

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2019-0687 **Staff Sign-Off/Date** BEL / 09/13/2019

Filing Date 09/18/2019 **Number of Signs to Post** 3

Hearing Dates:

1st City Council 10/22/2019 **Planning Commission** 10/17/2019

Land Use & Zoning 11/05/2019 **2nd City Council** N/A

Neighborhood Association TROUT RIVER JAX, KINLOCK CIVIC ASSOC.

Neighborhood Action Plan/Corridor Study LINCOLN SHERWOOD NAP, KING SOUDEL CROSSING OVERLAY

Application Info

Tracking # 2344

Application Status PENDING

Date Started 04/12/2019

Date Submitted 06/25/2019

General Information On Applicant

Last Name	First Name	Middle Name
HAGAN	DAVID	CHRISTOPHER
Company Name		
GILMORE HAGAN PARTNERS		
Mailing Address		
800 W. MONROE ST		
City	State	Zip Code
JACKSONVILLE	FL	32202
Phone	Fax	Email
9042199842	904	CHRIS.HAGAN@GILMOREHAGAN.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
SHAW	ROY	
Company/Trust Name		
BLUE RIBBON REALTY, LLC		
Mailing Address		
2762 W. BEAVER ST		
City	State	Zip Code
JACKSONVILLE	FL	32254
Phone	Fax	Email
9043889982		

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	039982 0000	10	5	CCG-2	PUD

Map	039982 0000	10	5	CO	PUD
Map	039982 0000	10	5	RLD-60	PUD

* Also includes RE 039938 0000 currently zoned CCG-2, CO and RLD-60 to PUD

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

Existing Land Use Category

CGC,LDR

Land Use Category Proposed?

If Yes, State Land Use Application #

5406

Total Land Area (Nearest 1/100th of an Acre) 4.97

Development Number

Proposed PUD Name GILCHRIST PUD

Justification For Rezoning Application

ALLOW FOR A SPECIFIC USE IN A CGC LAND USE

Location Of Property

General Location

SOUTHEAST CONER OF GILCHRIST AND NEW KINGS RD

House #	Street Name, Type and Direction	Zip Code
0	GILCHRIST RD	32219

Between Streets

NEW KINGS RD and THOMAS DUKES CT

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	
4.97 Acres @ \$10.00 /acre:	\$50.00
3) Plus Notification Costs Per Addressee	
21 Notifications @ \$7.00 /each:	\$147.00
4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):	\$2,446.00

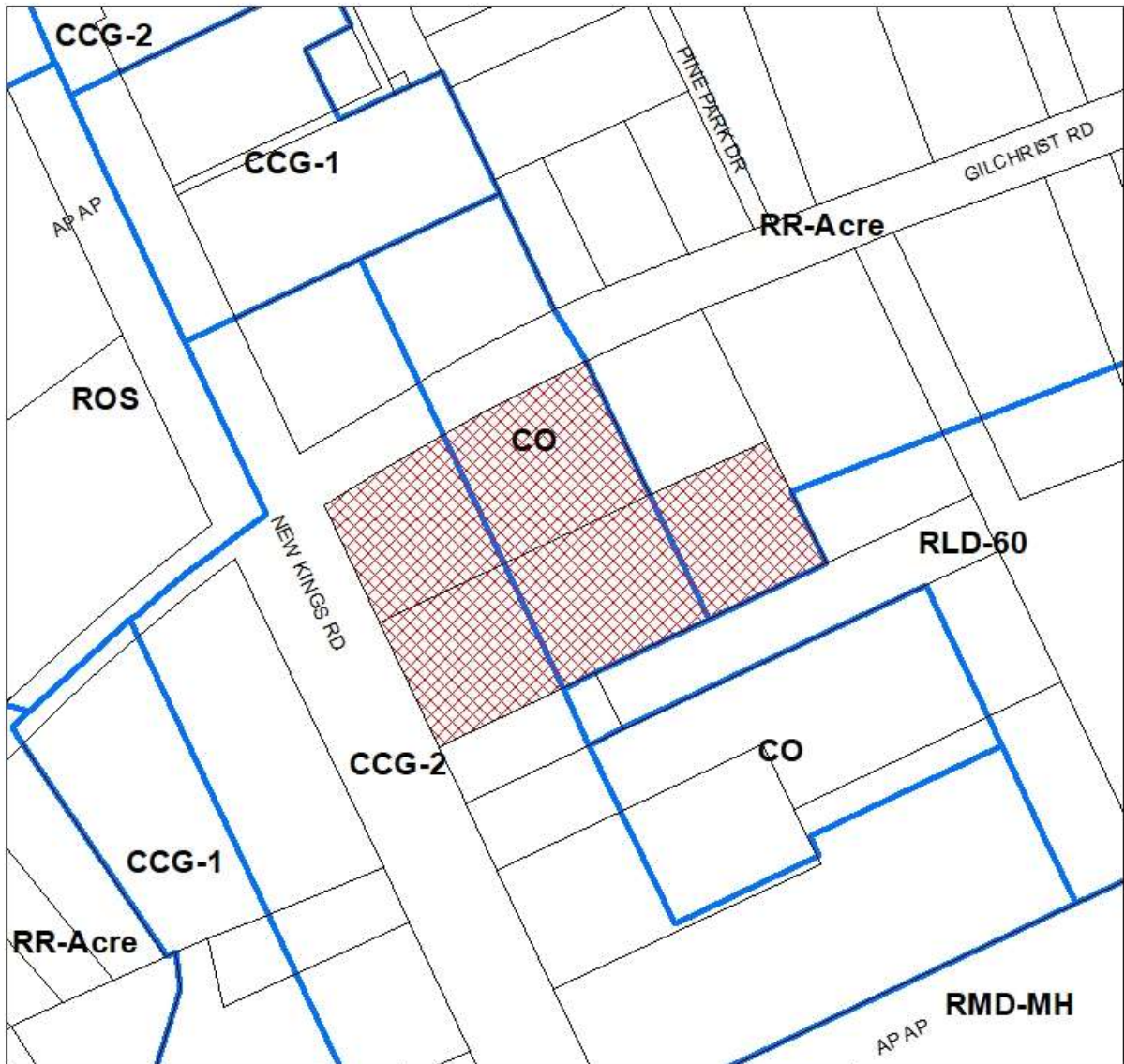
NOTE: Advertising Costs To Be Billed to Owner/Agent

LEGAL DESCRIPTION

October 24, 2019

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #1 (STATE ROAD #15) AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF GILCHRIST ROAD (COUNTY ROAD #739); THENCE S 26°23'12" E, A DISTANCE OF 400.05 FEET; THENCE N 64°27'56" E, A DISTANCE OF 614.98 FEET; THENCE N 25°50'29" W, A DISTANCE OF 200.71 FEET; THENCE S 64°22'40" W, A DISTANCE OF 189.66 FEET; THENCE N 26°23'12" W PARALLEL TO THE SAID NORTHEASTERLY BOUNDARY LINE OF U.S. HIGHWAY #1, A DISTANCE OF 231.20 FEET TO THE SOUTHEASTERLY BOUNDARY LINE OF GLICHRIST ROAD TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2825.00 FEET, A CENTRAL ANGLE OF 08°41'14", AN ARC LENGTH OF 428.33 FEET, A CHORD BEARING OF S 60°13'58" W, AND A CHORD LENGTH OF 427.92 FEET TO THE POINT OF BEGINNING TO CLOSE.

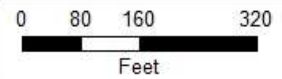
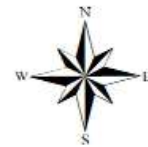
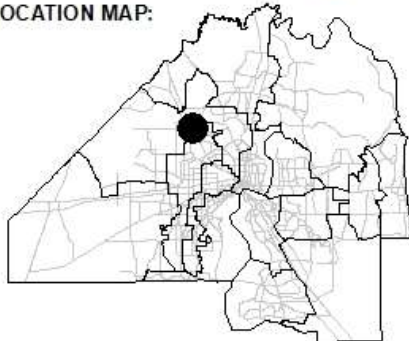
THE AFOREDESCRIBED PARCEL CONTAINS 217,803 SQUARE FEET, OR 5.000 ACRES MORE OR LESS.



REQUEST SOUGHT:

FROM: CCG-2, CO & RR-ACRE
 TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

10

TRACKING NUMBER

T-2019-2344

EXHIBIT 2
 PAGE 1 OF 1

EXHIBIT A - Property Ownership Affidavit

Date: April 17, 2019

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:
RE #: 039982-0000

To Whom it May Concern:

I Guy Lachapelle hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Rezoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:*

By _____
Print Name: _____

Print Corporate Name:
Blue Ribbon Realty LLC
By [Signature]
Print Name: Guy Lachapelle
Its: Partner / member

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

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 29 day of APRIL 2019 by Guy Lachapelle, who is personally known to me or who has produced _____ as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)

LOIS KNELSON
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: _____

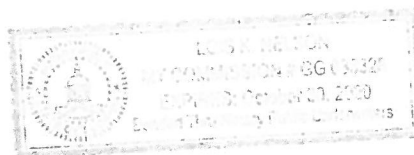


EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: April 17, 2019

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

Re: Agent Authorization for the following site location: RE #: 039982-0000

To Whom it May Concern:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Chris Hagan to act as agent to file application(s) for Rezoning for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

Blue Ribbon Realty, LLC

By _____

By [Signature]

Print Name: _____

Print Name: Guy Lachapelle

Its: member

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

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 29 day of April 2019, by Guy Lachapelle, who is personally known to me or who has produced _____ as identification and who took an oath.

[Signature of Lois K. Nelson]

(Signature of NOTARY PUBLIC)

LOIS K. NELSON

(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: _____



EXHIBIT C

Binding Letter

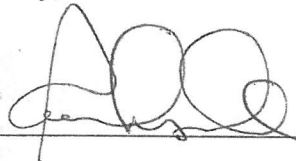
City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

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:  _____

Its: MEMBER _____

EXHIBIT D

WRITTEN DESCRIPTION

The New Kings and Gilchrist Roads Commercial & Storage PUD

November 1, 2019

1. PROJECT DESCRIPTION

This rezoning request comprises 4.97 acres of land. The site currently has a land use designation of CGC and LDR on the future land use map and a split zoning designation of CCG-2 on the front half (western) of the site and CO and RLD-60 on the rear portion (eastern) of the site. The property is currently vacant.

Surrounding land uses and zoning districts include CGC/CCG-2 to the west, LDR/RR-Acre to the east and CGC/CCG-2 and CO to the north and south. The subject property is located in the Suburban area of the City and abuts New Kings Road, which is classified as a Principal Arterial Roadway according to the City's 2030 Comprehensive Plan.

The subject site is not unique and does not exhibit any natural features of significance. This proposed PUD differs from conventional zoning in that maximum building heights are reduced, signage is limited, and specific uses are eliminated, while permitted uses are broadened to permit flexibility to the landowner.

As of the date of this application, the owner is ready to move forward as soon as entitlements are secured, and development will commence upon approval.

II. QUANTITATIVE DATA

The subject property encompasses approximately 4.97 acres and is vacant as of the date of this PUD. However, commencement of any additional uses will occur as soon as market conditions permit. The PUD is being sought in order to utilize the property for a storage facility for semi-truck tractors and trailers

III. USES AND RESTRICTIONS

A. Permitted Uses

- (1) Commercial Retail Sales and Service Establishments.
- (2) Retail sales of new or used automobiles, trucks and tractors, mobile homes, boats, pawnshops subject to Part 4, automotive vehicle parts (but not automobile wrecking yards, junkyards or scrap processing yards), heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nurseries, lumber and building supplies and similar products.

- (3) Service stations, truck stops, automated car wash meeting the performance standards and development criteria set forth in Part 4, auto laundry, mobile car detailing services, major automotive repair, car or truck rental, restaurants, laundromat or dry cleaners, veterinarians, animal boarding kennels meeting the performance standards and development criteria set forth in Part 4, pest control, carpenter or cabinet shops, home equipment rentals, job printing or newspapers, radio or television offices and studios, blood donor stations and similar uses.
- (4) Commercial, recreational and entertainment facilities such as carnivals or circuses, theaters (including open-air theaters), skating rinks, athletic complexes, arenas, auditoriums, convention centers, go-cart tracks, driving ranges, indoor and outdoor facilities operated by a licensed pari-mutuel permit holder, adult arcade amusement centers operated by a licensed permit holder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.
- (5) Fruit, vegetable, poultry or fish markets.
- (6) All types of professional and business offices.
- (7) Small scale operations including wholesaling, warehousing, storage, distributorship business where the total operation does not require more than 10,000 square feet of floor space, no vehicle is used in excess of one and one-half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises.
- (8) Bus, semi-tractor (and trailer) or truck parking and/or storage.
- (9) Building trades contractors with outside storage yards meeting the performance standards and development criteria set forth in Part 4.
- (10) Boatyards.
- (11) Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
- (12) Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture and similar uses.
- (13) Personal property storage establishments meeting the performance standards and development criteria set forth in Part 4.
- (14) A restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
- (15) An establishment or facility which includes the retail sale of all alcoholic beverages including liquor, beer or wine for off-premises consumption.
- (16) The sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.

B. Permitted accessory uses.

Uses per Section 656.403 of the Zoning Code.

C. Permissible uses by exception.

- (1) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
- (2) Travel trailer parks meeting the performance standards and development criteria set forth in Part 4.
- (3) Automobile storage yards.
- (4) Schools meeting the performance standards and development criteria set forth in Part 4.
- (5) An establishment or facility which includes the retail sale of all alcoholic beverages, not in conjunction with a restaurant, including liquor, beer or wine for on-premises consumption.
- (6) Manual car wash.

IV. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The rezoning to PUD will permit an appropriate relation between the functional land use category and the designated zoning, while providing certainty to the area residents about the future of the subject property. The PUD will serve to recognize the longstanding operations on the property while providing details and appropriate buffering for surrounding properties.

The subject property will be operated and maintained by its owner or owners.

V. DESIGN GUIDELINES

A. Lot requirements:

1. Minimum lot area: None, except as otherwise required for certain uses.
2. Minimum lot width: None, except as otherwise required for certain uses.
3. Maximum lot coverage: None, except as otherwise required for certain uses.
4. Minimum front yard: None.
5. Minimum side yard: None.
6. Minimum rear yard: 10 feet
7. Maximum height of structures: Fifty (50) feet; provided however that height may be unlimited where the building is set back on all sides not less than one horizontal foot for each six vertical feet in excess of fifty feet, and where the structure is not in conflict with any AICUZ.

B. Signs

1. *Overall development:* One (1) freestanding signs will be allowed along the Normandy Boulevard street frontage.

(a) *Style:* Signs may be pylon or monument.

(b) *Maximum height:* 50 feet, including project identification.

(c) *Maximum signface area:* 200 square feet, excluding project identification.

(d) *Illumination:* Internally or externally illuminated.

2. *Wall signs:* Wall signs will be permitted on every face of buildings, but in no case shall such signage face the residential areas to the north directly.

(a) *Maximum signface area:* Ten percent (10%) of the surface area of the wall on which the sign is located (or ten percent (10%) of the occupancy frontage.

(c) *Illumination:* Internally illuminated.

C. Landscaping

1. Except as otherwise approved by the Planning and Development Department, all parcels and sub-parcels shall be landscaped and maintained by the owners thereof in accordance with Chapter 656, Part 12 of the Zoning Code.

2. Any perimeter landscaping required between the parcels may vary from the strict requirements of the Zoning Code, and may instead be relocated to alternative locations within the site.

3. The Planned Unit Development is proposing a 10 foot wide landscape area between the truck parking and the single family dwelling to the east. The proposed buffer will mitigate noise, odor, vibration, or aesthetic effects of the use on the surrounding area. The development will meet the buffering standards typically required between uncomplimentary uses per Sec. 656.1216 of the Zoning Code. The buffer will be ten feet in width, with a six foot high, 85% opaque screen and a tree every 25 feet along the property line adjacent to residential uses or zoning.

D. Illumination

Lighting for parking lot and storage areas shall be appropriately shielded to minimize trespass lighting and skyglow effects.

E. Vehicular and Pedestrian Access

Connection locations for vehicular access shall be permitted as depicted on the Site Plan. Pedestrian circulation shall be provided in accordance with the City of Jacksonville 2030 Comprehensive Plan.

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 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 growing commercial areas of the Northwest Jacksonville Area.

A. The PUD is more efficient than would be possible through strict application of the City of Jacksonville Land Use Regulations.

B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area as well as the marketability of the community.

C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan for CGC land use.

VIII. PUD REVIEW CRITERIA

A. *Consistency with Comprehensive Plan.* According to the Future Land Use Map series (FLUMs) of the 2030 Comprehensive Plan, the designated land use category is in the process of being amended to match the existing CCG-2, commercial zoning, which allows for the above listed uses. If the PUD is approved, the site will be consistent with the CGC land use category and the Comprehensive Plan.

B. *Consistency with the Concurrency Management System.* The Property Will be developed in accordance with the rules of the City of Jacksonville Mobility and Concurrency Management System Office (CMMSO).

C. *Allocation of Commercial Land Use.* The project is intended to be primarily a commercial development. However, as multi-family uses have been determined to be needed in the area, those are also included as permitted within this PUD.

D. *Internal Compatibility/Vehicular Access.* The PUD is intended to ensure the suitability and sustainability of the site for commercial users. That being said, any future multi-family will be appropriately sited and accessible.

E. *External Compatibility/Intensity of Development.* This project allows for commercial uses in keeping with the nature of uses found along this New Kings Road corridor and other development along the heavily traveled roadway abutting the site. All adjacent uses are compatible with respect to this property.

F. *Recreation/Open Space.* Usable open spaces, plazas, and recreation areas will be available as per the goals and objectives of the Comprehensive Plan or as otherwise approved by the Planning and Development Department.

G. *Impact on Wetlands.* Development that would impact wetlands will be permitted through the local, state, and federal agencies with jurisdiction.

H. *Listed Species Regulations.* The property is a little over 2 acres in size and no listed species exist on the property.

I. *Off-Street Parking and Loading Requirements.* Unless otherwise agreed to by Planning and Development Department, development of the property will comply with the city's off-street parking and loading requirements set forth in Part 6 of the City of Jacksonville Zoning Code.

J. *Sidewalks, Trails, and bikeways.* Sidewalks will be provided and are subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.

K. *Stormwater Retention.* Retention shall meet the requirement of the City of Jacksonville and all other state or local agencies with jurisdiction including the St. Johns River Water Management District.

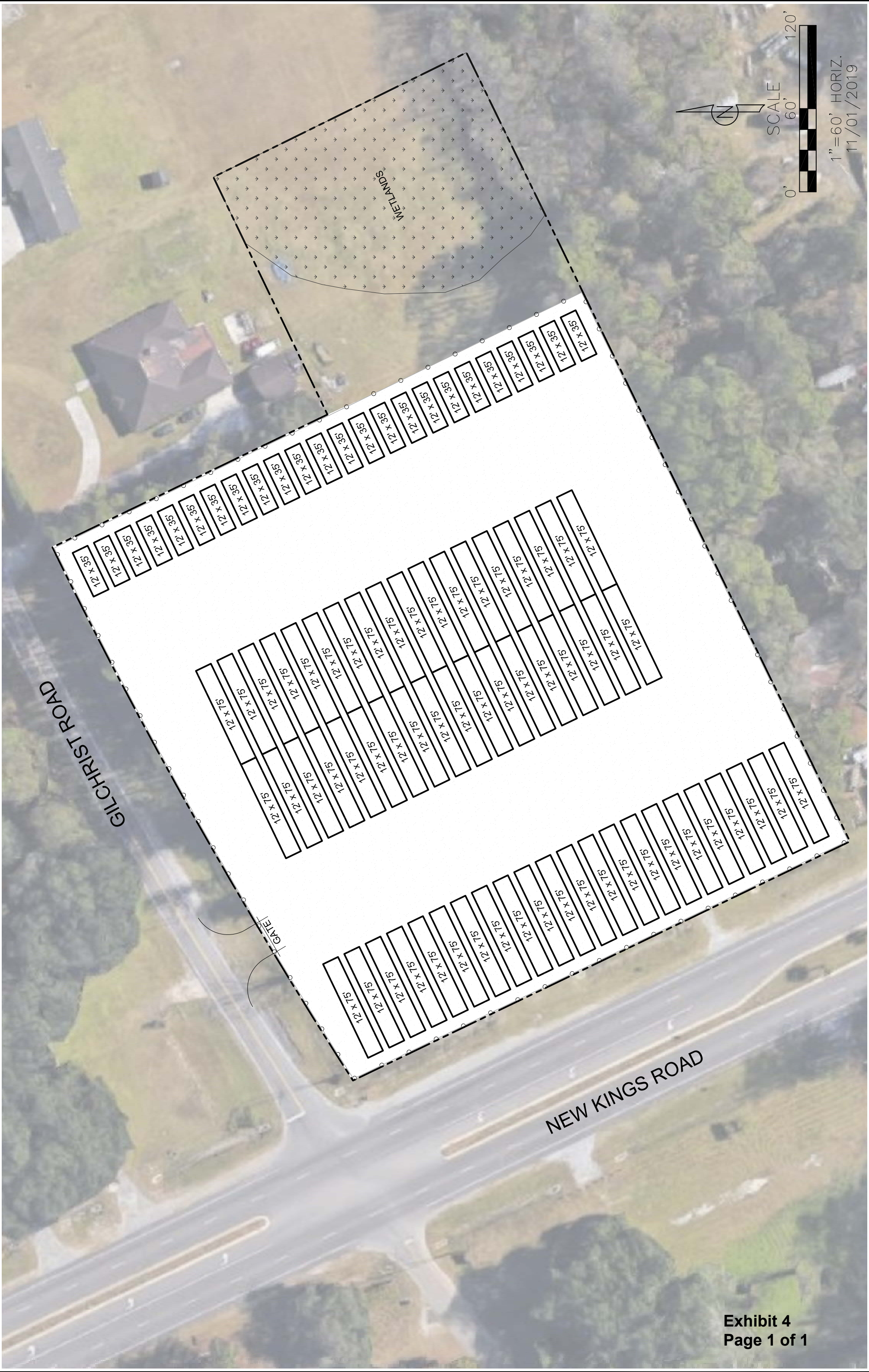
L. *Utilities.* JEA will provide all utilities.

IX. GOALS AND POLICIES

Specifically, the PUD complies with the Goals, Objectives, and Policies of the Comprehensive Plan, Future Land Use Element:

POLICY 3.2: Continue to promote and sustain the viability of existing and emerging commercial and industrial area in order to achieve an integrated land use fabric which will offer a full range employment, shopping, and leisure opportunities to support the City's residential area.

POLICY 3.2.2. – The City shall promote the infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.



GILCHRIST ROAD

NEW KINGS ROAD

WETLANDS



SCALE



1" = 60' HORIZ.
11/01/2019

EXHIBIT F

PUD Name

Gilchrist PUD

Date

Nov 1, 2019

Land Use Table

Total gross acreage	4.97	Acres	100 %
Amount of each different land use by acreage			
Single family	0	Acres	0 %
Total number of dwelling units	0	D.U.	
Multiple family	0	Acres	0 %
Total number of dwelling units	0	D.U.	
Commercial	0	Acres	0 %
Industrial	4.08	Acres	82 %
Other land use	0	Acres	0 %
Active recreation and/or open space	0	Acres	0 %
Passive open space, wetlands, pond	0.89	Acres	18 %
Public and private right-of-way	0	Acres	0 %
Maximum coverage of non-residential buildings and structures	0	Sq. Ft.	0 %

THIS INSTRUMENT PREPARED BY:

L. Riebsame
All Florida Title Services, Inc.
4417 Beach Boulevard, Suite 105
Jacksonville, Florida 32207

RECORD AND RETURN TO:

Blue Ribbon Realty, LLC
8565 Stocks Rd.
Jacksonville, Fl 32220

RE PARCEL ID #:
BUYER'S TIN:

TRUSTEE DEED

THIS TRUSTEE DEED is made this 1st day of February, 2005 by Jan Pozin, Jean Pozin as Trustee for the Jean Pozin Inter Vivos Trust; and Dawna Pozin Berlin, Jan Maurice Pozin and Frederick Robert Pozin, as Trustee of Trust A of the Nathan Pozin Inter Vivos Trust hereinafter called Grantor, and whose address is , to Blue Ribbon Realty, LLC, hereinafter called Grantee and whose address is 8565 Stocks Road, Jacksonville, FL 32220.

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

WITNESSETH:

THAT the Grantor, pursuant to the powers and authority granted by the terms and provisions of the aforesaid Trust Agreement, and in consideration of the sum of Ten and NO/100 Dollars and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee the following described land situate, lying and being in Duval County, Florida, to wit:

See attached Exhibit "A"

The real property described in this instrument is not the constitutional homestead nor the primary physical residence of the Grantor.

SUBJECT TO taxes accruing subsequent to December 31, 2004.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

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

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

AND Grantor hereby covenants to and with said Grantee that Grantor is the duly appointed, qualified and acting Trustee under the aforesaid Trust Agreement, and in all things preliminary to and in and about the sale and conveyance of the property described herein, the terms, conditions and provisions of the aforesaid Trust Agreement, and the laws of the State of Florida have been followed and complied with in all respects, and that the undersigned Grantor has the full power and authority to execute this deed for the uses and purposes herein expressed; and that said land is free of all encumbrances.



IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed/sealed and delivered in our presence:

Gayle L. Sikes
Witness Signature

Gayle L. Sikes
Witness Printed Signature

John F. Riebsame
Witness Signature

JOHN F. RIEBSAME
Witness Printed Signature

[Signature]
Jan Pozin

[Signature]
Jean Pozin, trustee

[Signature]
Jan Maurice Pozin, as trustee

[Signature]
Frederick Robert Pozin, as trustee

[Signature]
Dawna Pozin Berlin, as Trustee

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 1st day of February, 2005 by Jan Pozin; Jean Pozin as Trustee for the Jean Pozin Inter Vivos Trust; and Dawna Pozin Berlin, Jan Maurice Pozin and Frederick Robert Pozin, as Trustee of Trust A of the Nathan Pozin Inter Vivos Trust. He/She is personally known to me or has produced _____ as identification.

[Signature]
Notary Public, State and County Aforesaid

[Signature]
Notary Signature

JOHN F. RIEBSAME
Notary Printed Signature

(Title or Rank)

(Serial No., if any)



John F. Riebsame
MY COMMISSION # DD002784 EXPIRES
February 17, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

EXHIBIT "A"

PARCEL A: Part of the Isaac Carter Donation, Section 42, Township 1 South, Range 26 East, Duval County, Florida, being a part of those lands described in Deed Book 806, page 353, of the current public records of said county, more particularly described as follows: Begin at the intersection of the Northwesterly line of Gilchrist Road (a 60 foot right of way) County Road #739 as conveyed to said county on December 22, 1938 by the Ortega Company and the Westerly right of way of U. S. Highway #1, State Road #4, thence North 25 degrees 07 minutes 30 seconds West along the Westerly line of said State Road #4, 306.5 feet to an iron; thence South 53 degrees 15 minutes 30 seconds West, 635.3 feet along the Southeasterly line of lands described in Deed Book 1588, page 354 to an iron; thence South 57 degrees, 35 minutes 50 seconds East, 201.9 feet along the Northeasterly line of lands described in Deed Book 1710 page 433 and Deed Book 1769 page 357; thence South 72 degrees 04 minutes 50 seconds East, 168.0 feet along the Northeasterly line of lands described in Official Records Volume 293 page 353 to the Northwesterly line of said Gilchrist Road; thence Northeasterly along the Northwesterly line of said Gilchrist Road being along a curve concave to the Southeast, having a radius of 2,894.79 feet, a chord bearing and distance of North 49 degrees 37 minutes 10 seconds East, 405.32 feet to the point of beginning.

PARCEL B: That certain piece, parcel or tract of land situate, lying and being in the County of Duval, State of Florida, known and described as that part of the Isaac Carter Donation Section 42, Township 1 South, Range 26 East, more particularly described as beginning at an iron stake at the intersection of the Southwesterly line of State Road No. 4, also known as U.S. Highway No. 1 and the Southeasterly line of County Road No. 739 as recorded in Deed Book 828, page 232 of the current public records of Duval County, Florida; thence running along the Southwesterly line of said State Road No. 4 South 25 degrees 29' East, 500 feet to an iron stake; thence South 67 degrees 33' West 343 feet to an iron stake, which said stake marks the Southeasterly corner of lands previously conveyed to Samuel J. Cox and wife as recorded in Deed Book 1386, page 490 and Deed Book 1463, pages 386-9 of the current public records of Duval County, Florida; thence along the Easterly boundary line of said lands previously conveyed to Samuel J. Cox and wife North 34 degrees 07' West 375.18 feet to an iron stake in the Southeasterly line of said County Road No. 739; thence 419.60 feet along the said County Road to the point of beginning.

PARCEL C: That part of the Isaac Carter Donation, Section Forty-two (42), Township One (1) South, Range Twenty-six (26) East, described as: Beginning at the intersection of the Northeasterly boundary line of State Road #4, and the Southwesterly boundary line of County Road #739; thence running Southwesterly along the said Northeasterly boundary line of State Road #4, a distance of Two Hundred (200) feet, more or less, to an iron stake; thence Northeasterly perpendicular to the said Northeasterly boundary line of State Road #4, a distance of Four Hundred Thirty (430) feet, more or less to an iron stake, thence Northwesterly parallel with said Northeasterly boundary line of State Road #4, a distance of Two Hundred Thirty-one and Two Tenths (231.2) feet more or less, to an iron stake in the Southeasterly boundary line of County Road #739; thence Southwesterly along the Southeasterly line of County Road #739, a distance of Four Hundred Thirty-one and One Tenth (431.1) feet more or less to the point of beginning; excepting therefrom any portion lying within the right of way of State Road #4 as now located.

PARCEL D: A part of the Isaac Carter Donation, Section Forty-two (42), Township One (1) South, Range Twenty-six (26) East, Duval County, Florida, being more fully described as: For a point of reference, commence at the intersection of the Northeasterly right of way line of U. S. Highway #1 (State Road #15) and the Southeasterly right of way line of Gilchrist Road (County Road #739); thence run South Twenty-six (26) degrees Twenty-three (23) minutes Twelve (12) seconds East along the said Northeasterly right of way line of U. S. Highway #1 a distance of One Hundred Ninety-nine and Seventy-eight Hundredths (199.78) feet to the point of beginning; thence run South Twenty-six (26) degrees Twenty-three (23) minutes Twelve (12) seconds East along the Northeasterly right of way line of U. S. Highway #1, a distance of Two Hundred and Twenty-seven Hundredths (200.27) feet; thence North Sixty-four (64) degrees Thirty (30) minutes, Eighteen (18) seconds East, a distance of Four Hundred Twenty-four and Ninety-nine Hundredths (424.99) feet, thence North Sixty-four (64) degrees Twenty-two (22) minutes Thirty-nine (39) seconds East a distance of One Hundred Ninety and Six Hundredths (190.06) feet; thence run North Twenty-five (25) degrees Fifty (50) minutes Twenty-nine (29) seconds West, a distance of Two Hundred and Seventy-one Hundredths (200.71) feet, thence run South Sixty-four (64) degrees Twenty-two (22) minutes Forty (40) seconds West, a distance of One Hundred Eighty-nine and Sixty-six Hundredths (189.66) feet; thence run South Sixty-four (64) degrees Twenty-six (26) minutes Forty-five (45) seconds West, a distance of Four Hundred Twenty-eight and Sixteen Hundredths (428.16) feet to the point of beginning.



ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street
Jacksonville, Florida 32202-3139

Taylor Mejia
Gilmore Hagan Partners
800 W Monroe St
Jacksonville, FL, 32202

May 10, 2019

Project Name: 0 GILCHRIST RD
Availability#: 2019-1457

Attn: Taylor Mejia,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire one year from the date above.

Point of Connection:

A summary of connection points for WS&R services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA strongly recommends field verification of all POCs prior to any construction to ensure connection availability. If this availability request is for a sewer lateral, prior to relying on the described POC and/or any reference drawings, the applicant shall request and pay for a JEA field locate, for a cost of \$491.00, to determine the actual location and suitability of this potential POC. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions.

Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida. All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found on jea.com.

Reservation of Capacity:

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

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at the subsequent link, JEA Stages of a Project or by following the steps below:

- ⇒ Visit www.jea.com
- ⇒ Select Working with JEA
- ⇒ Select Stages of a Project

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team



21 West Church Street
 Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2019-1457
 Request Received On: 5/1/2019
 Availability Response: 5/10/2019
 Prepared by: Robert Cadle

Project Information

Name: 0 GILCHRIST RD
 Type: Office Building
 Requested Flow: 0 gpd
 Location: 0 GILCHRIST RD
 Parcel ID No.: 039982-0000

Description: The property is currently vacant land. A service availability letter is needed to apply for a PUD. The owner does not plan to use water or sewer from JEA.

Potable Water Connection

Water Treatment Grid: NORTH GRID
 Connection Point #1: Existing 16-inch water main within the New Kings Rd ROW, adjacent to this property.
 Connection Point #2: NA
 Special Conditions: Point of Connection location to be field verified by developer during project design. Stub-outs are noted on the reference drawings, however it is the contractor's responsibility to field verify. Fire protection needs to be addressed. If needed, send pre-design meeting requests, with availability number, to wsedevprojrequests@jea.com. Copies of reference drawings may be requested from the JEA Record online at https://www.jea.com/engineering_and_construction/request_an_as-built_drawing/.

Sewer Connection

Sewer Treatment Plant: BUCKMAN
 Connection Point #1: Existing 6-inch sewer force main within the New Kings Rd ROW, adjacent to this property.
 Connection Point #2: NA
 Special Conditions: Point of Connection location to be field verified by developer during project design. 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, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Send force main connection condition requests, with availability number, to fmconnections@jea.com. If needed, send pre-design meeting requests, with availability number, to wsedevprojrequests@jea.com. Copies of reference drawings may be requested from the JEA Record online at https://www.jea.com/engineering_and_construction/request_an_as-built_drawing/.

Reclaimed Water Connection

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

Connection Point #2: NA
Special Conditions: N/A

General Comments:

Electric Availability: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.