

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2017-0276

MAY 4, 2017

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 2017-0276.

Location: 0 Duval Road,
between Armsdale Road North and Haddock Road

Real Estate Numbers: 044256-5000 and 044256-6000

Current Zoning District: Planned Unit Development (PUD 2004-0419-E)

Proposed Zoning District: Residential Low Density-40 (RLD-40)

Current Land Use Category: Low Density Residential (LDR)

Planning District: North, District 6

Planning Commissioner: Marshall Adkison

City Council District: The Honorable Reggie Gaffney, District 7

Owner: Andrew Norgart
Victoria Preserve II, LLC
77 Almeria Street
St. Augustine, FL 32084

Agent: Paul M. Harden, Esq.
Law Office of Paul M. Harden
501 Riverside Avenue, Suite 901
Jacksonville, FL 32202

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance 2017-0276 seeks to rezone 52.38 acres from Planned Unit Development (PUD 2004-0419) to Residential Low Density-40 (RLD-40) for the purpose of a developing a single-family residential development. The subject site is located within the Low Density Residential (LDR) future land use category of the Suburban Development Area as

designated on the Future Land Use Map series (FLUMs) of the *2030 Comprehensive Plan*, and the proposed residential use is consistent with this category. The existing PUD Zoning District allows for fee simple ownership attached dwelling units. The subject site is currently undeveloped but lies immediately to the west of, and connects to, the existing Victoria Preserve (aka Laurel South) residential subdivision. This subdivision has been platted at lot widths that are 45 feet. Properties currently zoned Residential Rural-Acre (RR-Acre) are also located adjacent to the subject site; RR-Acre has a minimum lot width of 100 feet. Staff finds that a single-family residential subdivision is appropriate in this location and compatible with surrounding uses; however, lot widths consistent with the RLD-50 Zoning District are recommended in order to provide a more gradual transition between lot sizes in the area.

The site is accessed from Armsdale Road, and depending on how the site is developed, it may also be accessed via a stub-out through the existing Victoria Preserve subdivision, from Duval Road. According to the review performed by the Transportation Division of the Planning and Development Department, the road network in this area has sufficient capacity to accommodate the traffic which may be generated by this development.

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. In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land* of the Zoning Code, the Planning and Development Department finds that the subject property is located in the Low Density Residential (LDR) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the *2030 Comprehensive Plan*. This category allows for a maximum gross density of seven (7) dwelling units per acre when full urban services are available. Generally, single-family detached housing will be the predominant land use in this category, although mobile homes, patio homes, townhomes, and multi-family dwellings may also be permitted in appropriate locations.

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

Yes. The proposed rezoning furthers the goals of the 2030 *Comprehensive Plan*, based on the following objectives and policies summarized below:

Future Land Use Element (FLUE) Policy 1.1.22: Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

FLUE Policy 1.1.24: The City will encourage new development to locate in the Urban Core, Southwest, North, and Northwest planning districts through such measures as economic incentives, greater marketing assistance, etc.

FLUE Policy 1.2.9: 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 maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

FLUE 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 Descriptions of the Operative Provisions of the 2030 *Comprehensive Plan* and Land Development Regulations.

Recreation and Open Space Element (ROSE) Policy 2.2.3: A residential subdivision development of 100 lots or more shall provide at least one acre of useable uplands for every 100 lots (and any fraction thereof), or 5% of the total useable uplands area to be platted, whichever is less, to be dedicated as common area and set aside for active recreation. There may be up to two areas for each 100 lots, and the areas shall be a minimum of 0.5 acres in size, unless otherwise approved by the Planning and Development Department, or by the City Council as part of a Planned Unit Development Zoning District.

Transportation Element (TE) Policy 4.1.2: The City shall require new local streets serving residential areas to include four-foot sidewalks on both sides of the street within the dedicated right-of-way or an approved alternative pedestrian circulation system approved by the Jacksonville Planning and Development Department (JPDD).

The subject site is located in the North Planning District, and the area surrounding the subject property is primarily residential, with commercial uses located approximately ½ mile to the west

at the interchange of Lem Turner Road with I-295. Single-family residential uses proposed for the area would be compatible as single-family residential uses about the subject site, and a compact land development pattern is furthered due to the location of commercial uses at the nearest commercial node. The subject site is located in the Suburban Development Area, and according to the JEA letter of availability that was submitted with the application, city water and sewer is available to the subject property. As such, the proposed rezoning is consistent with FLUE Policies 1.1.22, 1.1.24, and 1.2.9; and FLUE Objective 3.1.

If the residential subdivision should exceed 100 lots when submitting for site plan review, the developer will be required to comply with ROSE Policy 2.2.2 with regards to the provision of common areas and active recreation space. Pursuant to TE Policy 4.1.2, sidewalks must be constructed on both sides of the street within the dedicated right-of-way, which must be included on the final 10-set plan. These sidewalks must have connectivity with the existing sidewalks within the subdivision on the eastern border of the site.

The proposed rezoning has been identified as being related to the following topics identified in the 2030 Comprehensive Plan:

Wetlands

A wetlands survey map for this application site was completed with the use of the City's Geographic Information System (GIS) mapping system and photogrammetric analysis. In addition, a wetlands boundary was submitted to the City for site layout for PUD 2004-419-E. Further analysis of the wetland indicates that the wetland is a "Category II" wetland that is associated with floodplains and Blockhouse Creek. The wetland system is a portion of a larger riverine wetland system that drains in a southeasterly direction and has a high functional value due to its stormwater and water purification attenuation. An Environmental Resource Permit was issued for the southern portion of the application site (94817-1 and 94817-2) by the St. Johns River Water Management District (SJRWMD) for the Laurel South subdivision. However those permits were closed in 2010. New wetland permits will now be required as well as a wetlands boundary determination (high order wetlands survey) for the northern property (Real Estate #044256-6000).

Any proposed wetlands alteration will require mitigation through the SJRWMD. Development must comply with the following goals, objectives and policies of the *2030 Comprehensive Plan*, Conservation Coastal Management Element (CCME):

CCME Goal 4: To achieve no further net loss of the natural functions of the City's remaining wetlands, improve the quality of the City's wetland resources over the long-term and improve the water quality and fish and wildlife values of wetlands.

CCME Objective 4.1: The City shall protect and conserve the natural functions of its existing wetlands, including estuarine marshes.

CCME Policy 4.4.1: The City shall encourage the placement of all watercourses, water bodies, buffer areas, and wetlands having high functional values to be placed in a Conservation land use

category, Conservation zoning district and/or conservation easement as part of an application for a land use amendment, rezoning and/or site plan approval process.

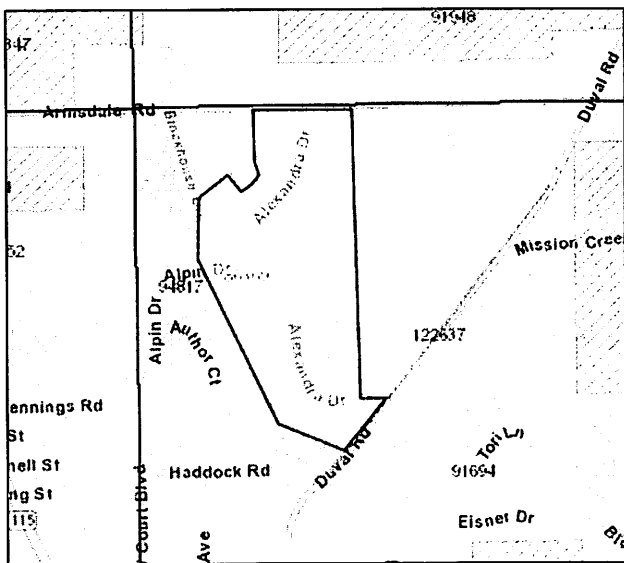
CCME Policy 4.1.5: The permitted uses within Category I and II wetlands shall be limited to the following land uses and associated standards, provided such use is consistent with the Future Land Use Map series (FLUMs):

- (1) Conservation uses, provided the following standards are met:
 - (a) Dredge and fill
Dredging or filling of the Category I and II wetlands shall not exceed more than 5% of the wetlands on-site; and
 - (b) Vegetation
For Category I wetlands:
All native vegetation outside the development area is maintained in its natural state
For Category II wetlands:
No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and
- (2) Residential uses, provided the following standards are met:
 - (a) Density/Dredge and fill
Where lots, except for lots of record as defined in the Future Land Use Element, are located totally within the wetlands:
 - i) density shall not exceed one (1) dwelling unit per five (5) acres; and
 - ii) buildings shall be clustered together to the maximum extent practicable; and
 - iii) dredging or filling shall not exceed 5% of the wetlands on-site; and
 - (b) Vegetation
For Category I wetlands:
All native vegetation outside the development area is maintained in its natural state
For Category II wetlands:
No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and
- (3) Water-dependent and water-related uses, provided the following standards are met:
 - (a) Vegetation
For Category I wetlands:
All native vegetation outside the development area is maintained in its natural state
For Category II wetlands:
No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and
 - (b) Boat facilities siting and operation
Boat facilities are further subject to Objectives 10.1, 10.2, 10.3, 10.5 and 10.6 and their related policies of this element.
- (4) Access to a permitted use, subject to the requirements of (a), (b), and (f) as noted in the performance standards outlined in Policy 4.1.3 above.
- (5) Any use which can be shown to be clearly in the public interest, subject to the requirements of (a), (b), (d) and (f) as noted in the performance standards outlined in Policy 4.1.3 above.
- (6) For Category II wetlands only, silvicultural uses are allowed, provided the following standards are met:

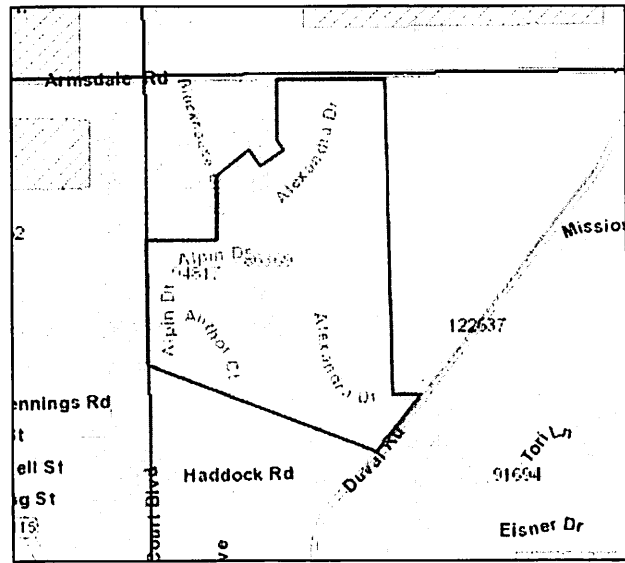
Best Management Practices: Silviculture

Such activities are conducted in compliance with the provisions of the "Silvicultural Best Management Practices Manual," as may be amended, published by the Florida Division of Forestry, Department of Agriculture and Consumer Services.

CCME Objective 7.1: The City shall consider the impact on the St. John's River and its tributaries when reviewing development, land development regulations, public infrastructure and investment, and other City actions that present opportunities for improving water quality health and the overall sustainability of Jacksonville within its environment.



Environment Resource Permit Area 94817-1



Environment Resource Permit Area 94817-2



Flood Zone

Some portions of the proposed development site and wetlands area were determined to be within the 100 year flood zone. This area is associated with Blockhouse Creek. Flood hazard areas identified on the Flood Insurance Rate Map (FIRM) are identified as a Special Flood Hazard Area (SFHA). SFHA is defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as "AE." Moderate flood hazard areas are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance, of the Ordinance Code.

CCME Policy 1.4.4: The City shall require all development within the 100 year flood plain to be in strict conformance with all applicable federal, State, regional and local development regulations.

CCME Objective 2.7: The City shall protect the hydrological and ecological benefits of floodplain areas, such as water quality, fish and wildlife habitat, and prevention of downstream flooding.

CCME Policy 2.7.1: The City shall continue to define the surface hydrology of the area to determine flood plain vulnerability and sensitivity, and will determine appropriate protection measures.

CCME Policy 2.7.3: The City shall protect appropriate floodplain areas for the public benefit and restore degraded floodplain areas by:

- A. Land acquisition or conservation easement acquisition;
- B. Regulation, including setbacks, buffer zones, designated wildlife corridors, low density zoning, performance standards and open space requirements; and
- C. Incentives, including tax benefits and transfer of development rights.

Airport Environment Zone

The site is located within the 150 foot Height and Hazard Zone for the Jacksonville International Airport (JIA). Zoning will limit development to a maximum height of less than 150 feet, unless approved by the Jacksonville Aviation Authority (JAA) or the Federal Aviation Administration (FAA). 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).

FLUE Objective 2.5: Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

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

No. The proposed rezoning to RLD-40 would not be in conflict with any portion of the City's land use regulations.

SURROUNDING LAND USE AND ZONING

The subject property is located on the south side of Armsdale Road. The surrounding uses, land use categories and zoning districts are as follows:

<u>Adjacent Property</u>	<u>Land Use Category</u>	<u>Zoning District</u>	<u>Current Use(s)</u>
North	LDR	RR-Acre/PUD	Single-family residential/undeveloped
East	LDR	PUD	Single-family residential
South	LDR	RR-Acre	Single-family residential
West	LDR/CGC	RR-Acre/PUD	Single-family residential/undeveloped

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on April 17, 2017, the required Notice of Public Hearing signs **were not yet** posted. The applicant was notified. Signs were posted on April 18, 2017, and photographs were sent to the Planning and Development Department staff.



*Source: Applicant
Date: April 18, 2017*

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2017-0276 be **APPROVED**, with the recommendation that the applicant amend the rezoning request to RLD-50.



Aerial

Source: Staff, Planning and Development Department

Date: April 17, 2017



Subject property, from Armsdale Road

Source: Staff, Planning and Development Department

Date: April 18, 2017



Subject property, from stub-out in the Victoria Preserve subdivision

Source: Staff, Planning and Development Department

Date: April 18, 2017



Single-family residential housing in the Victoria Preserve subdivision, across from the stub-out to the subject site

Source: Staff, Planning and Development Department

Date: April 18, 2017



Single-family residential housing along Armsdale Road, adjacent to the subject site

Source: Staff, Planning and Development Department

Date: April 18, 2017

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2017-0276 **Staff Sign-Off/Date** SCK / 02/28/2017
Filing Date 04/05/2017 **Number of Signs to Post** 6
Hearing Dates:
1st City Council 05/09/2017 **Planning Commission** 05/04/2017
Land Use & Zoning 05/16/2017 **2nd City Council** N/A
Neighborhood Association THE EDEN GROUP INC AND GARDEN CITY NEIGHBORHOOD ASSOCIATION
Neighborhood Action Plan/Corridor Study

Application Info

Tracking # 1379 **Application Status** PENDING
Date Started 02/17/2017 **Date Submitted** 02/17/2017

General Information On Applicant

Last Name HARDEN **First Name** PAUL **Middle Name** M.
Company Name
 LAW OFFICE OF PAUL M. HARDEN
Mailing Address
 501 RIVERSIDE AVENUE, SUITE 901
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9043965731 **Fax** 9043995461 **Email** PAUL_HARDEN@BELLSOUTH.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name NORGART **First Name** ANDREW **Middle Name**
Company/Trust Name
 VICTORIA PRESERVE II, LLC
Mailing Address
 77 ALMERIA ST.
City ST. AUGUSTINE **State** FL **Zip Code** 32084
Phone **Fax** **Email**

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 044256 5000	7	6	PUD	RLD-40
Map 044256 6000	7	6	PUD	RLD-40

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) 52.38

Justification For Rezoning Application
TO DEVELOP CONSISTENT WITH SURROUNDING ZONING.

Location Of Property

General Location
SOUTH OF ARMSDALE RD. N., WEST OF DUVAL RD.

House #	Street Name, Type and Direction	Zip Code
0	DUVAL RD	32218

Between Streets
ARMSDALE RD. N. and HADDOCK RD.

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
 52.38 Acres @ \$10.00 /acre: \$530.00
- 3) Plus Notification Costs Per Addressee
 97 Notifications @ \$7.00 /each: \$679.00
- 4) Total Rezoning Application Cost: \$3,209.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE

Legal Description

February 22, 2017

A PORTION OF LOT 9 OF THE JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 1, PAGE 8 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 9935, PAGE 779 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE WEST LINE OF AFORESAID LOT 9, ALSO BEING THE WESTERLY LINE OF AFORESAID SECTION 49, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF ARMSDALE ROAD (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE NORTH 89°29'50" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1124.03 FEET; THENCE SOUTH 02°32'33" WEST, A DISTANCE OF 602.00 FEET; THENCE SOUTH 66°13'59" WEST, A DISTANCE OF 497.64 FEET; THENCE SOUTH 00°00'20" EAST, A DISTANCE OF 509.35 FEET; THENCE NORTH 89°22'27" WEST, A DISTANCE OF 636.03 FEET TO A POINT LYING ON THE WEST LINE OF THE AFORESAID LOT 9, ALSO BEING THE WESTERLY LINE OF AFORESAID SECTION 49; THENCE NORTH 00°15'38" WEST, ALONG SAID WESTERLY LINE OF LOT 9 AND SECTION 49, A DISTANCE OF 1294.52 FEET TO THE POINT OF BEGINNING.

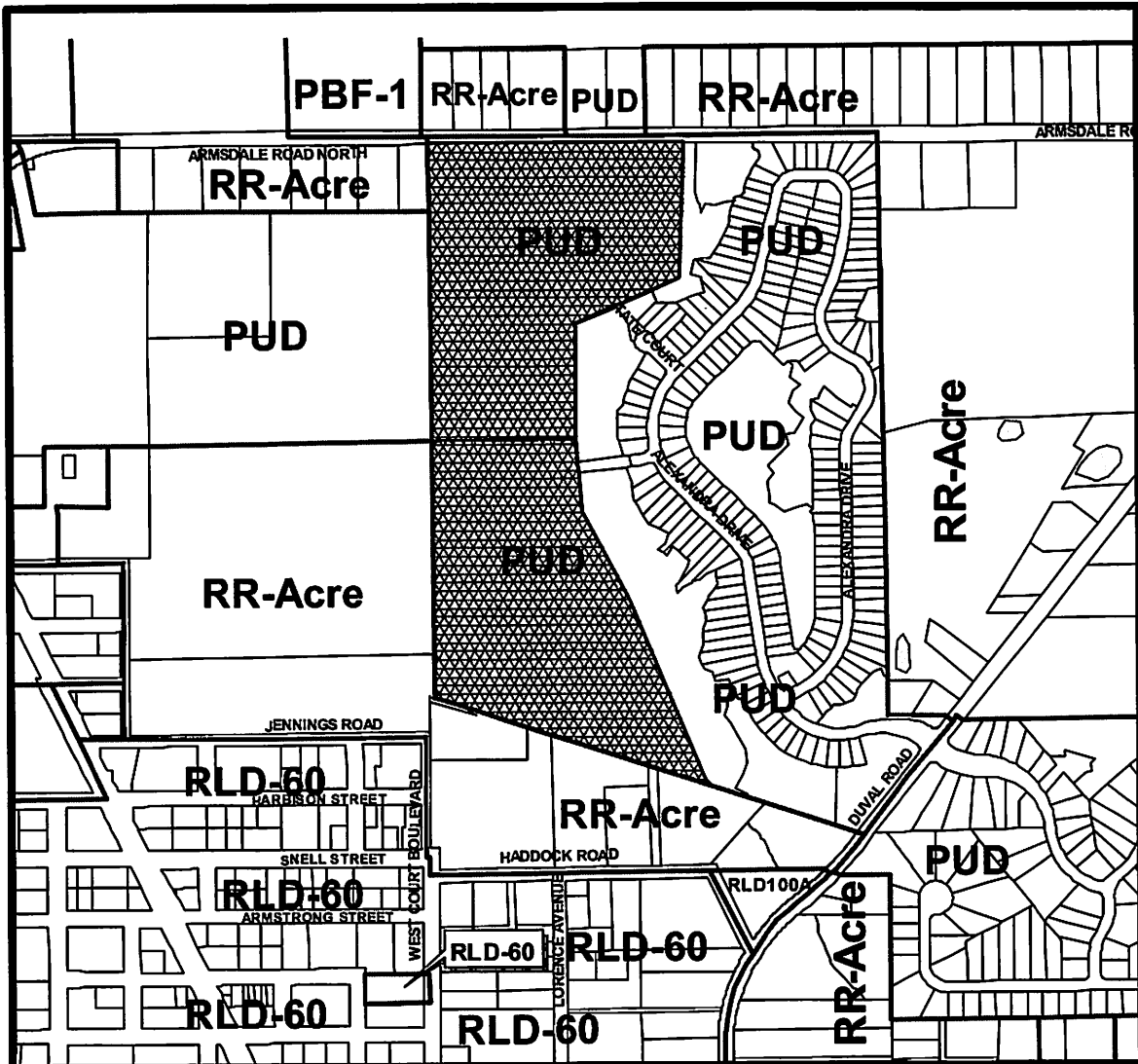
AND

A PORTION OF LOT 9 OF THE JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 1, PAGE 8 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 9935, PAGE 779 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WEST LINE OF AFORESAID LOT 9, ALSO BEING THE WESTERLY LINE OF AFORESAID SECTION 49, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF ARMSDALE ROAD (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE SOUTH 00°15'38" EAST, ALONG SAID WEST LINE OF LOT 9, ALSO BEING THE WESTERLY LINE OF AFORESAID SECTION 49, A DISTANCE OF 1294.52 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°22'27" EAST, A DISTANCE OF 631.61 FEET; THENCE SOUTH 05°18'28" EAST, A DISTANCE OF 321.43 FEET; THENCE SOUTH 28°20'09" EAST, A DISTANCE OF 450.29 FEET; THENCE SOUTH 22°54'09" EAST, A DISTANCE OF 857.23 FEET; THENCE SOUTH 44°39'45" EAST, A DISTANCE OF 38.58 FEET TO THE INTERSECTION WITH THE NORTHERLY LINE OF THOSE LANDS AS DESCRIBED AND RECORDED IN DEED BOOK 995, PAGE 41 OF SAID PUBLIC RECORDS; THENCE NORTH 72°35'48" WEST, ALONG LAST SAID LINE, A DISTANCE OF 1074.27 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 9752, PAGE 931 OF SAID PUBLIC RECORDS; THENCE NORTH 58°24'52" WEST, ALONG LAST SAID LINE, A DISTANCE OF 83.20 FEET; THENCE NORTH 72°23'07" WEST, ALONG THE NORTHERLY LINE OF LAST SAID LANDS AND THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 141.26 FEET TO AN INTERSECTION WITH SAID WESTERLY LINE OF LOT 9 AND SAID SECTION 49; THENCE NORTH 00°15'38" WEST, ALONG LAST SAID LINE, A DISTANCE OF 1132.76 FEET TO THE POINT OF BEGINNING.

February 28, 2017

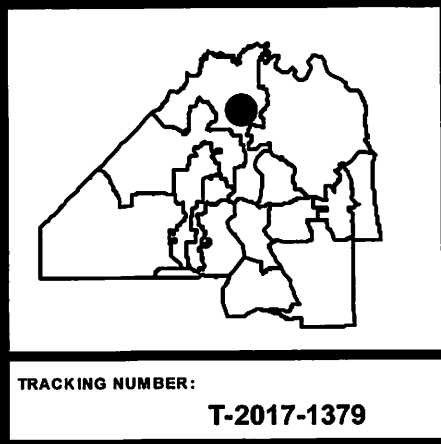
EXHIBIT 1



REQUEST SOUGHT:

FROM: PUD

TO: RLD-40



0 100 Feet

COUNCIL DISTRICT:
07

TRACKING NUMBER:
T-2017-1379

Page 1 of 1

EXHIBIT A - Property Ownership Affidavit

Date: 2/17/17

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

Re: Property Owner Affidavit for the following site location:
RE#044256-5000, 044256-6000

To Whom it May Concern:

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

If Owner is Individual:

By _____
Print Name: _____

If Owner is Corporate Entity:*

Print Corporate Name:

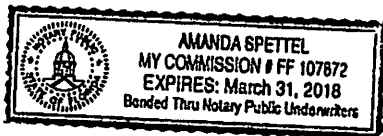
Victoria Preserve II, LLC
By [Signature]
Print Name: Andrew Norgart
Its: Manager

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

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 17 day of February 2017 by Andrew Norgart, who is personally known to me or who has produced _____ as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)



Amanda Spettel
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: March 31, 2018

Detail by Entity Name

Florida Limited Liability Company
VICTORIA PRESERVE II, LLC

Filing Information

Document Number L16000229355
FEI/EIN Number APPLIED FOR
Date Filed 12/20/2016
State FL
Status ACTIVE

Principal Address

77 ALMERIA STREET
ST. AUGUSTINE, FL 32084

Mailing Address

77 ALMERIA STREET
ST. AUGUSTINE, FL 32084

Registered Agent Name & Address

REPASS, DAVID
111 SOLANA ROAD
SUITE B
PONTE VEDRA BEACH, FL 32082

Authorized Person(s) Detail

Name & Address

Title MGR

KILLEBREW, JESSE
77 ALMERIA STREET
ST. AUGUSTINE, FL 32084

Title MGR

NORGART, ANDREW
77 ALMERIA STREET
ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2017	01/30/2017

Document Images

01/30/2017 - ANNUAL REPORT	View image in PDF format
12/20/2016 - Florida Limited Liability	View image in PDF format

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: 2/17/17

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

Re: Agent Authorization for the following site location: RE#044256-5000, 044256-6000

To Whom it May Concern:

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

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

Victoria Preserve II, LLC

By _____

By [Signature]

Print Name: _____

Print Name: Andrew Norgart

Its: Manager

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

STATE OF FLORIDA
COUNTY OF DUVAL

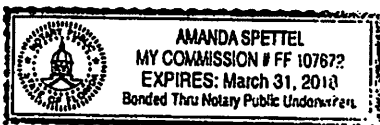
Sworn to and subscribed and acknowledged before me this 17 day of February 2017 by Andrew Norgart, who is personally known to me or who has produced _____ as identification and who took an oath.

[Signature]

(Signature of NOTARY PUBLIC)

Amanda Spettel

(Printed name of NOTARY PUBLIC)



State of Florida at Large.

My commission expires: March 31, 2018

This instrument prepared by
and should be returned to:
Laurie L. Gildan, Esq.
GREENBERG TRAUIG, P.A.
777 S. Flagler Dr., Suite 300E
West Palm Beach, FL 33401

Parcel I.D. Nos.: 044256-5000
044256-6000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of DECEMBER 30, 2016, by EQUITY INVESTMENTS, LLC, a Florida limited liability company ("Grantor"), whose post office address is 2255 Glades Road, Suite 324A, Boca Raton, FL 33431, to VICTORIA PRESERVE II, LLC, a Florida limited liability company ("Grantee"), whose post office address is 77 Almeria Street, St. Augustine, FL 32084.

WITNESSETH:

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), the receipt of which is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed and by these presents does grant, bargain, sell, convey and confirm to Grantee and its successors and assignees forever, the real property in Duval County, Florida, described on Exhibit "A" attached (the "Property").

SUBJECT TO matters listed on Exhibit "B" attached, but this reference shall not operate to reimpose same.

TOGETHER with all rights appurtenant to the Property.

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

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby specially warrants the title to the Property and will defend the same against the lawful claims of any person claiming by, through or under Grantor.

[SIGNATURE ON FOLLOWING PAGE]

EXHIBIT "A"
Legal Description

PARCEL 1:

A PORTION OF LOT 9 OF THE JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 1, PAGE 8 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 9935, PAGE 779 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE WEST LINE OF AFORESAID LOT 9, ALSO BEING THE WESTERLY LINE OF AFORESAID SECTION 49, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF ARMSDALE ROAD (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE NORTH 89°29'50" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1124.03 FEET; THENCE SOUTH 02°32'33" WEST, A DISTANCE OF 602.00 FEET; THENCE SOUTH 66°13'59" WEST, A DISTANCE OF 497.64 FEET; THENCE SOUTH 00°00'20" EAST, A DISTANCE OF 509.35 FEET; THENCE NORTH 89°22'27" WEST, A DISTANCE OF 636.03 FEET TO A POINT LYING ON THE WEST LINE OF THE AFORESAID LOT 9, ALSO BEING THE WESTERLY LINE OF AFORESAID SECTION 49; THENCE NORTH 00°15'38" WEST, ALONG SAID WESTERLY LINE OF LOT 9 AND SECTION 49, A DISTANCE OF 1294.52 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PORTION OF LOT 9 OF THE JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 1, PAGE 8 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 9935, PAGE 779 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WEST LINE OF AFORESAID LOT 9, ALSO BEING THE WESTERLY LINE OF AFORESAID SECTION 49, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF ARMSDALE ROAD (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE SOUTH 00°15'38" EAST, ALONG SAID WEST LINE OF LOT 9, ALSO BEING THE WESTERLY LINE OF AFORESAID SECTION 49, A DISTANCE OF 1294.52 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°22'27" EAST, A DISTANCE OF 631.61 FEET; THENCE SOUTH 05°18'28" EAST, A DISTANCE OF 321.43 FEET; THENCE SOUTH 28°20'09" EAST, A DISTANCE OF 450.29 FEET; THENCE SOUTH 22°54'09" EAST, A DISTANCE OF 857.23 FEET; THENCE SOUTH 44°39'45" EAST, A DISTANCE OF 38.58 FEET TO THE INTERSECTION WITH THE NORTHERLY LINE OF THOSE LANDS AS DESCRIBED AND RECORDED IN DEED BOOK 995, PAGE 41 OF SAID PUBLIC RECORDS; THENCE NORTH 72°35'48" WEST, ALONG LAST SAID LINE, A DISTANCE OF 1074.27 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 9752, PAGE 931 OF SAID PUBLIC RECORDS; THENCE NORTH 58°24'52" WEST, ALONG LAST SAID LINE, A DISTANCE OF 83.20 FEET; THENCE NORTH 72°23'07" WEST, ALONG THE NORTHERLY LINE OF LAST SAID LANDS AND THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 141.26 FEET TO AN INTERSECTION WITH SAID WESTERLY LINE OF LOT 9 AND SAID SECTION 49; THENCE NORTH 00°15'38" WEST, ALONG LAST SAID LINE, A DISTANCE OF 1132.76 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

TITLE EXCEPTIONS

1. Taxes and assessments for the year 2017 and subsequent years, which are not yet due and payable.
2. Drainage Easement contained in that certain Final Judgment in Condemnation recorded in Official Records Book 3959, Page 885.
3. Drainage Easement contained in that certain Final Judgment in Condemnation recorded in Official Records Book 4008, Page 1032.
4. Conservation Easement in favor of the St. Johns River Water Management District dated March 15, 2010 and recorded March 22, 2010 in Official Records Book 15188, Page 1017.
5. The nature, extent or existence of riparian rights is not insured.
6. Rights of others to use the waters of any water body extending from the insured land onto other lands.
7. Rights of upper and lower stream owners in and to the use of the waters of BlackHouse Creek and to the continued uninterrupted flow thereof.

All of the recording information contained herein refers to the Public Records of Duval County, Florida.



21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Vincent J. Dunn
Dunn & Associates, Inc.
8375 Dix Ellis Trail Suite 102
Jacksonville, Florida, 32256

February 16, 2017

Project Name: Victoria Presreve Phase 2
Availability#: 2017-0194

Dear Mr/Mrs Vincent J. Dunn,

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

Point of Connection:

A summary of connection points for WS&R services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA strongly recommends field verification of all POCs prior to any construction to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions.

Offsite Improvements:

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

Reservation of Capacity:

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

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

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

Sincerely,

Mollie Price
Water/Wastewater System Planning
(904) 904-665-7710



21 West Church Street
 Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2017-0194

Request Received On: 1/26/2017

Availability Response: 2/16/2017

Prepared by: Mollie Price

Project Information

Name: Victoria Presreve Phase 2

Type: Single Family

Requested Flow: 28,000 gpd

Location: South of Armsdale Road, west of Duval Road off of Alexandra Drive

Parcel ID No.: 044256-5000

Description: 80 lot residential subdivision

Potable Water Connection

Water Treatment Grid: NORTH GRID

Connection Point #1: Existing 8-in water at the northwest corner of Alpin Dr and Alexandra Dr

Connection Point #2: NA

Special Conditions: For the estimated cost of connecting to the JEA system, please call the Pre-service Counter at 904-665-5260. Copies of As-Built records can be requested from JEA As-Built & Record section at 665-4403. Fire protection needs to be addressed.

Sewer Connection

Sewer Treatment Plant: DISTRICT 2

Connection Point #1: Existing 8-in gravity sewer line at the northwest corner of Alpin Dr and Alexandra Dr

Connection Point #2: NA

Special Conditions: For the estimated cost of connecting to the JEA system, please call the Pre-service Counter at 904-665-5260. Copies of As-Built records can be requested from JEA As-Built & Record section at 665-4403.

Reclaimed Water Connection

Sewer Region/Plant: North Grid

Connection Point #1: No reclaim in the foreseeable future

Connection Point #2: NA

Special Conditions: No reclaim in the foreseeable future.

General Comments:

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

Duval County, City Of Jacksonville
Michael Corrigan , Tax Collector
 231 E. Forsyth Street
 Jacksonville, FL 32202

General Collection Receipt

Account No: CR402586

User: Kelly, Susan

REZONING/VARIANCE/EXCEPTION

Date: 2/28/2017

Email: KSusan@coj.net

Name: Paul M. Harden

Address: 501 Riverside Avenue, Suite 901

Description: Conventional Rezoning Application T-1379 on Duval Road and Armsdale

TranCode	IndexCode	SubObject	GLAcct	SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
701	PDCU011	342504									3209.00

Total Due: \$3,209.00

Michael Corrigan , Tax Collector
General Collections Receipt
City of Jacksonville, Duval County

Account No: CR402586**REZONING/VARIANCE/EXCEPTION**

Name: Paul M. Harden

Address: 501 Riverside Avenue, Suite 901

Description: Conventional Rezoning Application T-1379 on Duval Road and Armsdale

Date: 2/28/2017

Total Due: \$3,209.00

Michael Corrigan, Tax Collector
Duval County/City of Jacksonville
Comments - taxcollector@coj.net
Inquiries - (904)630-1916
www.coj.net/tc
Date: 03/01/2017 Time: 10:18:51
Location: A21 Clerk: KAS
Transaction 0128947

Miscellaneous
Item: CR - CR402586
Receipt 0128947.0001-0001 3,209.00

Total Paid 3,209.00

CHECK 000001006 3,209.00

Total Tendered 3,209.00

Paid By: ANDREW NORGART
Thank You

EQUITY INVESTMENTS LLC
 2255 GLADES RD
 SUITE 324A
 BOCA RATON, FL 33431

Primary Site Address
 0 ARMSDALE RD
 Jacksonville FL 32218

Official Record Book/Page
 12475-01454

File #
 6303

0 ARMSDALE RD

Property Detail

RE #	044256-6000
Tax District	GS
Property Use	9900 Res Acrg Not Classified AG > 20 Acres
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	1166627

Value Summary

	2016 Certified	2017 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$45,270.00	\$45,270.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$45,270.00	\$45,270.00
Assessed Value	\$45,270.00	\$45,270.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$45,270.00	See below

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. [Learn how the Property Appraiser's Office values property.](#)

Taxable Values and Exemptions - In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
 No applicable exemptions

SJRWMD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
12475-01454	5/3/2005	\$1,949,800.00	SW - Special Warranty	Unqualified	Vacant
12194-00103	12/10/2004	\$100.00	SW - Special Warranty	Unqualified	Vacant
12117-00296	10/25/2004	\$1,969,800.00	SW - Special Warranty	Unqualified	Vacant

Extra Features

No data found for this section

Land & Legal

Land										Legal	
LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value	LN	Legal Description
1	0100	RES LD 3-7 UNITS PER AC	PUD	0.00	0.00	Common	0.50	Acreage	\$37,500.00	1	49-1S-26E 26.40
2	9602	SWAMP	PUD	0.00	0.00	Common	25.90	Acreage	\$7,770.00	2	JOHN BROWARD GRANT S/D
										3	PT LOT 9 RECD O/R 12475-1454
										4	BEING PARCEL 4

Buildings

No data found for this section

2016 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Gov Ex B & B	\$45,270.00	\$0.00	\$45,270.00	\$517.97	\$517.97	\$500.72
Public Schools: By State Law	\$45,270.00	\$0.00	\$45,270.00	\$220.42	\$206.16	\$212.68
By Local Board	\$45,270.00	\$0.00	\$45,270.00	\$101.77	\$101.77	\$98.19
FL Inland Navigation Dist.	\$45,270.00	\$0.00	\$45,270.00	\$1.45	\$1.45	\$1.35
Water Mgmt Dist. SJRWMD	\$45,270.00	\$0.00	\$45,270.00	\$13.69	\$13.06	\$13.06
Gen Gov Voted	\$45,270.00	\$0.00	\$45,270.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$45,270.00	\$0.00	\$45,270.00	\$0.00	\$0.00	\$0.00
			Totals	\$855.30	\$840.41	\$826.00
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$45,270.00	\$45,270.00	\$0.00	\$45,270.00		
Current Year	\$45,270.00	\$45,270.00	\$0.00	\$45,270.00		

2016 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2016

2015

2014

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here:

More Information

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

EQUITY INVESTMENTS LLC
 2255 GLADES RD
 SUITE 324A
 BOCA RATON, FL 33431

Primary Site Address
 0 DUVAL RD
 Jacksonville FL 32218

Official Record Book/Page
 13333-01529

Title #
 6303

0 DUVAL RD

Property Detail

RE #	044256-5000
Tax District	GS
Property Use	9900 Res Acrg Not Classified AG > 20 Acres
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	1110192

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. [Learn how the Property Appraiser's Office values property.](#)

Value Summary

	2016 Certified	2017 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$388,100.00	\$388,100.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$388,100.00	\$388,100.00
Assessed Value	\$388,100.00	\$388,100.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$388,100.00	See below

Taxable Values and Exemptions - In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
 No applicable exemptions

SJRWMD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
13333-01529	5/23/2006	\$925,000.00	WD - Warranty Deed	Unqualified	Vacant
12404-01509	3/31/2005	\$835,800.00	SW - Special Warranty	Unqualified	Vacant
11081-02466	5/2/2003	\$2,000,000.00	WD - Warranty Deed	Unqualified	Vacant
09935-00779	3/5/2001	\$100.00	WD - Warranty Deed	Unqualified	Vacant
09538-01325	1/25/2000	\$100.00	WD - Warranty Deed	Unqualified	Vacant
09529-01535	6/25/1999	\$100.00	WD - Warranty Deed	Unqualified	Vacant
08221-02074	11/14/1995	\$100.00	WD - Warranty Deed	Unqualified	Vacant
08221-02071	11/14/1995	\$100.00	MS - Miscellaneous	Unqualified	Vacant
08221-02067	11/14/1995	\$100.00	WD - Warranty Deed	Unqualified	Vacant
08221-02064	11/14/1995	\$100.00	MS - Miscellaneous	Unqualified	Vacant
08077-01104	4/15/1995	\$100.00	WD - Warranty Deed	Unqualified	Vacant
08077-01100	4/15/1995	\$100.00	MS - Miscellaneous	Unqualified	Vacant
07901-01574	7/19/1994	\$100.00	MS - Miscellaneous	Unqualified	Vacant
07901-01570	7/19/1994	\$100.00	MS - Miscellaneous	Unqualified	Vacant
07875-02322	6/13/1994	\$400.00	MS - Miscellaneous	Unqualified	Improved

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	PUD	0.00	0.00	Common	10.96	Acreage	\$383,600.00
2	9602	SWAMP	PUD	0.00	0.00	Common	15.00	Acreage	\$4,500.00

Legal

LN	Legal Description
1	49-1S-26E 25.96
2	JOHN BROWARD GRANT S/D
3	PT LOTS 8,9 RECD O/R 13333-1529
4	BEING LAUREL SOUTH PHASE II PARCEL

Buildings

No data found for this section

2016 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Gov Ex B & B	\$388,100.00	\$0.00	\$388,100.00	\$4,440.60	\$4,440.60	\$4,292.66
Public Schools: By State Law	\$388,100.00	\$0.00	\$388,100.00	\$1,889.66	\$1,767.41	\$1,823.29
By Local Board	\$388,100.00	\$0.00	\$388,100.00	\$872.45	\$872.45	\$841.79
FL Inland Navigation Dist.	\$388,100.00	\$0.00	\$388,100.00	\$12.42	\$12.42	\$11.60
Water Mgmt Dist. SJRWMD	\$388,100.00	\$0.00	\$388,100.00	\$117.32	\$111.97	\$111.97
Gen Gov Voted	\$388,100.00	\$0.00	\$388,100.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$388,100.00	\$0.00	\$388,100.00	\$0.00	\$0.00	\$0.00

	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$388,100.00	\$388,100.00	\$0.00	\$388,100.00
Current Year	\$388,100.00	\$388,100.00	\$0.00	\$388,100.00

2016 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2016

2015

2014

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

More Information

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)