

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2014-418

AUGUST 7, 2014

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 **Ord. 2014-418**.

Location: 8158 Ramona Boulevard, West
between Cahoon Road and Estates Cove Road

Real Estate Numbers: 007023-0000, 007023-0010, 007020-0000, 007019-
0000, 007018-0010 and 007018-0020

Current Zoning District: Planned Unit Development (PUD 2005-686)

Proposed Zoning District: Residential Rural-Acre (RR-Acre)

Current Land Use Category: Neighborhood Commercial (NC)

Proposed Land Use Category: Low Density Residential (LDR)

Planning District: Northwest, District 5

City Council District: The Honorable Doyle Carter, District 12

Applicant/Agent: Atwill LLC
Fred Atwill
9001 Forest Acres Lane
Jacksonville, Florida 32234

Owners: Ronwood Development Corp., Inc.
8323 Ramona Boulevard
Jacksonville, Florida 32221

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning **2014-418** seeks to rezone approximately 6.68 acres of vacant land from the Planned Unit Development (PUD) to Residential Rural-Acre (RR-Acre) zoning district. According to the justification statement provided by the applicant in the application, the new Marietta I-10 Interchange will trigger lower traffic volumes passing by the subject location making the commercial development proposed in the existing PUD unrealistic. The subject property is located in the southwest corner of the intersection of Ramona Boulevard West and Cahoon Road. The 6.68 acre site is also located in the Northwest Planning District and within the boundaries of the Northwest Jacksonville Vision Plan.

There is a companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series of the 2030 Comprehensive Plan, **Ordinance 2014-417 (Application 2014C-009)** that changes the functional land use category of the subject property from Neighborhood Commercial (NC) to Low Density Residential (LDR). The current PUD (Ordinance 2005-686-E) permits commercial retail uses. The Planning and Development Department recommends approval for this application.

STANDARDS, CRITERIA AND FINDINGS

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

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

Yes. The Planning and Development Department finds that the subject property is located in the Neighborhood Commercial (NC) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. There is a companion Small Scale Land Use Amendment Application 2014C-009 (Ordinance 2014-417) which seeks to amend the Land Use Category from NC to LDR. The LDR Future Land Use Category permits up to seven (7) dwelling units per acre when full urban services are available. The residential zoning districts allow for dwellings at minimum lot sizes permitted in each district as specified below along with certain supporting open space uses, community facilities and utilities. Single-family is a permitted use in the LDR category.

Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 *Comprehensive planning for future development* of the Ordinance Code.

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

Yes. The proposed amendment is consistent with the following policies of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan:

Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Policy 1.1.10 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

The compatibility between the uses permitted in the requested zoning district and the existing uses in the surrounding area must be considered in reviewing a rezoning. When viewed in this context, the Planning and Development Department concludes that the proposed rezoning to RR-Acre will further the aforementioned policies of the 2030 Comprehensive Plan.

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

No. The subject property meets the requirements for RR-Acre zoned property as required by Section 656.306 of the Zoning Code. The subject site is accessed from Ramona Boulevard, which is classified as a collector roadway.

SURROUNDING LAND USE AND ZONING

The subject property is located on Ramona Boulevard. The area surrounding the subject site is characterized by a mix of residential, office and commercial uses. The surrounding uses, land use category and zoning are as follows:

Adjacent Properties	Land Use Category	Zoning District	Current Use
North	RPI/CGC	CRO/CCG-2	Gas station, shopping center
East	LDR	RLD-60	Church, single-family
South	LDR	RR-Acre	Single-family, pasture land

West

LDR

RR-Acre

Single-family

The proposed rezoning will allow for a pattern of compatible land uses with a well-organized combination of residential and commercial uses that will facilitate the stability and viability of existing residential development.

Upon visual inspection of the subject property on the required Notice of Public Hearing sign was posted on July 29, 2014



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2014-418 be APPROVED.



Subject property

*Source: City of Jacksonville Planning & Development Department
Date: July 29, 2014*



Convenient store and commercial retail located northeast of subject site

*Source: City of Jacksonville Planning & Development Department
Date: July 29, 2014*



View off right-of-way looking south from subject property

Source: City of Jacksonville Planning & Development Department
Date: July 29, 2014



View off right-of-way looking north from subject property

Source: City of Jacksonville Planning & Development Department
Date: July 29, 2014



Intersection located northeast of subject site

*Source: City of Jacksonville Planning & Development Department
Date: July 29, 2014*



Church use located east of subject site

*Source: City of Jacksonville Planning & Development Department
Date: July 29, 2014*



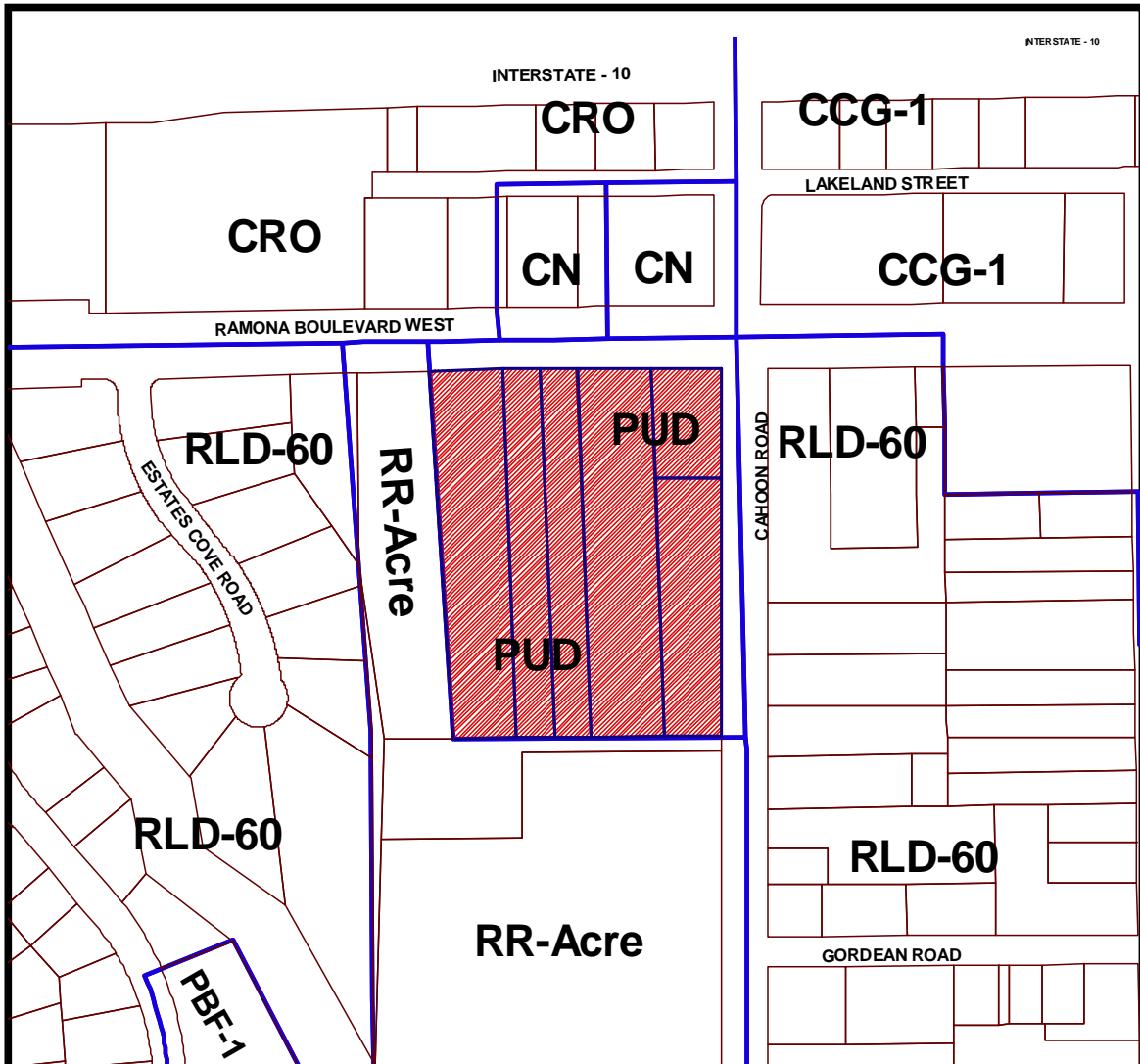
Animal hospital located north of subject site

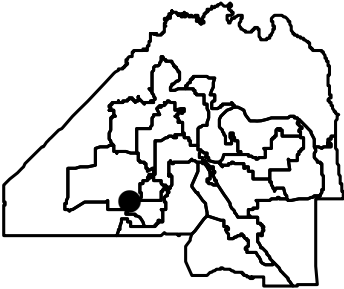
*Source: City of Jacksonville Planning & Development Department
Date: July 29, 2014*



Single-family located south of subject site

*Source: City of Jacksonville Planning & Development Department
Date: July 29, 2014*



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: RR-Acre</p>		<p>N W E S</p> <p>0 100 Feet</p> <p>COUNCIL DISTRICT: 12</p> <p>ORDINANCE <u>2014_0418</u></p> <p>FILE COPY</p>
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Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2014-0418 **Staff Sign-Off/Date** ME / 07/10/2014
Filing Date 05/14/2014 **Number of Signs to Post** 2

Hearing Dates:

1st City Council 08/12/2014 **Planning Commission** 08/07/2014
Land Use & Zoning 08/19/2014 **2nd City Council** 08/26/2014

Neighborhood Association WEST JAX CIVIC ASSOCIATION
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 620 **Application Status** PAID
Date Started 05/05/2014 **Date Submitted** 05/14/2014

General Information On Applicant

Last Name	First Name	Middle Name
ATWILL	FRED	
Company Name		
ATWILL LLC		
Mailing Address		
9001 FOREST ACRES LANE		
City	State	Zip Code
JACKSONVILLE	FL	32234
Phone	Fax	Email
9046108975	904	ATWILLFRED15@GMAIL.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
HOLMES	LOCKWOOD	P
Company/Trust Name		
RONWOOD DEVELOPMENT CORP. INC.		
Mailing Address		
8323 RAMONA BOULEVARD		
City	State	Zip Code
JACKSONVILLE	FL	32221
Phone	Fax	Email
9043788364		LHOLMES@PMC-RONWOOD.COM

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2005-686-E

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map				

	007023 0000	12	5	PUD	RR-Acre
Map	007023 0010	12	5	PUD	RR-Acre
Map	007020 0000	12	5	PUD	RR-Acre
Map	007019 0000	12	5	PUD	RR-Acre
Map	007018 0010	12	5	PUD	RR-Acre
Map	007018 0020	12	5	PUD	RR-Acre

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

Existing Land Use Category

Low Density Residential

Land Use Category Proposed?

If Yes, State Land Use Application #

2014C-009

Total Land Area (Nearest 1/100th of an Acre) 6.68

Justification For Rezoning Application

NEW MARIETTA I-10 INTERCHANGE WILL TRIGGER LOWER TRAFFIC VOLUMES PASSING BY THIS LOCATION MAKING THE COMMERCIAL DEVELOPMENT PROPOSED IN PUD 2005-686-E NOW UNREALISTIC.

Location Of Property

General Location

SW QUADRANT OF THE CAHOON ROAD AND RAMONA BLVD. W. INTERSECTION

House #	Street Name, Type and Direction	Zip Code
8158	RAMONA BV W	32221

Between Streets

CAHOON ROAD and ESTATES CV

Required Attachments For Formal, Complete application

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

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

Supplemental Information

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

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

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its

approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required **SIGN(S)** must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

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

Application Certification

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

Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof**
6.68 Acres @ \$10.00 /acre: \$70.00
- 3) Plus Notification Costs Per Addressee**
40 Notifications @ \$7.00 /each: \$280.00
- 4) Total Rezoning Application Cost:** \$2,350.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

THIS INSTRUMENT PREPARED BY:
Lawrence J. Bernard
Lawrence J. Bernard, Attorney at Law
1403 Dunn Avenue, Suite 20
Jacksonville, Florida 32218

RECORD AND RETURN TO:
RayWood Development Corporation
6323 RAMONA BLVD
ORLEANS

RE PARCEL ID #: 007023-000
BUYER'S TIN:

Doc# 2002261193
Book: 10666
Pages: 1319 - 1321
Filed & Recorded
09/16/2002 03:42:16 PM
JIN FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
TRUST FUND \$ 2.00
DEED DOC STAMP \$ 630.00
RECORDING \$ 13.00

WARRANTY DEED

THIS WARRANTY DEED made this 30th day of August, 2002 by Randall S. Tracy and Gale B. Tracy, his wife, hereinafter called Grantor, and whose address is 8158 Ramona Blvd to Jay R RayWood Development Corporation, a Florida corporation, hereinafter called Grantee and whose address is 6323 Ramona Blvd Jay R

(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, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in Duval County, Florida, viz

See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.

283240
3

3

SUBJECT TO taxes accruing subsequent to December 31, 2001.
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 the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; 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.

Book 10666 Page 1320

Signed, sealed and delivered in our presence:

Donna Carter
Witness Signature

DONNA CARTER

Olivia M. Pollock
Witness Printed Signature

Olivia M. Pollock
Witness Signature

Olivia M. Pollock
Witness Printed Signature

Randall S. Tracy
Randall S. Tracy

Amanda E. Wadsworth
Witness Signature (as to Gale B. Tracy)

Amanda E. Wadsworth
Witness Name Printed (as to Gale B. Tracy)

Sarah E. Harmon
Witness Signature (as to Gale B. Tracy)

Sarah E. Harmon
Witness Name Printed (as to Gale B. Tracy)

Gale B. Tracy
Gale B. Tracy

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 20th day of August, 2002 by Randall S. Tracy who produced Gale B. as identification.

NOTARY PUBLIC, STATE AND COUNTY AFORESAID
Teresa A. Hodges
NOTARY PUBLIC Teresa A. Hodges
MY COMMISSION # 00041178 EXPIRES
August 5, 2003
BONDED THROUGH TRACY FAIN INSURANCE, INC.

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 30th day of August, 2002 by Randall S. Gale B. Tracy who produced FLORIDA DRIVERS LICENSE as identification.

NOTARY PUBLIC, STATE AND COUNTY AFORESAID

Lawrence I. Bernard
NOTARY PUBLIC
MY COMMISSION EXPIRES:



Lawrence I. Bernard
MY COMMISSION # 00089705 EXPIRES
April 30, 2006
BONDED THROUGH TRACY FAIN INSURANCE, INC.

EXHIBIT "A"

The East 12 $\frac{1}{2}$ feet of the West 72 $\frac{1}{2}$ feet of the North 1/2 of Tract 4, Block 4, JACKSONVILLE HEIGHTS, Section 22, Township 2 South, Range 25 East, as recorded in Plat Book 5, page 83, of the current public records of Duval County, Florida, being more particularly described as follows:

Point of Beginning is a point on the South right-of-way line of Ramona Boulevard (a 100-foot public right-of-way, being a paved road) which is 100 feet East of the West line of said Tract 4; thence proceed North 03 degrees 14 minutes 31 seconds East along said right-of-way line, a distance of 124.00 feet; thence South 02 degrees 04 minutes 49 seconds East departing said right-of-way line and along the West line of the lands described in Official Records Volume 6352, page 1837, a distance of 611.93 feet; thence South 00 degrees 05 minutes 21 seconds West along the North line of the lands described in Official Records Volume 6016, page 803, a distance of 107.50 feet to the Southeast corner of the lands in Official Records Volume 6016, page 803; thence North 03 degrees 37 minutes 22 seconds West along the East line of the lands described in Official Records Volume 6016, page 803, a distance of 612.82 feet to the Point of Beginning.

THIS INSTRUMENT PREPARED BY:
Lawrence J. Bernard
Lawrence J. Bernard, Attorney at Law
1403 Dunn Avenue, Suite 20
Jacksonville, Florida 32218

100.15.00
05.168
0.297.50

RECORD AND RETURN TO:

Grantee

RE PARCEL ID #: 007019-0000 AND 007020-0000
BUYER'S TIN:

Book 9516 Page 1267

Doc# 2000008808
Book: 9516
Pages: 1267 - 1269
Filed & Recorded
01/12/00 11:56:54 AM
HENRY W COOK
CLERK CIRCUIT COURT
DUVAL COUNTY
TRUST FUND \$ 2.00
DEEP DOC STAMP \$ 297.50
RECORDING \$ 13.00

WARRANTY DEED

THIS WARRANTY DEED made this 29th day of December, 1999 by Carl J. Hoyt and Alice E. Hoyt, his wife, hereinafter called Grantor, and whose address is PO Box 6843, Grantee and whose address is 5215 Highway Avenue, Jacksonville, Fla. 32254.

(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, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in Duval County, Florida, viz:

See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.

25887

Q

SUBJECT TO taxes accruing subsequent to December 31, 1999.
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 the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; 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:

[Signature]
Witness Signature LAWRENCE J. BERNARD

Witness Printed Signature

Jean K. Somerset
Witness Signature

Jean K. Somerset
Witness Printed Signature

[Signature]
Carl J. Hoyt
[Signature]
Alice E. Hoyt

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 29th day of December, 1999 by Carl J. Hoyt and Alice E. Hoyt, his wife. He/She is personally known to me or has produced _____ as identification.

Notary Public, State and County Aforesaid

[Signature]
Notary Signature LAWRENCE J. BERNARD

Notary Printed Signature

(Title or Rank)

(Serial No., if any)

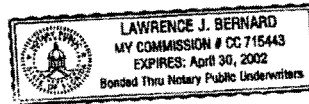


EXHIBIT "A"

THE EAST 44 FEET OF THE NORTH 1/2 OF TRACT 4, AND THE WEST 18 FEET OF THE NORTH 1/2 OF TRACT 3, BLOCK 4, JACKSONVILLE HEIGHTS, SECTION 22, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

THE EAST ONE HUNDRED TWENTY FOUR FEET (124') OF THE WEST ONE HUNDRED FORTY TWO (142') OF THE NORTH 1/2 OF TRACT 3, BLOCK 4, JACKSONVILLE HEIGHTS, SECTION 22, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY:
Lawrence J. Bernard
Lawrence J. Bernard, Attorney at Law
1403 Dunn Avenue, Suite 20
Jacksonville, Florida 32218

Book 9738 Page 856

15.07
595.07

RECORD AND RETURN TO:

Grantee

RE PARCEL ID #: 007023-0010 and 007018-0010
BUYER'S TIN:

Doc# 2000209226
Book: 9738
Pages: 856 - 858
Filed & Recorded
09/11/2000 03:28:39 PM
HENRY W COOK
CLERK CIRCUIT COURT
DUVAL COUNTY
TRUST FUND \$ 2.00
DEED DOC STAMP \$ 595.00
RECORDING \$ 13.00

WARRANTY DEED

THIS WARRANTY DEED made this 29th day of August, 2000 by Christine Diane Basore, formerly known as Christine Diane Kyle, unmarried and Alvin Lee Kyle, III, unmarried as to Parcel One and Christine Diane Basore, formerly known as Christine Diane Kyle, conveying non-homestead property (Parcel Two), hereinafter called Grantor, and whose address is RR1 Box 2840 J. Georac GA to RonWood Development Corp., Inc., a Florida corporation, hereinafter called Grantee and whose address is 5015 Highway Ave Ste 105 Jay FL 32254.

(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, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in Duval County, Florida, viz:

See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.

5807285-1

(E)

SUBJECT TO taxes accruing subsequent to December 31, 1999.
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 the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; 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:

Donna Carter
Witness Signature **DONNA CARTER**

Lawrence J. Bernard
Witness Printed Signature **LAWRENCE J. BERNARD**

Witness Printed Signature _____

Christine Diane Basore
Christine Diane Basore, formerly
known as Christine Diane Kyle (Parcel
One)

Alvin Lee Kyle, III
Alvin Lee Kyle, III (Parcel One)

Christine Diane Basore
Christine Diane Basore, formerly
known as Christine Diane Kyle (Parcel
Two)

STATE OF FLORIDA
COUNTY OF DUVAL

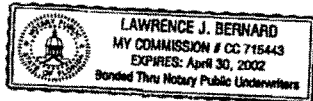
The foregoing instrument was acknowledged before me this 29th day of August, 2000 by Christine Diane Basore, formerly known as Christine Diane Kyle and Alvin Lee Kyle, III as to Parcel One and Christine Diane Basore, formerly known as Christine Diane Kyle as to Parcel Two. Who produced _____ **FLORIDA DRIVERS LICENSE** as identification.

Notary Public, State and County Aforesaid
Lawrence J. Bernard
Notary Signature **LAWRENCE J. BERNARD**

Notary Printed Signature _____

(Title or Rank) _____

(Serial No., if any) _____



Book 9738 Page 858

EXHIBIT "A"

THE NORTH 1/2 OF TRACT 3, BLOCK 4,
JACKSONVILLE HEIGHTS
LESS AND EXCEPT THE WEST 142 FEET AND THE NORTH 180 FEET THEREOF AND
FURTHER EXCLUDING THOSE PORTIONS THEREOF ACQUIRED FOR RIGHT OF WAY PURPOSES.
SECTION 22, TOWNSHIP 2 SOUTH, RANGE 25 EAST AS RECORDED
IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

together with

THE EAST 62 FEET OF THE WEST 286 FEET OF THE NORTH 1/2, TRACT 4, BLOCK 4,
JACKSONVILLE HEIGHTS
SECTION 22, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS RECORDED
IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
(EXCEPT THAT PORTION OCCUPIED BY THE COUNTY AND STATE ROADS)

THIS INSTRUMENT PREPARED BY:
Lawrence J. Bernard
Lawrence J. Bernard, Attorney at Law
1403 Dunn Avenue, Suite 20
Jacksonville, Florida 32218

RECORD AND RETURN TO:
RonWood Development Corporation
8108 Ramona Blvd
Jacksonville, Florida 32221

RE PARCEL ID #: 7018-0020
BUYER'S TIN:

Doc# 2001195825
Book: 10100
Pages: 1670 - 1672
Filed & Recorded
08/07/2001 04:25:59 PM
JIN FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
TRUST FUND \$ 2.00
DEED DOC STAMP \$ 357.00
RECORDING \$ 13.00

WARRANTY DEED

THIS WARRANTY DEED made this 31st day of July, 2001 by William E. Hill and Glenda M. Hill, his wife, hereinafter called Grantor, and whose address is 222 BLAIRMORE BLVD APT 2 ORANGE PLK 32573 to RonWood Development Corporation, a Florida corporation, hereinafter called Grantee and whose address is 8108 Ramona Blvd, Jacksonville, Florida 32221.

(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, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in Duval County, Florida, viz:

See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.

196262

SUBJECT TO taxes accruing subsequent to December 31, 2000.
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 the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; 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:

Donna Carter
Witness Signature

William E. Hill
William E. Hill

DONNA CARTER
Witness Printed Signature

Glenda M. Hill
Glenda M. Hill

Lawrence J. Bernard
Witness Signature

LAWRENCE J. BERNARD

Witness Printed Signature

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 31st day of July, 2001 by William E. Hill and Glenda M. Hill, his wife. He/She is personally known to me or has produced _____ as identification. FLORIDA DRIVERS LICENSE

Notary Public, State and County Aforesaid

Lawrence J. Bernard
Notary Signature

(Title or Rank)

Notary Printed Signature

(Serial No., if any)

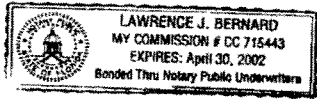


EXHIBIT A

THE NORTH 180 FEET OF THE NORTH $\frac{1}{2}$ OF TRACT 3, BLOCK 4, JACKSONVILLE HEIGHTS, EXCEPT THE WEST 142 FEET THEREOF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 25 EAST, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL, COUNTY, FLORIDA.

EXHIBIT A

Property Ownership Affidavit

Date: May 7 2014

City of Jacksonville
City Council / Planning and Development Department
117 West Duval Street, 4th Floor / 128 East Forsyth Street, Florida Theatre Building, Suite 700
Jacksonville, Florida 32202

Re: Ownership Certification

Gentleman:

I, Lockwood P. Holmes hereby certify that I am the Owner of the property described in the attached legal description, **Exhibit 1** in connection with filing application(s) for PUD to RR conventional Rezoning, submitted to the Jacksonville Planning and Development Department.



(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 7 day of May (month), 2014 (year) by Lockwood P. Holmes who is personally known to me or has produced _____ as identification.



(Notary Signature)



EXHIBIT B

Agent Authorization

Date: May 7, 2014

City of Jacksonville
Planning and Development Department
128 East Forsyth Street, Florida Theatre Building, Suite 700
Jacksonville, Florida 32202

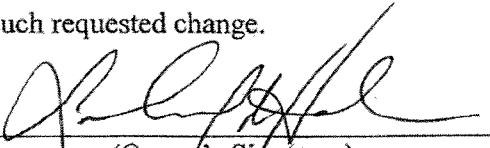
Re: Agent Authorization for the following site location:

~~RE#~~ 007023-0000, 007023-0010, 007020-0000, 007019-0000,
007018-0010 and 007018-0020

Gentleman:

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

Fred Atwill, Jr. / Atwill LLC to act as agent to file application(s) for
PUD to RR conventional 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.


(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 7 day of
May (month), 2014 (year) by Lockwood P. Holmes,
who is personally known to me or has produced _____ as
identification.


(Notary Signature)

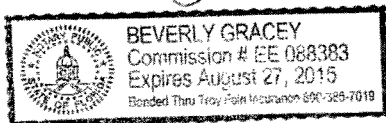


EXHIBIT A

Property Ownership Affidavit

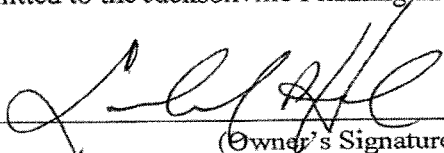
Date: May 7, 2014

City of Jacksonville
City Council / Planning and Development Department
117 West Duval Street, 4th Floor / 128 East Forsyth Street, Florida Theatre Building, Suite 700
Jacksonville, Florida 32202

Re: Ownership Certification

Gentleman:

I, Lockwood P. Holmes hereby certify that I am the
Owner of the property described in the attached legal description, **Exhibit 1** in connection with
filing application(s) for PUD to RR conventional Rezoning,
submitted to the Jacksonville Planning and Development Department.



(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 7 day of May
(month), 2014 (year) by Lockwood P. Holmes who is personally
known to me or has produced _____ as identification.



(Notary Signature)



EXHIBIT B

Agent Authorization

Date: May 7, 2014

City of Jacksonville
Planning and Development Department
128 East Forsyth Street, Florida Theatre Building, Suite 700
Jacksonville, Florida 32202

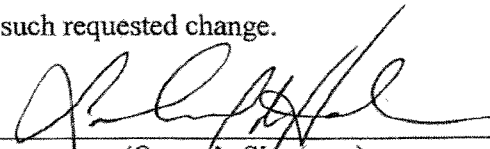
Re: Agent Authorization for the following site location:

~~REF~~ 007023-0000, 007023-0010, 007020-0000, 007019-0000,
007018-0010 and 007018-0020

Gentleman:

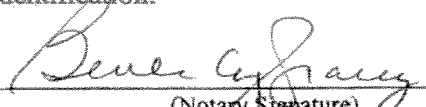
You are hereby advised that the undersigned is the owner of the property described in **Exhibit 1** attached hereto. Said owner hereby authorizes and empowers

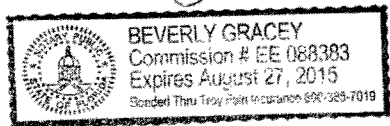
Fred Atwill, Jr./Atwill LLC to act as agent to file application(s) for PUD to RR conventional rezoning for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.


(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 7 day of May (month), 2014 (year) by Lockwood P. Holmes, who is personally known to me or has produced _____ as identification.


(Notary Signature)



ORDINANCE _____

Legal Description

A PORTION OF TRACTS 3 AND 4, BLOCK 4, SECTION 22, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF RAMONA BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED) AND THE WESTERLY RIGHT-OF-WAY LINE OF CAHOON ROAD (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 89°14'40" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF RAMONA BOULEVARD, A DISTANCE OF 494.11 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 10666, PAGE 1319 AND THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 10435, PAGE 2343, BOTH OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 03°37'13" EAST, ALONG LAST SAID LINE, 612.82 FEET TO THE SOUTH LINE OF THE NORTH ONE-HALF OF AFORESAID TRACT 4, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 10666, PAGE 1319; THENCE NORTH 89°05'30" EAST, ALONG LAST SAID LINE, AND ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF AFORESAID TRACT 3, ALSO BEING THE SOUTH LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 9738, PAGE 856, AND THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 9516, PAGE 1267, BOTH OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 458.08 FEET TO THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF CAHOON ROAD; THENCE NORTH 00°14'55" WEST, ALONG LAST SAID LINE, 610.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.68 ACRES, MORE OR LESS