

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2024-0823 TO
PLANNED UNIT DEVELOPMENT
NOVEMBER 21, 2024

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 **2024-0823** to Planned Unit Development.

<i>Location:</i>	0 Owens Road, between Fair Pine Lane and Ranch Road
<i>Real Estate Numbers:</i>	019336 0100
<i>Current Zoning District:</i>	Industrial Light (IL)
<i>Proposed Zoning District:</i>	Planned Unit Development (PUD)
<i>Current Land Use Category:</i>	Light Industrial (LI)
<i>Propose Land Use Category:</i>	Medium Density Residential (MDR)
<i>Planning District:</i>	6 – North
<i>Council District:</i>	District 8
<i>Applicant/Agent:</i>	Josh Cockrell The Stellarea Group PO Box 28327 Jacksonville, Florida 32226
<i>Owner:</i>	Micky Biss USA Express Inc 1744 South Miami Avenue Miami, FL 33129
<i>Staff Recommendation:</i>	APPROVE WITH CONDITION

GENERAL INFORMATION

Application for Planned Unit Development **2024-0823** seeks to rezone approximately 4.62± acres of land from Industrial Light (IL) to a Planned Unit Development (PUD). The rezoning to a PUD is being sought to allow for 121-unit multi-family development in the form of a four-story apartment building.

While many of the surrounding properties to the north, west, and south are zoned for industrial uses, two rezonings have been recently approved to the northeast and east of the subject site. PUD 2022-0666-E was approved in 2022 for 150 townhomes, and PUD 2024-0413-E was approved earlier this year for 178 townhomes.

There is a companion Small Scale Land Use Amendment which seeks to amend the existing land use from Light Industrial (LI) to Medium Density Residential (MDR) under Ordinance 2024-0822/L-5975-24C).

CRITERIA FOR REVIEW

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

(A) Is the proposed zoning district consistent with the 2045 Comprehensive Plan?

Yes. The 4.62-acre subject site is located at the southwest corner of Owens Road, a collector road, and Ranch Road, a local road. The applicant is also proposing a companion Land Use Amendment from Light Industrial (LI) to Medium Density Residential (MDR), which is pending concurrently with this application, pursuant to Ordinance 2024-822.

The site is approximately one mile directly east of Jacksonville International Airport. The areas immediately surrounding the site are vacant and undeveloped. Two recent land use amendments changed the land use on parcels directly east and northeast of the site pursuant to Ordinances 2022-665-E and 2022-015-E. Each parcel was changed from Light Industrial to Residential-Professional-Institutional (RPI)

According to the Future Land Use Element (FLUE), Light Industrial (LI) land use category provides for the location of industrial uses which have fewer objectionable impacts than Heavy Industrial (HI) on residential areas such as noise, odor, toxic chemical and wastes. Site access to industrial areas is preferred from roads classified as collector or higher on the Highway Functional Classification Map is preferred.

Medium Density Residential (MDR) is a category intended to provide compact medium to high density residential development and transitional uses between low density residential uses and higher density residential uses, commercial uses and public and semi-public use areas. Multi-

family housing such as apartments, condominiums, townhomes and rowhouses should be the predominant development typologies in this category. As provided in the FLUE, MDR in the Suburban Development Area permits residential densities at a maximum of 30 units per acre with a minimum of 7 units per acre when, as in this case, it does not abut RR or LDR land uses and is not in the Coastal High Hazard Area (CHHA).

The PUD includes “Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4” as a permissible use by exception. Bed and breakfast establishments are only allowed in historic districts, pursuant to the Future Land Use Element of the 2045 Comprehensive Plan.

The PUD allows for a maximum of 121 Dwelling Units, which is consistent with the proposed MDR land use pursuant to Ordinance 2024-822.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?

This proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element (FLUE):

Policy 1.2.8

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 may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

The subject property is located in the Suburban Development Area and the proposed development shall connect to City water and sewer.

Policy 3.1.5

The City shall provide opportunities for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

The proposed rezoning at the subject site would directly address projected growth within the general vicinity by providing for a greater variety of housing options for local citizens.

Airport Environment Zone – Height Restriction Zone

A large majority of the application site is located within the 150-foot Height and Hazard Zone for the Jacksonville International Airport. A much smaller portion at the southwest corner is in

the 50-foot zone. Zoning will limit development to a maximum height 50 feet or 150 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

The application was forwarded to Jacksonville International Airport and the following were comments received:

The proposed development is located approximately 2 miles away from Jacksonville International Airport. The parcel (RE# 0193360100) falls within the 60 and 65 DNL noise contour of the future third runway. The Federal Aviation Administration (FAA) considers noise sensitive land uses, which includes residential, that fall within the 65 DNL to be significantly impacted. Although the FAA does not consider the 60 DNL to be significantly impacted, aircraft noise is present and may be an annoyance to noise sensitive land uses.

The FAA requires all airports to protect approach, departure, and circling airspace up to five miles from the air operations area. The parcel falls within these Airport FAR Part 77 Surfaces. Development heights should remain below these surfaces to prevent creating an airspace obstruction for existing and future airfield configuration. Airport staff are available to discuss Part 77 limitations in further detail. A 7460-1 Notice of Proposed Construction form should be submitted through the FAA's website at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp> prior to construction. The FAA will conduct an airspace analysis to determine if the final structures or construction activities, such as the use of a crane, will interfere with flight operations. A Notice to Airmen may be required during construction, and obstructions must be marked and lighted appropriately.

This protection of airspace surfaces additionally includes the mitigation of potential wildlife attractants. Guidance is provided in Advisory Circular 150/5200-33C Wildlife Attractants on or near Airports. Stormwater retention and/or aesthetic ponds are known to attract birds. It is recommended in the Advisory Circular that stormwater detention be designed with a maximum 48-hour detention period. Additional best practices to reduce wildlife attractants are listed below:

- Keep all trash contained and covered in a proper location
- Eliminate the use of any fruit bearing or berry producing vegetation in landscaping
- Eliminate the use of water features (e.g., fountains, ponds, etc.) that are used to provide aesthetic value
- Do not feed wildlife (e.g., bird seed, cat food, etc.)
- Report significant wildlife observations to the Jacksonville Aviation Authority

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

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

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

(1) Consistency with the 2045 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is currently within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Light Industrial (LI). However, there is a companion Small-Scale Land Use Amendment (**2024-0822/L-5975-24C**) which seeks to amend the land use from LI to Medium Density Residential (MDR). With approval of the companion Land Use Amendment, Staff finds the proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, as previously evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

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

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize the subject parcels for a multi-family dwelling development. Moreover, this proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2045 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan.

(4) Internal compatibility

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

The variety and design of dwelling types: The proposed development will consist of 121 multi-family dwelling units in the form of a 4-story building.

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: Per the submitted written description, 0.41± acres of active recreation and 3.31± acres of open space will be provided on site.

The use of existing and proposed landscaping: The subject site will be developed in accordance with Part 12 of the Zoning Code, with the exception of providing a 15-foot buffer

along Owens Road and Ranch Road.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced via Owens Road.

(5) External Compatibility

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

The type, number and location of surrounding external uses: The proposed development is located at the intersection of Owens Road and Ranch Road, and is primarily industrial in nature. However, two rezonings have occurred to the east and northeast of the subject property to allow for multi-family dwellings. Nonetheless, the adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Property Use
North	LI	IL	Open Storage
South	LI	IL	Vacant
East	RPI	PUD 2024-0413-E	Proposed townhome development
West	LI	IL	Vacant

(6) Intensity of Development

The proposed development is consistent with the MDR functional land use category.

The availability and location of utility services and public facilities and services: The subject site will be serviced by JEA for city water and sewer.

School Capacity: Based on the Development Standards for impact assessment, the 4.62± acre proposed PUD rezoning has a development potential of 121 multi-family units. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented:

School Impact Analysis
PUD 2024-0823

Development Potential: 121 Residential Dwellings

School Type	CSA ¹	2024-25 Enrollment/CSA	Current Utilization (%)	New Student/Development ³	5-Year Utilization (%)	Available Seats – CSA ²	Available Seats - Adjacent CSA 3, 5, & 7
Elementary	1	10,763	53%	15	55%	1,886	1,643
Middle	1	6,288	70%	6	81%	1,033	794
High	7	2,207	95%	8	73%	227	2,071
Total New Students				29			

NOTES:

¹ Proposed Development's Concurrency Service Area (CSA)

² Available CSA seats include current reservations

³ Student Distribution Rate
ES-.125
MS-.051
HS-.074

0.250

The Student Distribution Rate is calculated for each school type by dividing the total number public school students enrolled in that school type in Duval County (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.

The analysis of the proposed residential development does not reveal any deficiency for school capacity within the CSA.

Public School Facilities Element

Policy 2.3.2

The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

Policy 2.3.3

The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6)(a), F.S. and development of regional impacts as provided in 1380.06, F.S

Objective 3.2

Adopted Level of Service (LOS) Standards

Through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new

residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long-range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements, school capacity is maximized to the greatest extent feasible.

Policy 3.1.1

The LOS standards set forth herein shall be applied consistently for the purpose of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City’s Capital Improvement Plan.

Supplemental School Information:

The following additional information regarding the capacity of the assigned neighborhood schools was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance.

SCHOOL ¹	CONCURRENCY SERVICE AREA	STUDENTS GENERATED (Rounded) ³	SCHOOL CAPACITY ² (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2024/25)	% OCCUPIED	4 YEAR PROJECTION
Biscayne ES #269	1	15	667	814	122%	100%
Highlands MS #244	1	6	781	666	85%	88%
First Coast HS #265	7	8	2207	2103	95%	85%
		29				

NOTES:

¹ Attendance school may not be in proposed development's Concurrency Service Area (CSA)

² Does not include ESE & room exclusions

³ Student Distribution Rate
 ES-.125
 MS-.051
 HS-.074

0.250

The Student Distribution Rate is calculated for each school type by dividing the total number public school students enrolled in that school type in Duval County (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject site is approximately 4.62 acres and is located on Owens Road, a collector roadway. Owens Road between Yankee Clipper Drive and Max Leggett Parkway is a 2-lane collector road that is operating at 6% of capacity. This segment currently has a maximum daily capacity of 21,700 vehicles per day (vpd) and average

daily traffic of 1,344 vpd.

The applicant requests 121 multi-family dwelling units (ITE Code 221) which could produce 549 daily trips.

The application was forwarded to the Transportation Planning Division and the following are comments provided:

- This development is subject to mobility fee review and Pursuant to Policies 4.1.4, 4.1.5, and 4.1.8 of the Transportation Element of the 2045 Comprehensive Plan.

Furthermore, the following comments were issued from the Traffic Engineer. Staff supports the Engineer's findings and forwards to you the following:

- A traffic study shall be provided at Civil Site Plan Review. The traffic study shall meet the requirements of the Land Development Procedures Manual Section 1.1.11 (January 2024).

(7) Usable open spaces plazas, recreation areas.

Per the submitted written description, 0.41± acres of active recreation and 3.31± acres of open space will be provided on site.

(8) Impact on wetlands

Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

(9) Listed species regulations

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

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

Per the submitted written description, parking will meet the requirements of the ITE 221 Code Parking Generation Manual, 6th Edition, for a midrise multi-family building.

(11) Sidewalks, trails, and bikeways

The development will be required to install sidewalks in accordance with the 2045 Comprehensive Plan.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **November 14, 2024** by the Planning and Development Department, the 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 **2024-0823** be **APPROVED WITH CONDITION** with the following exhibits:

- The original legal description dated August 12, 2024
- The original written description dated September 30, 2024
- The original site plan dated October 1, 2024

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2024-0823** be **APPROVED WITH THE FOLLOWING CONDITION:**

1. A traffic study shall be provided at Civil Site Plan Review. The traffic study shall meet the requirements of the Land Development Procedures Manual Section 1.1.11 (January 2024).



Source: JaxGIS

Aerial view of the subject property facing North.



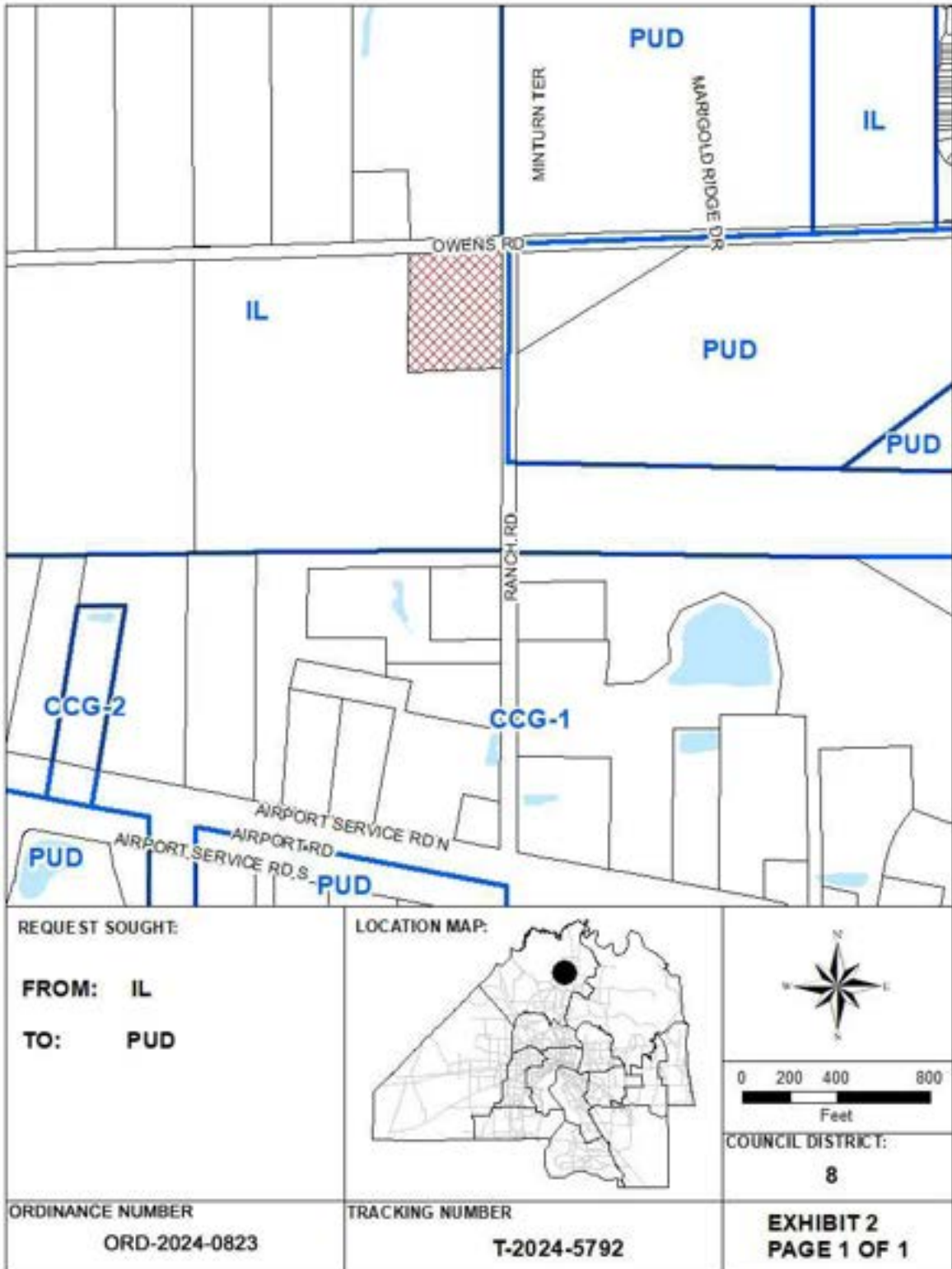
Source: Planning & Development Department, 11/14/24

View of the subject property from Ranch Road.



Source: Planning & Development Department, 11/14/24

View of neighboring property to the north of the subject site, rezoned under 2022-0666-E.





A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

(904) 630-CITY

www.coj.gov

MEMORANDUM

TO: Kaysie Cox, City Planner III
Current Planning Division

FROM: Soliman Salem, City Planner Supervisor
Transportation Planning Division

SUBJECT: Transportation Memorandum: 2024-0823 Owens Point PUD

DATE: November 8, 2024

Upon review of the referenced application and based on the information provided to date, the Transportation Planning Division has the following conditions:

- A traffic study shall be provided at Civil Site Plan Review. The traffic study shall meet the requirements of the Land Development Procedures Manual Section 1.1.11 (January 2024).

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2024-0823 Staff Sign-Off/Date KPC / 10/04/2024

Filing Date 10/22/2024 Number of Signs to Post 4

Hearing Dates:

1st City Council 11/26/2024 Planning Commission 11/21/2024

Land Use & Zoning 12/03/2024 2nd City Council 12/10/2024

Neighborhood Association N/A

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 5792 Application Status SUFFICIENT

Date Started 08/12/2024 Date Submitted 08/12/2024

General Information On Applicant

Last Name COCKRELL First Name JOSH Middle Name

Company Name THE STELLAREA GROUP

Mailing Address PO BOX 28327

City JACKSONVILLE State FL Zip Code 32226

Phone 8039172420 Fax Email JOSH@STELLAREAGROUP.COM

General Information On Owner(s)

☐ Check to fill first Owner with Applicant Info

Last Name BISS First Name MICKY Middle Name

Company/Trust Name USA EXPRESS INC

Mailing Address 1744 SOUTH MIAMI AVE

City MIAMI State FL Zip Code 33129

Phone 9049824425 Fax Email SDIEBENOW@DRIVERMCAFFEE.COM

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	019336 0100	8	6	IL	PUD

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 #

5975

Total Land Area (Nearest 1/100th of an Acre) 4.62

Development Number

Proposed PUD Name OWENS POINT PUD

Justification For Rezoning Application

THE PROPOSED PROJECT WILL CONSIST OF A 121-UNIT MULTI-FAMILY DEVELOPMENT THAT WILL CONSIST OF A MIX OF WORKFORCE/AFFORDABLE UNITS AND MARKET-RATE UNITS AND MAY INCLUDE ADMINISTRATIVE OFFICES, RESIDENT COMMON AREA, OFFICE, RETAIL AND OTHER NON-RESIDENTIAL SPACE ON THE GROUND FLOOR.

Location Of Property

General Location

CORNER OF OWENS RD AND RANCH RD

House #

0

Street Name, Type and Direction

OWENS RD

Zip Code

32218

Between Streets

URN ROAD

and RANCH ROAD

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

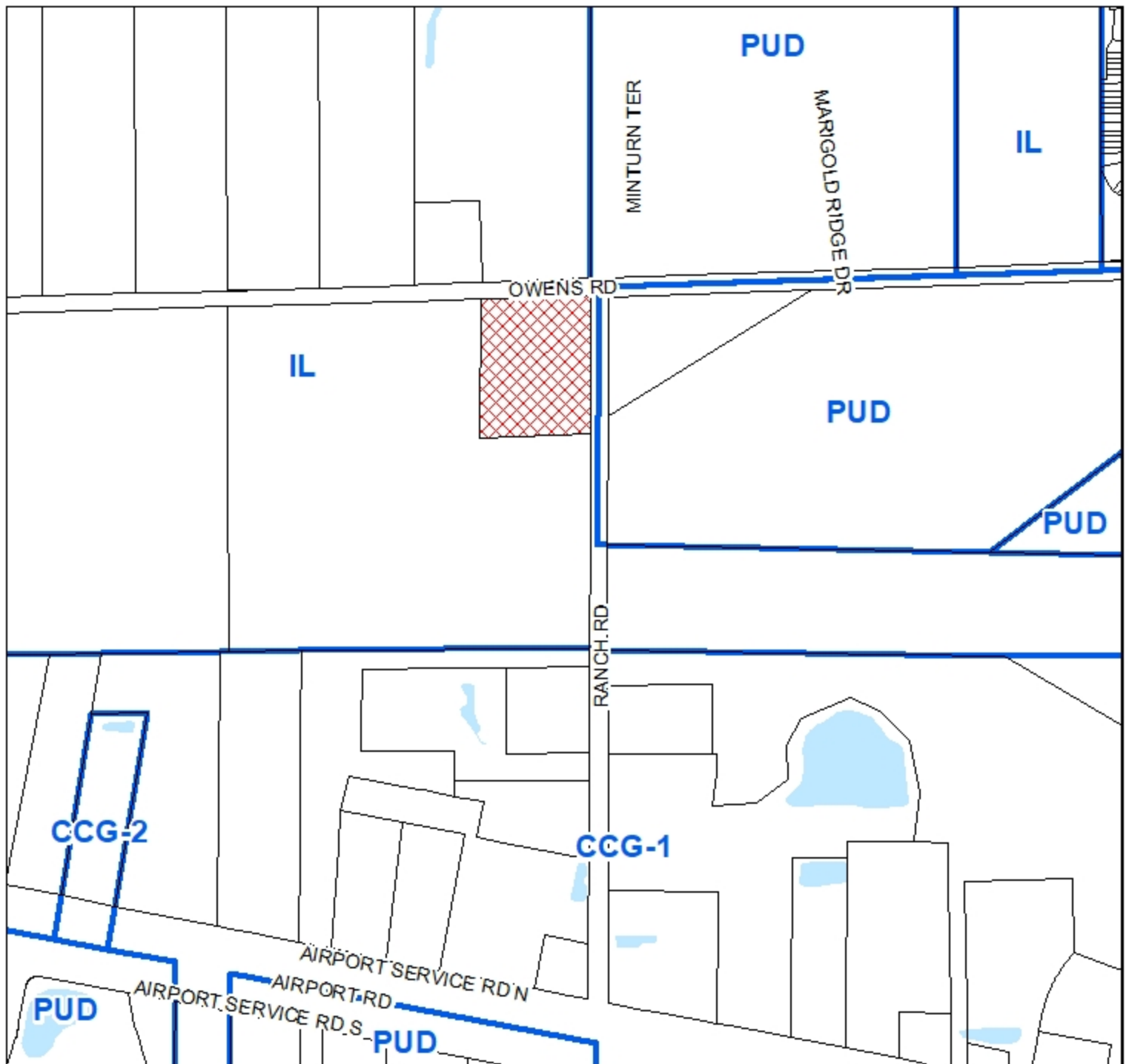
Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof**
4.62 Acres @ \$10.00 /acre: \$50.00
- 3) Plus Notification Costs Per Addressee**
7 Notifications @ \$7.00 /each: \$49.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,368.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE _____

Legal Description

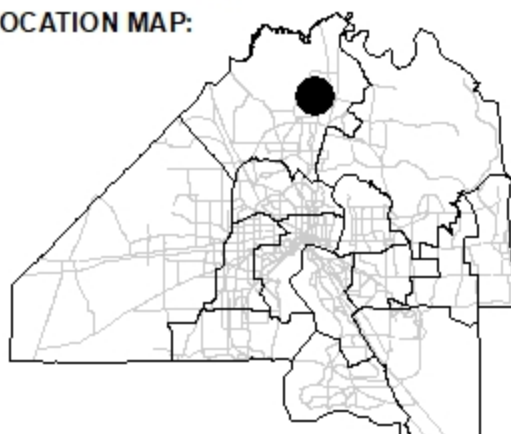


REQUEST SOUGHT:

FROM: IL

TO: PUD

LOCATION MAP:



0 200 400 800

Feet

COUNCIL DISTRICT:

8

TRACKING NUMBER

T-2024-5792

**EXHIBIT 2
PAGE 1 OF 1**

Prepared by and return to:
Brian Dawes, Esquire
Edwards Cohen
6 East Bay Street, Suite 500
Jacksonville, FL 32202

Property Appraiser Parcel Identification No.: 019336-0100

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 31 day of May, 2007, by JEA, a body politic and corporate, whose address is 21 West Church Street, Jacksonville, Florida 32202 ("Grantor"), and USA EXPRESS, INC., a Florida corporation, whose address is 1744 South Miami Ave., Miami, Florida 33129 ("Grantee").

WITNESSETH: Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, sold and conveyed and does hereby grant, sell and convey to Grantee in fee simple, that certain land located in Duval County, Florida, being more particularly described in Exhibit A, attached hereto and incorporated herein by reference, together with any and all improvements, tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining (the "Property").

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

THERE IS HEREBY RESERVED to the Grantor, its successors and assigns forever, an unobstructed, exclusive and perpetual right-of-way and easement (the "Reserved Easement"), with the right, privilege and authority to said Grantor, its successors and assigns, to access, construct, use, lay, operate, maintain, improve, repair, and replace, either above or below the surface of the ground, facilities and associated equipment for electrical, water reuse, water, sewer, other public utilities, or quasi-utilities, along, over, under, through and across that portion of the Property more particularly described in Exhibit B attached hereto and made a part hereof ("Reserved Easement Area"). Notwithstanding that this Reserved Easement is exclusive, Grantor hereby: (i) grants unto Grantee, its successors, assigns, agents, contractors, employees, tenants, mortgagees, and invitees, and law, fire and postal authorities, the right of pedestrian and vehicular access for ingress and egress over the surface of the Reserved Easement Area by means of driveways and other pathways, to be constructed by Grantee at its expense across the surface of the Reserved Easement Area, to provide ingress and egress to the Property from the adjoining rights of way, and (ii) grants unto Grantee, its successors and assigns, the right to access, construct, use, lay, operate, maintain, improve, repair, and replace, either above or below the surface of the ground, facilities and equipment for electrical, water, sewer, telephone, cable television, and other public utilities serving the Property; and (iii) grants unto Grantee, its successors and assigns, the right to access, install, maintain, and replace landscaping over the surface of the Reserved Easement Area, providing however that Grantee shall not install trees or large shrubs in the Reserved Easement Area; and (iv) grants unto Grantee, its successors and assigns, the right to install, maintain, and replace fencing over the surface of the Reserved Easement Area, providing however that Grantee's installation of fencing will be subject to Grantor's approval

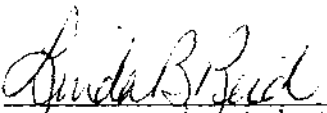
location of the fencing, which approval will not be unreasonably withheld or delayed; and (v) grants unto Grantee, its successors and assigns, the general rights to the use and benefits of the Reserved Easement Area providing same does not restrict or limit Grantor's rights to the Reserved Easement, as set forth herein, and does not obstruct, hinder, or interfere with Grantor's Reserved Easement rights. Grantee shall promptly restore any facilities and associated equipment of Grantor located within the Reserved Easement Area which is disturbed or damaged by the use of the Reserved Easement Area by Grantee, its successors and assigns and said restoration will be at the cost of Grantee, its successors and assigns. Upon completion of any installation, construction, repair, restoration, replacement, maintenance, or removal by Grantor or other alteration of any part of the facilities and associated equipment of Grantor, its successors and assigns, located within the Reserved Easement Area, the Grantor, its successors and assigns, shall restore any driveways, pathways and landscaping located within the Reserved Easement Area in the same manner as specified in and in accordance with the latest edition, City of Jacksonville Standard Specifications, as if within a public right of way. Any repair or restoration of Grantee's improvements located within the Reserved Easement Area or further repair of the driveways, pathways and landscaping beyond the scope of City of Jacksonville Standard repair shall be the responsibility of Grantee, its successors and assigns, at the sole cost of Grantee, its successors and assigns.


TOGETHER with the right of said Grantor, its successors and assigns, of ingress and egress to and over the Reserved Easement for doing anything necessary or useful or convenient, or removing at any time any and all of said improvements under or in said lands, together also with the right and easements, privileges and appurtenances in and to said land which may be required for the enjoyment of the rights herein granted.

The Grantor hereby covenants with Grantee, except as set forth herein, that at the time of the delivery of this deed, the Property was free from all encumbrances made by it, and that it will warrant and defend the title to the Property against the lawful claims of all persons claiming by, through or under the Grantor, but against none other. This conveyance is made subject to reservations, restrictions, easement and matters of record, provided however that this instrument shall not serve to re-impose same, the reservation unto Grantor set forth herein and taxes accruing subsequent to December 31, 2006.

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

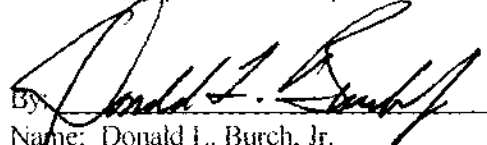
**Signed and Sealed in Our
Presence as Witnesses:**


Print Name: LINDA B REID


Print Name: David Steiman

GRANTOR:

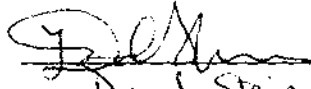
JEA, a body politic and corporate

By 
Name: Donald L. Burch, Jr.
Title: Director, Real Estate Services

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 31 day of May, 2007, by Donald L. Burch, Jr., the Director, Real Estate Services of JEA, a body politic and corporate, on behalf of JEA. He ☒ is personally known to me OR ☐ produced _____ as identification.

DAVID STEINAU
Notary Public, State of Florida
My comm. exp. May 29, 2010
Comm. No. DD 557173



(print name)
Notary Public, State of Florida
Commission No. _____
Commission Expires: _____

[SEAL]

EXHIBIT "A"
Legal Description of the Property

A part of the Northwest ¼ of the Southeast ¼ of Section 24, Township 1 North, Range 26 East, Duval County, Florida, being more particularly described as follows: BEGIN at the intersection of the Westerly right of way line of Ranch Road (an 80 foot right of way) with the Southerly right of way line of Owens Road (a 66 foot right of way); thence South 88°05'10" West, along said Southerly right of way line, a distance of 400.00 feet; thence South 00°09'01" West, a distance of 500.00 feet; thence North 88°05'10" East, a distance of 400.00 feet to said Westerly right of way line; thence North 00°09'01" East, along said Westerly right of way line, a distance of 500.00 feet to the POINT OF BEGINNING.

EXHIBIT "B"
Legal Description of Reserved Easement Area

A portion of the East ½ of the Northwest ¼ of the Southeast ¼, Section 24, Township 1 North, Range 26 East, Duval County, Florida, being more particularly described as follows: BEGIN at the intersection of the West right of way line of Ranch Road (an 80 foot right of way as now established) with the South right of way line of Owens Road (a 66 foot right of way as now established); thence along said West right of way line of Ranch Road, South 00°09'01" West, 500.00 feet to the South line of those lands described in Official Records Volume 7850, Page 375, of the Current Public Records of Duval County, Florida; thence departing said West right of way line and along said South line of those lands described in Official Records Volume 7850, Page 375, South 88°05'10" West, 12.01 feet; thence departing said South line, and parallel with said West right of way line of Ranch Road, North 00°09'01" East, 487.99 feet; thence parallel with the aforementioned South right of way line of Owens Road, South 88°05'10" West, 387.99 feet to a point on the West line of said lands described in Official Records Volume 7850, Page 375; thence along said West line, North 00°09'01" East, 12.01 feet to its intersection with said South right of way line of Owens Road; thence along said South right of way line, North 88°05'10" East, 400.00 feet to the POINT OF BEGINNING.



City of Jacksonville
Planning & Development Department
214 N. Hogan Street, Suite 300
Jacksonville, Florida 32202

AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
Corporation/Partnership/Trust/Other Entity

USA Express, Inc.

Owner Name

0 Owens Road, Jacksonville, FL 32218

Address(es) for Subject Property

019336-0100

Real Estate Parcel Number(s) for Subject Property

Josh Cockrell and Steve Diebenow

Appointed or Authorized Agent(s)

small-scale landuse change & rezoning to PUD

Type of Request(s)/Application(s)

STATE OF FLORIDA
COUNTY OF DUVAL

BEFORE ME, the undersigned authority, this day personally appeared Micky Biss,
hereinafter also referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the President of USA Express, Inc., a Florida
corporation (the "Entity") that is the owner and record title holder of the property
described above and more specifically in the attached legal description (the "Subject Property"), which
property is the subject of the above-noted request(s)/application(s) being made to the City of Jacksonville.*
2. Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.
3. That I, the undersigned, as an authorized representative of the Entity, have appointed, and do hereby appoint,
the above-noted person(s)/entity as agent(s) to act on behalf of said Entity in connection with the above-
referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as agent to file
application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject
Property and, in connection with such authorization, to file such applications, papers, documents, requests
and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s).
In authorizing the agent(s) named herein to represent the Entity, I attest that the application(s) is/are made in
good faith.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

4. Affiant further acknowledges that any change in ownership of the Subject Property and/or the designated agent(s) that occur prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require that a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.
5. I acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

FURTHER AFFIANT SAYETH NAUGHT.



Signature of Affiant

Micky Biss

Printed/Typed Name of Affiant

* Affiant shall provide documentation illustrating that Affiant is an authorized representative of the entity-owner of the Subject Property. This may be shown through a corporate resolution, power of attorney, printout from Sunbiz.org, trust agreement, etc.

NOTARIAL CERTIFICATE

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 26 day of JUNE, 2024, by MICKY BISS,
as PRESIDENT for USA EXPRESS, INC., who is ☒ personally
known to me or ☐ has produced identification and who took an oath.

Type of identification produced _____

[NOTARY SEAL  CYNTHIA TRIMMER
Commission # HH 178079
Expires September 19, 2025
Bonded Thru Budget Notary Services



Notary Public Signature

CYNTHIA TRIMMER

Printed/Typed Name - Notary Public

My commission expires: _____

NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

EXHIBIT C

Binding Letter

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

RE: 0 Owens Rd, Jacksonville RE# 019336-0100

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: Micky Biss, President, USA Express Inc

Its: PRESIDENT

Exhibit 3

WRITTEN DESCRIPTION

OWENS POINT PUD

September 30, 2024

I. PROJECT DESCRIPTION

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

0 Owens Road RE #s: 019336 0100 respectively; 4.62 total acres; currently property in IL zoning district currently serving as vacant land; surrounding uses are either vacant, industrial light (IL), commercial community/general-1 (CCG-1) and Planned Unit Development (PUD). Types of surrounding uses include vacant parcels, residential, light industrial, and commercial. The proposed project will consist of a 121-unit multi-family development that will consist of a mix of workforce/affordable units and market-rate units, and may include administrative offices and resident common area on the ground floor.

- B.** Project Name: **Owens Point PUD**
- C.** Project Architect/Planner: **To Be Determined**
- D.** Project Engineer: **BGE, Inc.**
- E.** Project Developer: **Terravest Development Partners Inc.**
- F.** Current Land Use Designation: **LI**
- G.** Current Zoning District: **IL**
- H.** Requested Land Use Designation: **MDR**
- I.** Requested Zoning District: **PUD**
- J.** Real Estate Number(s): **019336 0100**

II. QUANTITATIVE DATA

- A. Total Acreage: **4.62 Acres**
- B. Total number of dwelling units: **121**
- C. Total amount of non-residential floor area: **0 sq. ft.**
- D. Total amount of recreation area: **0.41+ acres**
- E. Total amount of open space: **3.31 acres**
- F. Total amount of public/private rights-of-way: **0 acres**
- G. Total amount of land coverage of all buildings and structures: **29,604 sq. ft.**
- H. Phase of schedule of construction (include initiation dates and completion dates):
Construction to begin upon receipt of applicable building permits; all site work to be completed within 150 days thereafter.

III. STATEMENTS

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

The proposed PUD includes a single parcel property that is currently zoned IL (Industrial Light). The intended use of the property is going to be changed from vacant industrial to PUD to accommodate a 121-unit multi-family development comprised of a mix of workforce/affordable units and market-rate units with associated parking and stormwater management pond.

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

All areas and functions of the Property described herein shall be managed by a property management company selected or created by the Developer prior to the completion of the single-phase development, certificates of occupancy, and prior to any modification request to the PUD following its approval by City Council.

IV. USES AND RESTRICTIONS

- A. Permitted Uses:

- 1) Multi-family dwellings.
- 2) Single family dwellings.
- 3) Townhomes, subject to 656.414.
- 4) Housing for the elderly.

- 5) Family day care homes meeting the performance standards and development criteria set forth in Part 4.
- 6) Foster care homes.
- 7) Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.
- 8) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
- 9) Country clubs meeting the performance standards and development criteria set forth in Part 4.
- 10) Home occupations meeting the performance standards and development criteria set forth in Part 4.
- 11) Cottages.

C. Permissible Uses by Exception:

- 1) Schools meeting the performance standards and development criteria set forth in the Part 4.
- 2) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.
- 3) Day care centers meeting the performance standards and development criteria set forth in Part 4.
- 4) Nursing homes.
- 5) Residential treatment facilities.
- 6) Private clubs.
- 7) Commercial Neighborhood Retail Sales and Service or Professional Office structurally integrated with a multi-family use, not exceeding 25% of the structure which it is a part.
- 8) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
- 9) Community residential homes of seven to 14 residents meeting the performance standards and development criteria set forth in Part 4.
- 10) Group care homes (RMD-B, RMD-C, RMD-D and RMD-E Districts only).

D. Permitted Accessory Uses and Structures:

- 1) See [Section 656.403](#).
- 2) In connection with multiple-family dwellings, including housing for the elderly, coin-operated laundromats and other vending machine facilities, day care centers, establishments for sale of convenience goods, personal and professional service establishments; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of these multiple-family dwellings or housing for the elderly and their guests with no signs or other external evidence of the existence of these establishments.

E. Restrictions on Uses: *None*.

V. DESIGN GUIDELINES

A. Lot Requirements:

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

B. Ingress, Egress and Circulation:

Parking Requirements. The parking required for this development will meet the requirements of ITE 221 Code Parking Generation Manual, 6th Edition, for a Midrise multifamily building.

- 1) *Vehicular Access.*
 - a. **Primary vehicular access to the Property will be private and shall be by way of Owens Road, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.**
- 2) *Pedestrian Access.*
 - a. **Pedestrian access shall be provided by sidewalks installed in accordance with the 2045 Comprehensive Plan and the City's Land Development Regulations.**

C. Signs:

Signage shall be as permitted by Part 13, Chapter 656, Zoning Code.

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code with exception to providing a 15ft buffer along Owens Road and Ranch Road.

E. Recreation and Open Space:

0.41+ acres of active recreation and 3.31 acres of open space will be provided as shown on the Site Plan.

F. Utilities.

Water and electric will be provided by JEA. The proposed development will connect to available JEA services.

G. Wetlands

There are no jurisdictional or isolated wetlands on the Property.

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

The proposed PUD will provide for development of residential multi-family units with density permitted within the MDR category which is less than 30 units per acre. Further, commercial uses will be eliminated to accommodate the residential multi-family development. Appropriate buffers will be provided along adjacent properties and recreation space within the PUD will be provided.

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 2045 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

- A.** Is more efficient than would be possible through strict application of the Zoning Code;
- B.** Is compatible with surrounding land uses and will improve the characteristics of the surrounding area by developing a vacant IL into a medium-density residential community consisting of 121 multi-family units which is less impactful than what is currently allowed and is consistent with nearby residential and commercial uses;
- C.** Will promote the purposes of the City of Jacksonville 2045 Comprehensive Plan by developing a vacant parcel zoned IL into a medium-density residential community consisting of 121 multi-family units which is less impactful than what is currently allowed and is consistent with nearby residential and commercial uses;

- D.** Provides a needed service in the area by developing a vacant parcel zoned IL into a medium-density residential community consisting of 121 multi-family units which is less impactful than what is currently allowed and is consistent with nearby residential and commercial uses.

EXHIBIT F

PUD Name

Owens Point PUD

Land Use Table

Total gross acreage	4.62	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	0.68	Acres	15 %
Total number of dwelling units	121	D.U.	
Commercial	0	Acres	0 %
Industrial	0	Acres	0 %
Other land use	0	Acres	0 %
Active recreation and/or open space	0.41	Acres	8 %
Passive open space	3.31	Acres	72 %
Public and private right-of-way	0	Acres	0 %
Maximum coverage of buildings and structures	26,604	Sq. Ft.	15 %



Availability Letter

Joshua Cockrell

7/1/2024

The StellaRea Group

25 N Market Street, Ste 117

Jacksonville, Florida 32202

Project Name: Owens Point

Availability #: 2024-2348

Attn: Joshua Cockrell

Thank you for your inquiry regarding the availability of Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

Point of Connection:

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or Offsite Improvements:

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

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

Reservation of Capacity and Capacity Fees:

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.

If an existing service is to be utilized, the applicant shall contact the Water Preservice Group at 904-665-5260, Option 6 or waterpreservice@jea.com to discuss any additional capacity fees that may be required for the new or modified development.

Otherwise, estimated capacity fees may be calculated at

[https://www.jea.com/Engineering_and_Construction/Water_and_Wastewater_Development/Self-](https://www.jea.com/Engineering_and_Construction/Water_and_Wastewater_Development/Self-Service_Center/Capacity_Fee_Calculator_-_Average_Daily_Flow)

[Service_Center/Capacity_Fee_Calculator_-_Average_Daily_Flow](https://www.jea.com/Engineering_and_Construction/Water_and_Wastewater_Development/Self-Service_Center/Capacity_Fee_Calculator_-_Average_Daily_Flow) . Final fees will be determined by the Water Preservice Group as part of the new service application process.

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

https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2024-2348

Request Received On: 6/25/2024

Availability Response: 7/1/2024

Prepared by: Susan West

Expiration Date: 07/01/2026

Project Information

Name: Owens Point

Address:

County: Duval County

Type: Sewer, Water

Requested Flow: 30000

Parcel Number: 019336 0100

Location:

Description: This is a vacant parcel that is planned for development into 120 apartments.

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 16 inch water main along Ranch Road

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 15 inch gravity sewer main along Ranch Road

Connection Point #2:

Sewer Special Conditions:

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, and electric system optimal design configuration. Contact elecdev@jea.com regarding specific project demands, availability and process for connection.

Chilled Water Connection

Chilled Water Availability:

Chilled Water Special
Conditions:

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:

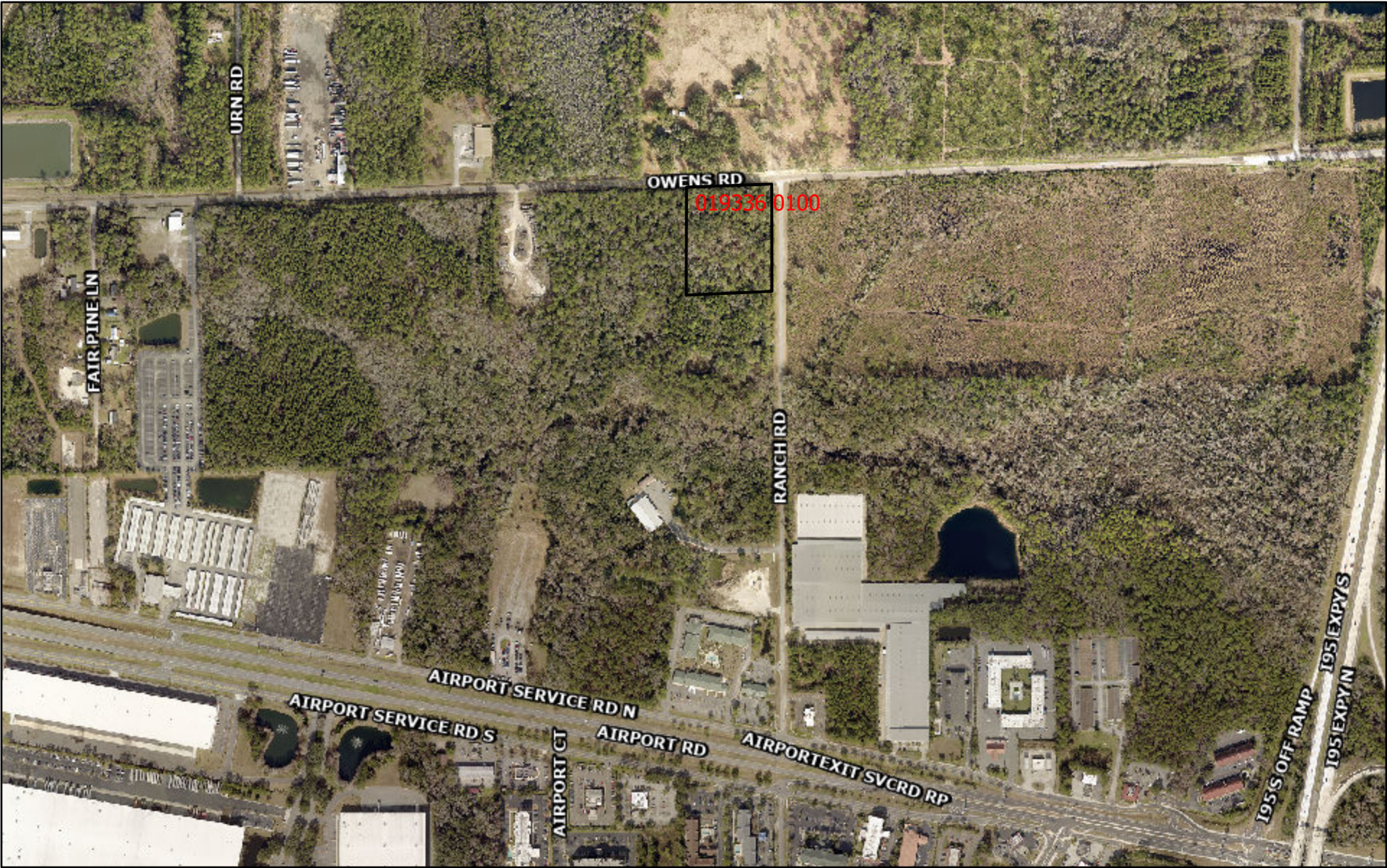
Request As-Built drawings and/or GIS maps by going to Step 1 in Sages.

Request a Hydrant Flow Test by going to Step 1 in Sages.

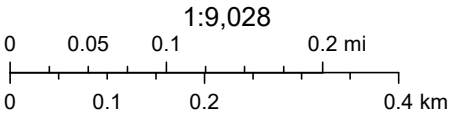
Request a Development Meeting with the water/wastewater team by going to Step 2 in Sages. If you need representative from the electric or real estate team please indicate that on your application. Don't forget to upload your utility layout with your application.

Submit your plans for water/waste water review by Step 2 in Sages.

Duval Map



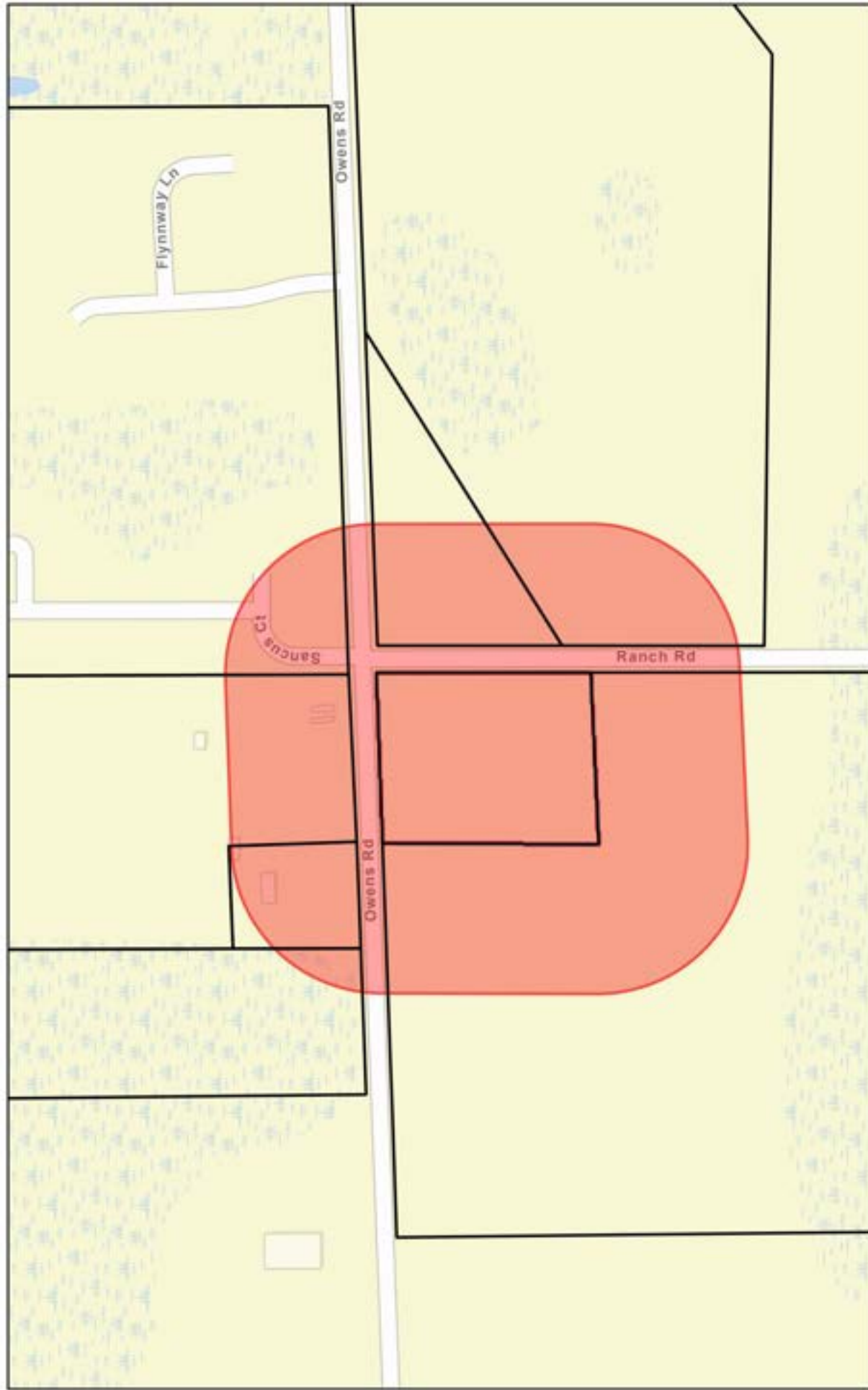
August 12, 2024



RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
019338 0040	DURBIN JAMES W JR		1339 OWENS RD			JACKSONVILLE	FL	32218-1635
019337 0000	GEBRU YOHANNES		1124 CANDLEBARK DR			JACKSONVILLE	FL	32225
019339 0030	MARIGOLD RIDGE LOTS LLC		10924 GRANITE ST SUITE 700			CHARLOTTE	NC	27273
	NORTH	JAMIE LACY	352 RIO RD			JACKSONVILLE	FL	32218
019348 0710	PAAL I 95 LLC		13911 SILKVINE LN			JACKSONVILLE	FL	32224
019336 0000	RANCH ROAD LLC		1400 PRUDENTIAL DR STE 7			JACKSONVILLE	FL	32207-8177
019336 0100	USA EXPRESS INC		1744 S MIAMI AVE			MIAMI	FL	33129
019338 0020	WAREHOUSE RENTALS LLC		P O BOX 126			VALDOSTA	GA	31603

Total: 7

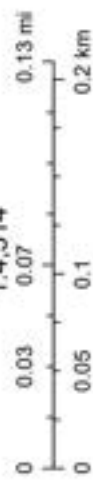
Land Development Review



September 17, 2024

17153243_T-2024-5792

1:4,514



Earl Community Maps Contributions, City of Jacksonville, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph.

Jim Overton
Duval County

Date/Time: 09/25/2024 12:17PM
 Drawer: P06
 Clerk: JMH
 Transaction: 6626210

val County, City Of Jacksonville
Jim Overton , Tax Collector
 231 E. Forsyth Street
 Jacksonville, FL 32202

General Collection Receipt

Date: 9/24/2024
 Email: KaysieC@coj.net

Item Paid
 CR Processing: \$2,368.00
 CR746754
 Josh Cockrell
 PO Box 28327,
 Jacksonville, FL 32226
 CR Processing: \$3,770.50
 CR747960
 Josh Cockrell, The Stellas
 Group
 PO Box 28327,
 Jacksonville, FL 32226
 Total: \$6,138.50

h Cockrell
 PO Box 28327, Jacksonville, FL 32226
 n: Application for Rezoning to a PUD (Z-5792) - 0 Owens Road

Activity	Interfund	Future	Debit Amount	Credit Amount
00000000	00000	0000000	2368.00	0.00
00000000	00000	0000000	0.00	2368.00

Receipt: 2/2-25-00768304

Total Entered: \$6,138.50
 Check: \$6,138.50
 Chk#1004
 Balance: \$0.00

Paid By: TERRAVENT DEVELOPMENT
 PARTNERS INC

Total Due: \$2,368.00

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

Account No: CR748754
 REZONING/VARIANCE/EXCEPTION

Date: 9/24/2024

Name: Josh Cockrell
 Address: PO Box 28327, Jacksonville, FL 32226
 Description: Application for Rezoning to a PUD (Z-5792) - 0 Owens Road

Total Due: \$2,368.00

Jim Overton
Duval County

Date/Time: 09/25/2024 12:17PM
Drawer: P06
Clerk: JMB
Transaction: 6626230

County, City Of Jacksonville
Overton, Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Date: 9/17/2024
Email: EHinton@coj.net

Item	Paid
CR Processing:	\$2,368.00
CR746754	
Josh Cockrell	
PO Box 28327,	
Jacksonville, FL 32226	
CR Processing:	\$3,770.50
CR747980	
Josh Cockrell, The Stellarea	
Group	
PO Box 28327,	
Jacksonville, FL 32226	
Total:	\$6,138.50

Josh Cockrell, The Stellarea Group
28327, Jacksonville, FL 32226
Application Fee for Land Use Amendment Application L-5975-24C, located at 0
OWENS ROAD (RE# 019336 0100)

Qty	Interfund	Future	Debit Amount	Credit Amount
1	00000	0000000	3770.50	0.00
1	00000	0000000	0.00	3770.50

Receipt: 272-25-00768304

Total Tendered	\$6,138.50
Check:	\$6,138.50
Chk#1004	
Balance:	\$0.00

Paid By: TERRAVEST DEVELOPMENT
PARTNERS INC

Total Due: \$3,770.50

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

Account No: CR747980
Land Use Amendment Application Filing Fees

Date: 9/17/2024

Name: Josh Cockrell, The Stellarea Group
Address: PO Box 28327, Jacksonville, FL 32226
Description: Application Fee for Land Use Amendment Application L-5975-24C, located at 0 Owens Road (RE# 019336 0100)

Total Due: \$3,770.50