

## Application For Rezoning To PUD

### Planning and Development Department Info

**Ordinance #** 2014-0773 **Staff Sign-Off/Date** BEL / 02/06/2015

**Filing Date** N/A **Number of Signs to Post** 2

**Hearing Dates:**

**1st City Council** N/A **Planning Comission** N/A

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

**Neighborhood Association** N/A

**Neighborhood Action Plan/Corridor Study** N/A

### Application Info

**Tracking #** 779 **Application Status** FILED COMPLETE

**Date Started** 02/06/2015 **Date Submitted** 02/06/2015

### General Information On Applicant

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
CHADWICK	DONALD	D
<b>Company Name</b>		
<b>Mailing Address</b>		
5307 EULACE ROAD		
<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32210
<b>Phone</b>	<b>Fax</b>	<b>Email</b>
9047715024	904	

### General Information On Owner(s)

**Check to fill first Owner with Applicant Info**

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
CHADWICK	DONALD	D
<b>Company/Trust Name</b>		
<b>Mailing Address</b>		
5307 EULACE ROAD		
<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32210
<b>Phone</b>	<b>Fax</b>	<b>Email</b>
9047715024	904	

### Property Information

**Previous Zoning Application Filed For Site?**

**If Yes, State Application No(s)**

Map RE#	Council District	Planning From Zoning District	Zoning District(s)	To Zoning District
Map 103132 0010	14	4	RLD-60	PUD

Map

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

#### Existing Land Use Category

Land Use Category Proposed?

If Yes, State Land Use Application #

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

Development Number

Proposed PUD Name

#### Justification For Rezoning Application

SEE WRITTEN DESCRIPTION.

#### Location Of Property

##### General Location

House #	Street Name, Type and Direction	Zip Code
<input type="text" value="5307"/>	<input type="text" value="EULACE RD"/>	<input type="text" value="32210"/>

##### Between Streets

and

#### 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:** \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof**  
**1.65 Acres @ \$10.00 /acre:** \$20.00
- 3) Plus Notification Costs Per Addressee**  
**33 Notifications @ \$7.00 /each:** \$231.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$0.01

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

# ORDINANCE \_\_\_\_\_

## Legal Description

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**February 3, 2015**

A parcel of land situated lot 3, block 27, Ortega Farms. According to plat thereof as recorded in Plat book 3, page 79, of the public records of Duval County, Florida, said parcel being a portion of lands described in official records book 16654 on page 335 of said public records and more particularly described as follows: commencing at the southeasterly corner of said lot 3; thence run, South 89° 47' 20" West, along the South line thereof, 719.65 feet to a point on the easterly right of way line of Eulace Road, said point being the southwest corner of said official records Book 16654 on page 335 and point of beginning; thence North 06° 05' 31" East, along said right of way line and the West line of lands, 200.78 feet to the Northwest corner thereof; thence run North 89 deg 42 min 53 sec East along the North line of said lands, 199.00 feet to an iron rod; thence run South 00 deg 17 min 29 sec West, 124.02 feet to an iron rod; thence run South 89 deg 42 min 31 sec East, 56.39 feet to an iron rod; thence run South 00 deg 17 min 29 sec West, 75.32 feet to an iron rod on the South line of said lands; thence run South 89 deg 47 min 20 sec West along said South line, 254.71 feet to the point of beginning.

# ORDINANCE \_\_\_\_\_

## Legal Description

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A parcel of land situated lot 3, block 27, Ortega Farms, according to plat thereof as recorded in plat book 3, page 79, of the public records of Duval County, Florida, said parcel being a portion of lands described

In official records book 16654 on page 335 of said public records and more particularly as follows:

Commencing at the Southeasterly corner of said lot 3; thence run, South 89' 47' 20" West, along the South line thereof, 719.65 feet to a point on the easterly right of way line of Eulace Road, said point Being the Southwest corner of said official records book 16654 on page 335; thence North 06' 05' 31" East, along said right of way line and the West line of said lands, 200.78 feet to the Northwest corner thereof; thence run North 89' 42' 53" East, along the North line of said lands, 199.00 feet to an iron rod and the point of beginning; thence continue North 89' 42' 53" East, along said North line, 150.04 feet to the Northeast corner of said lands; thence run South 00' 17' 29" West, along the East line of said lands, 200.05 feet to the Southeast corner thereof; thence run South 89' 47' 20" West along the South line of said lands, 93.64 feet to an iron rod; thence run North 00' 17' 29" East, 75.32 feet to An iron rod; thence run North 89' 42' 31" West, 56.39 feet to an iron rod; thence run North 00' 17' 29" East, 124.02 feet to the point of beginning.

# EXHIBIT A

## Property Ownership Affidavit

Date: 10-20-14

### City of Jacksonville

City Council / Planning and Development Department  
117 West Duval Street, 4<sup>th</sup> Floor / 214 North Hogan Street, Edward Ball Building, Suite 300  
Jacksonville, Florida 32202

Re: Ownership Certification

Gentleman:

I, Donald Dexter Chadwick 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 REZONING TO CONVENTIONAL ZONING DISTRICTS  
submitted to the Jacksonville Planning and Development Department.

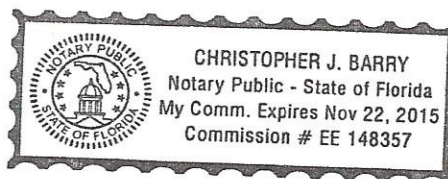
Donald D. Chadwick

(Owner's Signature)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 20<sup>th</sup> day of  
October (month), 2014 (year) by Donald Dexter Chadwick  
who is personally known to me or has produced \_\_\_\_\_  
as identification.

Christopher J. Barry  
(Notary Signature)  
Christopher J. Barry



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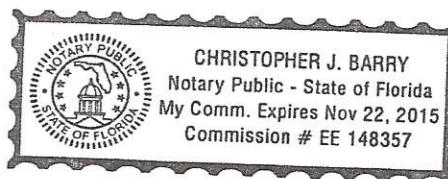
Donald D. Chadwick

(Owner's Signature)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 20<sup>th</sup> day of  
October (month), 2014 (year) by Donald Dexter Chadwick  
who is personally known to me or has produced \_\_\_\_\_  
as identification.

Christopher J. Barry  
(Notary Signature)  
Christopher J. Barry



# EXHIBIT C

## Binding Letter

Date: 2-6-2015

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

RE: 2014-773

Ladies and Gentleman;

You are hereby advised that the undersigned, owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part thereof, hereby agrees to bind its successor(s) in title to development in accordance with (a) the site plan and the written description of the proposed rezoning plan submitted with the rezoning application and (b) any conditions set forth by the City Council of the City of Jacksonville in the rezoning ordinance. Owner also agrees to proceed with the development of the subject property in accordance with items (a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities, which are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

By: 

Its: \_\_\_\_\_



# Exhibit D

## WRITTEN DESCRIPTION

### Eulace Road – Chadwick PUD

February 6, 2015

#### I. PROJECT DESCRIPTION

A. The property was developed in the 1960's, prior to current Zoning Code requirements with three residential structures; one single family dwelling and two duplexes. The owner is seeking to sell both lots (RE number 103132-0030/Parcel A and RE 103132-0010/Parcel B). There will be no increase in the total number of units or increase in the existing square footage of the dwellings. In the event of catastrophic destruction each structure will be allowed to be rebuilt in its current location and square footage.

Parcel "A" is approximately 1.06 acres and contains are two duplexes which were built in 1960 and 1963.

Parcel "B" is developed with a 2,160 square foot home built in the 1950's with access via a twenty (20') foot wide easement for ingress/egress over the lot fronting Eulace Road. The existing easement will continue to provide access for the home that is located on the eastern parcel behind the existing dwellings.

- B. Project Architect/Planner: None
- C. Project Engineer: None
- D. Project Developer: None
- E. Current Land Use Category: Low Density Residential (LDR)
- F. Current Zoning District: Residential Low Density-60 (RLD-60)
- G. Requested Land Use Category: None
- H. Requested Zoning District: Planned Unit Development (PUD)
- I. Real Estate Number(s): 103132-0030, 103132-0010

#### II. QUANTITATIVE DATA

Total Gross Acreage 1.65 acres 100 %

Amount of each different land use by acreage

Single family .59 acres 36 %

Total number of units	1	d.u.	
Multiple Family	1.06	acres	64 %
Total number of units	4	d.u.	
Commercial	0	acres	0 %
Industrial	0	acres	0 %
Other land use	0	acres	0 %
Total amount of non-residential floor area	0	sq. ft.	0 %
Active recreation and/or open space	0	acres	0 %
Passive open space, wetlands, ponds	0	acres	0 %
Public and private right-of-way	0	acres	0 %
Maximum coverage of buildings and structures	23,086	sq. ft.	50 %

### III. STATEMENTS

- A. How does the proposed PUD differ from the usual application of the Zoning Code? This application incorporates what would have been two applications into one. The PUD will bring the two duplexes on Parcel A into compliance as legal conforming structures and waive the required road frontage for Parcel B.
- 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 operation and maintenance will be performed by the individual property owners.
- C. Justification for the rezoning. The owners wish is to sell both parcels and as the parcels and structures are non-conforming, is having difficulty obtaining financing.
- D. Phase schedule of construction (include initiation dates and completion dates): Not Applicable. There will be no new construction.

#### IV. USES AND RESTRICTIONS

A. Permitted Uses:

Parcel "A"

- 1) Two duplex units (4 units total)
- 2) Home occupations meeting the performance standards and development criteria set forth in Part 4.

Parcel "B"

- 1) One single family dwelling
- 2) Home occupations meeting the performance standards and development criteria set forth in Part 4.

B. Permissible Uses by Exception:

- 1) Home occupations meeting the performance standards and development criteria set forth in Part 4.

C. Limitations on Permitted or Permissible Uses by Exception: None

D. Permitted Accessory Uses and Structures:

- 1) See Section 656.403

#### V. DESIGN GUIDELINES

A. Lot Requirements:

Parcel "A"

- 1) *Minimum lot area:* 6,000 square feet for the first two family unit and 4,400 square feet for each additional unit.
- 2) *Minimum lot width:* 201 feet
- 3) *Maximum lot coverage:* 50%
- 4) *Minimum front yard:* 80 feet
- 5) *Minimum side yard:* 25 feet (north prop line) / 10 feet (south prop line)
- 6) *Minimum rear yard:* 40 feet (north prop line) / 108 feet (south prop line)
- 7) *Maximum height of structures:* 35 feet

Parcel "B"

- 1) *Minimum lot area:* 6,000 square feet
- 2) *Minimum lot width:* 60 feet
- 3) *Maximum lot coverage:* 50%
- 4) *Minimum front yard:* 45 feet
- 5) *Minimum side yard:* 30 feet(north prop line)/ 115 (south prop line)
- 6) *Minimum rear yard:* 45 feet
- 7) *Maximum height of structures:* 35 feet

B. Ingress, Egress and Circulation:

- (1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
- (2) *Vehicular Access.*
  - a. Vehicular access to both Parcel A and Parcel B shall be by way of Eulace Road, substantially as shown in the Site Plan.

B. Signs:

No signs are requested.

F. Utilities

Water will be provided by JEA  
Sanitary sewer will be provided by on-site septic system.  
Electric will be provided by JEA

G. Wetlands

There are no wetlands on the parcels.

**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.



IN THE CIRCUIT COURT FOR DUVAL COUNTY,  
FLORIDA PROBATE DIVISION

IN RE: ESTATE OF

File No: 16-2 007 -CP -1 269

RECEIVED & F  
07 JUN 20 AM 9

MARY ANN CHADWICK,

Division: DIVISION PR-A

CLERK OF COURT  
DUVAL COUNTY

Deceased.

**ORDER OF SUMMARY ADMINISTRATION**  
(testate)

On the petition of D. DEXTER CHADWICK for summary administration of the estate of Mary Ann Chadwick, deceased, the court finding that the decedent died on February 26, 2007; that all interested persons have been served proper notice of the petition and hearing or have waived notice thereof; that the material allegations of the petition are true; that the will dated February 26, 2007, has been admitted to probate by order of this court as and for the last will of the decedent; and that the decedent's estate qualifies for summary administration and an Order of Summary Administration should be entered, it is

ADJUDGED that:

1. There be immediate distribution of the assets of the decedent as follows:

<u>Name</u>	<u>Address</u>	<u>Asset, Share or Amount</u>
D. Dexter Chadwick	5307 Eulace Road Jacksonville, FL 32210	A part of Lot Three (3), Block Twenty Seven (27), S/D ORTEGA FARMS according to plat thereof, recorded in Plat Book 3, Page 79, of the current public records of Duval County, Florida, and being more particularly described as follows:  Commencing at the Southeasterly corner of said Lot Three (3); thence Westerly South 89°47'20" West, 719.65 feet to a point in the Easterly R/W line of Eulace Road, said point being the POINT OF BEGINNING; thence Northerly N 6°09'20" East, 201.04 feet to a point; thence

FILED  
IN COMPUTER  
M. C.