. a corporation existing under the laws of the State of Florida, to me well known to be the individuals and officers described in and who executed the foregoing instrument and severally acknowledged the execution thereof to be their own free act and deed as such officers thereunto duly authorized; and that the official seal of said corporation is duly affixed thereto, and the said conveyance is the act and deed of said corporation, and who are personally known to me and did not take an oath.

WITNESS my hand and official seal this 2nd day of September, 1992.

AS AGENT FOR CITY OF JACKSONVILLE

Notary Public, County and State Aforesaid. My Commission Expires: (SEAL) Notary Public, State of Florida My Commission Expires Dec. 12, 1992

Claude L. Smith, Jr. (print name) Notary Public, County and State Aforesaid. My Commission Expires: (SEAL) Notary Public, State of Florida My Commission Expires Dec. 12, 1992

RETURN TO: NEAL ESTERLICK DIVISION 5000 1203, CITY HALL

EXHIBIT "A"

PARCEL 137

A part of Section 37, Township 2 South, Range 27 East, Duval County, Florida and being more particularly described as follows:

Commence at the intersection of the Westerly right-of-way line of Townsend Boulevard (an 60 foot right-of-way) with the Southerly right-of-way line of Fort Caroline Road (a 100 foot right-of-way); thence South 89° 10' 57" West, along the said Southerly right-of-way line of Fort Caroline Road, 438.57 feet to the Point of Beginning; thence South 83° 28' 19" West, 150.75 feet; thence South 86° 19' 12" West, 100.12 feet; thence North 86° 51' 10" West, 202.48 feet; thence South 00° 49' 03" East, 24.00 feet; thence South 89° 10' 57" West, 26 feet, more or less to the centerline of New Castle Creek; thence Northwesterly along the said centerline of Newcastle Creek, 52 feet, more or less to a point on the aforementioned Southerly right-of-way line of Fort Caroline road; thence North 39° 10' 57" east, along said line 488 feet, more or less to the Point of Beginning.

Containing 6424 square feet, more or less.

The above described parcel being a part of those lands described and recorded in Official Records Volume 2250, Page 483, of the Current Public Records of said Duval County, Florida.

92 SEP 21 AM 11: 05

RECORDS VERIFIED

*James J. [Signature]*

CLERK OF DISTRICT COURT

92-0110955

FILED AND RECORDED  
IN PUBLIC RECORDS  
OF DUVAL COUNTY, FLA

APPROVED  
DESCRIPTION AGREES  
WITH MAP  
CITY ENGINEERS OFFICE  
TOPO/SURVEY BRANCH  
By BLP Date 1-27-92

*W. D. [Signature]*  
1-29-92



## Availability Letter

Ilya Soroka

6/28/2021

EDU Development LLC

1834 Landwood St

Jacksonville, Florida 32211

Project Name: Ft Caroline TownHomes

Availability #: 2021-2887

Attn: Ilya Soroka

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/](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,

JEA Water, Sewer Reclaim  
Availability Request Team

Availability Number: 2021-2887

Request Received On: 6/28/2021

Availability Response: 6/28/2021

Prepared by: Kyle Watson

Expiration Date: 6/28/2023

### Project Information

Name: Ft Caroline TownHomes

Address:

County: Duval County

Type: Electric,Sewer,Water

Requested Flow: 7000

Parcel Number: 111359 0000

Location: Corner of Townsend and Ft Caroline

Description: We would like to build 20 townhomes with an internal road. We would like to impact the wetlands and use the Public lift station at the bottom on the property as a gravity connection point.

### Potable Water Connection

Water Treatment Grid: South Grid

Connection Point #1: Existing 16' water main within the Ft. Caroline Rd. ROW, adjacent to this property.

Connection Point #2:

Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required. Lot will require water main construction in right-of-way and individual water services. Connection to the proposed POC is contingent upon inspection and acceptance of the

Water Special Conditions: mains by JEA. JEA must approve construction and accept the lines prior to meter issuance. 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 Step 2 within the project portal.

### Sewer Connection

Sewer Grid: Arlington East

Connection Point #1: Existing 8" gravity sewer main within the Ft. Caroline Rd. ROW, adjacent to this property.

Connection Point #2: Existing 6' sewer force main within the Ft. Caroline Rd. ROW, adjacent to this property.

Each lot will require sewer main construction in right-of-way and individual laterals. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. If gravity flow cannot be achieved, then Sewer POC cannot be utilized unless written approval from the JEA Alternative Connection team is granted to allow a connection which utilizes a privately owned and operated pump system. Request an Alternative Connection approval 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 project portal. Development Meeting, Plan Submittal and Alternative Connection team requests

Sewer Special Conditions: can be made within Step 2 of the project portal. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). 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 project portal. Force main connection pressure letter and development meeting requests can be made within Step 2 of the project 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 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: