

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2014-773 TO
PLANNED UNIT DEVELOPMENT

MARCH 3, 2015

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 2014-773 to Planned Unit Development.

Location: 5307 Eulace Road between Timuquana Road and 94th Street

Real Estate Number(s): 103132-0010, 103132-0030

Current Zoning District: Residential Low Density-60 (RLD-60)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southwest, District 4

Planning Commissioner: Chris Hagan

City Council District: The Honorable Jim Love, District 14

Owner: Donald D. Chadwick
5307 Eulace Road
Jacksonville, Florida 32210

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development 2014-773 seeks to rezone approximately 1.65 acres of land from RLD-60 to PUD. The rezoning to PUD is being sought so that the property can be developed with two duplexes on Parcel "A" and one single family dwelling on Parcel "B"

Parcel A was developed in the 1960's, prior to current Zoning Code requirements with two duplexes. Parcel B contains a single family home built in 1982-83. 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 the two duplexes (2,400 square feet each) which were built in 1960 and 1963.

Parcel "B" is approximately 0.59 acres and is developed with a 2,160 square foot home built in the 1982-83 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.

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.

(1) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the Low Density Residential (LDR) 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. The site is served by JEA water and has on-site septic system which permits a maximum density of 4 units/acre. The proposed development will have a maximum of 5 units within the 1.65 acres. 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. A description of the category is noted below.

The uses provided herein shall be applicable to all LDR sites within the Urban Area.

Principal Uses: Single family and Multi-family dwellings; Commercial retail sales and service establishments when incorporated into mixed use developments which utilize the Traditional Neighborhood Development (TND) concept and such uses are limited to 25 percent of the TND site area; and Other uses associated with and developed as an integral component of TND.

Secondary Uses: Secondary uses shall be permitted pursuant to the Residential land use introduction. In addition the following secondary uses may also be permitted: Borrow pits; Animals other than household pets; Foster care homes; Drive through facilities in conjunction with a permitted use; Assisted living facilities and housing for the elderly, so long as said facilities are located within three miles of a hospital and on an arterial roadway; and Commercial retail sales and service establishments when the site is located at the intersection of roads classified as collector or higher on the Functional Highway Classification Map,

however logical extensions and expansions of preexisting commercial retail sales and service establishments are exempt from the roadway classification and intersection requirements.

The maximum gross density in the Urban Area shall be 7 units/acre when full urban services are available to the site and there shall be no minimum density; except as provided herein.

The maximum gross density shall be 2 units/acre and the minimum lot size shall be half an acre when both centralized potable water and wastewater are not available.

The maximum gross density shall be 4 units/acre and the minimum lot size shall be ¼ of an acre if either one of centralized potable water or wastewater services are not available.

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

The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

(3) 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 plan of 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 2030 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 within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR). This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

F.L.U.E. Objective 3.1: Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category

F.L.U.E. Objective 3.1.6: The city shall provide 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.

(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 lands for a single family and multi-family development. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

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

Traffic and pedestrian circulation patterns: There will be no change to the existing access point on Eulace Road. This access point will serve both parcels.

The use and variety of building setback lines, separations, and buffering: The existing building setbacks will not change. The structures can be reconstructed no closer to the property lines than as they exist today.

The variety and design of dwelling types: There will be two duplexes (four total units) and one single family dwelling.

The particular land uses proposed and the conditions and limitations thereon: The PUD limits the uses to those residential uses and the number of residential units may not increase above those existing 5 units. The setbacks are set to the existing dimensions and no building may be relocated closer to any adjacent residential structure.

(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 in an area which is predominately single family lots. Single family and multi-family development at this location as restricted in the PUD written description is compatible with the surrounding area.

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RLD-60	Single family
South	LDR	RLD-60	Single family
East	LDR	RLD-60	Single family
	MDR	RMD-B	Single family
West	LDR	RLD-60	Single family

(6) Intensity of Development

The proposed development is consistent with the LDR functional land use category as a single-family and multi-family development, which is not to exceed 5 dwelling units. The PUD is appropriate at this location because it continues the existing residential uses and will not allow an increase in in the density.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space. A recreation area is not required.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site.

(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.

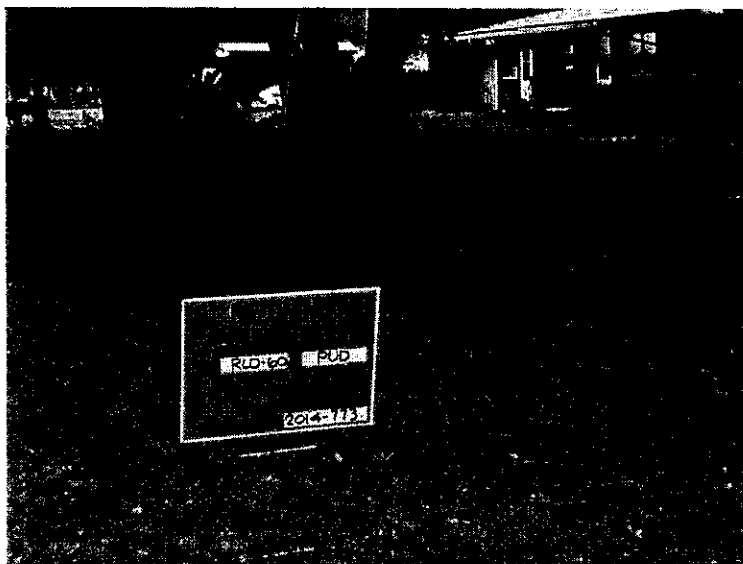
The site will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

Since there will be no new construction, there is no review by the Development Services Division and no sidewalks will be required.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on February 23, 2015, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2014-773 be **APPROVED with the following conditions:**

1. The subject property is legally described in the original legal description dated February 3, 2015.
2. The subject property shall be developed in accordance with the original written description dated February 17, 2015.
3. The subject property shall be developed in accordance with the original site plan dated February 6, 2015.



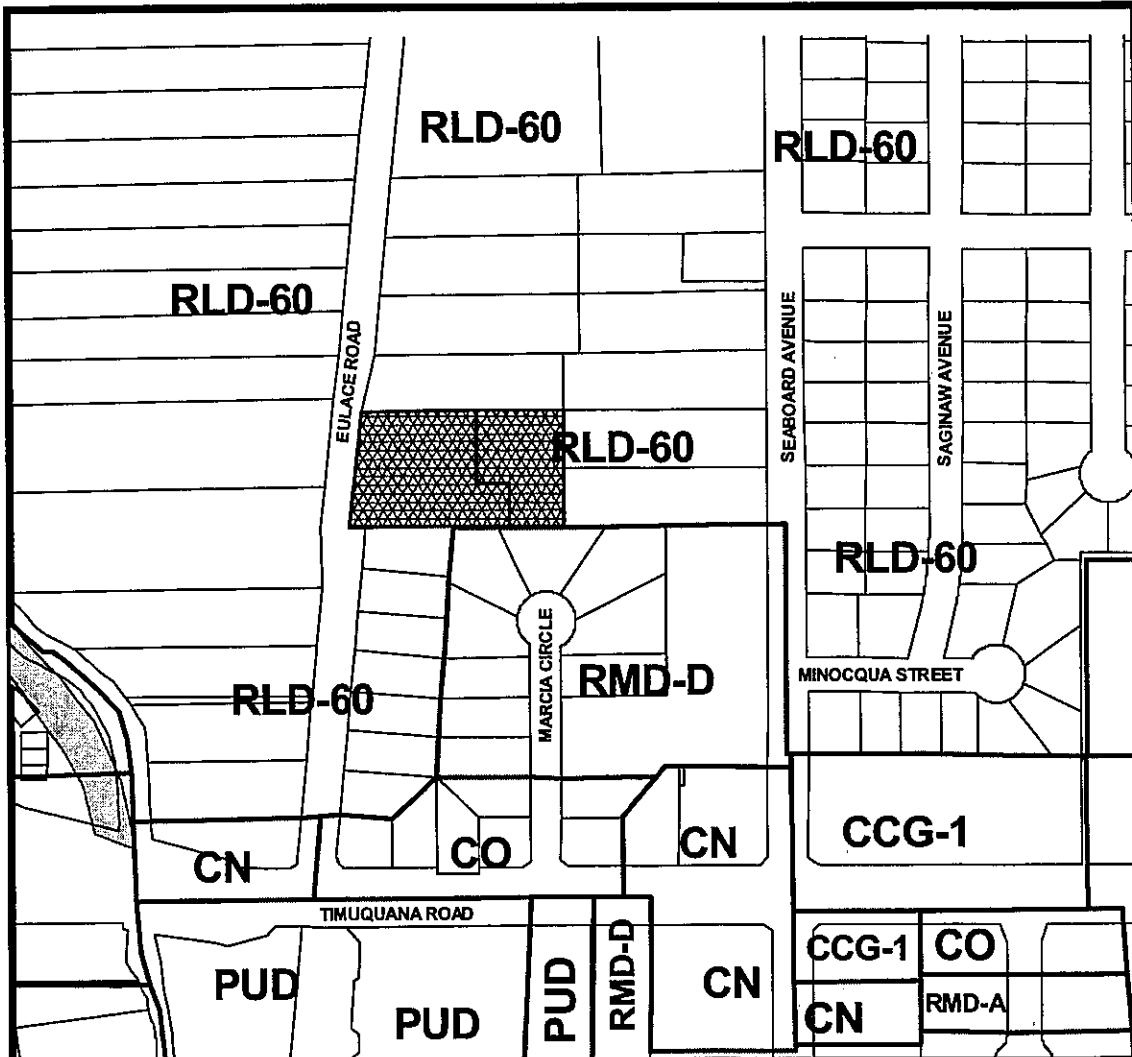
Aerial view of site showing the existing two duplexes and single family dwelling.

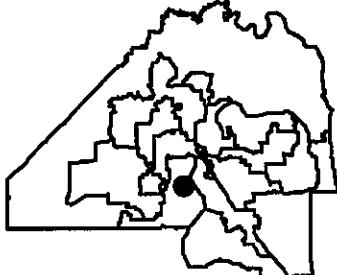


View of two duplexes and single family dwelling



View of single access drive for all dwellings.



<p>REQUEST SOUGHT:</p> <p>FROM: RLD-60</p> <p>TO: PUD</p>		<p>N W E S</p> <p>0 100 Feet</p> <p>COUNCIL DISTRICT: 14</p> <p>ORDINANCE -2014-0773</p> <p>FILE COPY</p>
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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 02/24/2015 Planning Commission 02/19/2015
 Land Use & Zoning 03/03/2015 2nd City Council N/A
 Neighborhood Association N/A
 Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 779 Application Status PENDING
 Date Started 02/06/2015 Date Submitted 02/06/2015

General Information On Applicant

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

General Information On Owner(s)

Check to fill first Owner with Applicant Info

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

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 103132 0010	14	4	RLD-60	PUD

Map	103132 0030	14	4	RLD-60	PUD
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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 #

Total Land Area (Nearest 1/100th of an Acre) 1.65

Development Number

Proposed PUD Name EULACE ROAD - CHADWICK

Justification For Rezoning Application

SEE WRITTEN DESCRIPTION.

Location Of Property

General Location

House #	Street Name, Type and Direction	Zip Code
5307	EULACE RD	32210

Between Streets

TIMUQUANA ROAD and 94TH STREET

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

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 th 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

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, 4th 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 20th 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

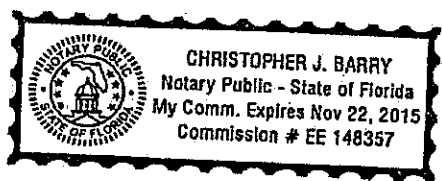


EXHIBIT A

Property Ownership Affidavit

Date: 10-20-14

City of Jacksonville

City Council / Planning and Development Department
117 West Duval Street, 4th 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 20th 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

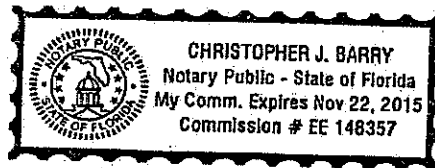


EXHIBIT C

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 17, 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 the two duplexes (2,400 square feet each) which were built in 1960 and 1963.

Parcel "B" is approximately 0.59 acres and is developed with a 2,160 square foot home built in the 1982-83 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	6,960	sq. ft.	9.6 %

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:* 1.06 acres
- 2) *Minimum lot width:* 201 feet
- 3) *Maximum lot coverage:* 12%
- 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:* 0.59 acres
- 2) *Minimum lot width:* 60 feet
- 3) *Maximum lot coverage:* 10%
- 4) *Minimum front yard:* 45 feet
- 5) *Minimum side yard:* 30 feet (north prop line)/ 115 feet (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: 16-2007-CP -1269

RECEIVED & F

07 JUN 20 AM 9

MARY ANN CHADWICK,

Deceased.

Division: PROBATE

CLERK OF COURT
DUVAL COUNTY
FLORIDA

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.