

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2017-308

MAY 18, 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 **2017-308**.

Location 2704 Danson Street,
between 17th Street West & 18th Street West

Real Estate Number: 046938-0000

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

Proposed Zoning District: Commercial Neighborhood (CN)

Current Land Use Category: Low Density Residential (LDR)

Proposed Land Use Category: Neighborhood Commercial (NC)

Planning District: Northwest – District 5

City Council Representative: The Honorable Garrett Dennis – District 9

Agent/Owner: Wanda Walker
8011 Peppermint Lane
Jacksonville, Florida 32244

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2017-308** seeks to rezone approximately 0.11 acres of land from RLD-60 to CN. The property was developed as a convenience store in 1962 prior to the consolidation of the City. Prior to the Comprehensive Plan the property was zoned RS-F. This use is now non-conforming because it has been out of use for over a year. The current owner has owned this property since 2013. There is a companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series of the 2030 Comprehensive Plan, **Ordinance 2017-307 (Application 2017C-006)** that changes the functional land use category of the subject property from Low Density Residential (LDR) to Neighborhood Commercial (NC). By applying for these changes the owner is bringing the property into compliance in order to reopen the convenience store as originally constructed.

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 district consistent with the functional land use category identified in 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 a majority of 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. However, a companion Application for Small Scale Land Use Amendment to Future Land Use Map Series-2030 Comprehensive Plan, i.e. Ordinance 2017-307 (Application 2017C-006) was filed requesting amendment of the subject property's functional land use category from LDR to NC. The proposed CN zoning district is a primary zoning district within the NC functional land use category, and the subject property meets the primary criteria and standards. If the amendment is adopted by the City Council, this Application for Rezoning from RLD-60 to CN will be consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 *Comprehensive Planning for Future Development* of the Ordinance Code.

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

Yes. The proposed rezoning and companion land use amendment are consistent with the following Goals, Objectives, and Policies of the 2030 Comprehensive Plan, Future Land Use Element:

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

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.

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.

Policy 3.1.3 Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

Policy 3.2.6 The City shall encourage neighborhood commercial uses to be located within one quarter mile of the intersections of roads classified as collector or higher on the Functional Highway Classification Map, except when such uses are an integral component of a mixed-use development, Traditional Neighborhood Development (TND), Transit Oriented Development (TOD), Rural Village or similar development. The City should prohibit the location of neighborhood commercial uses interior to residential neighborhoods in a manner that will encourage the use of local streets for nonresidential traffic.

Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents

The proposed amendment to the NC Future Land Use Category and this companion rezoning will assist in allowing the continued used of an existing commercial building located in an urban development area of the City. As an existing structure, the proposed rezoning to CN will bring commerce opportunities to the neighborhood's residential community while continuing to promote the viability of an existing commercial building. Therefore, the proposed rezoning is consistent with the FLUE Policies and Objectives of the 2030 Comprehensive Plan.

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

No. The proposed rezoning is not in conflict with any portion of the City's land use regulations. The proposed rezoning would allow for a nonconforming use to become a conforming use in the CN zoning district. The subject property meets the requirements of the CN zoning district as set forth in Section 656.312 of the Zoning Code.

SURROUNDING LAND USE AND ZONING

The surrounding uses, land use category and zoning are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LDR	RLD-60	Single Family Dwelling
East	LDR	RLD-60	Single Family Dwelling
South	LDR	RLD-60	Single Family Dwelling
West	LDR	RLD-60	Vacant Lot

The proposed rezoning is compatible with the adjacent and nearby commercial and industrial zoning district. The subject property is located half a block from a lumber yard and the railroad. If approved this site would be able to reopen for its original use and no longer sit as a vacant store or nuisance property to the neighborhood.

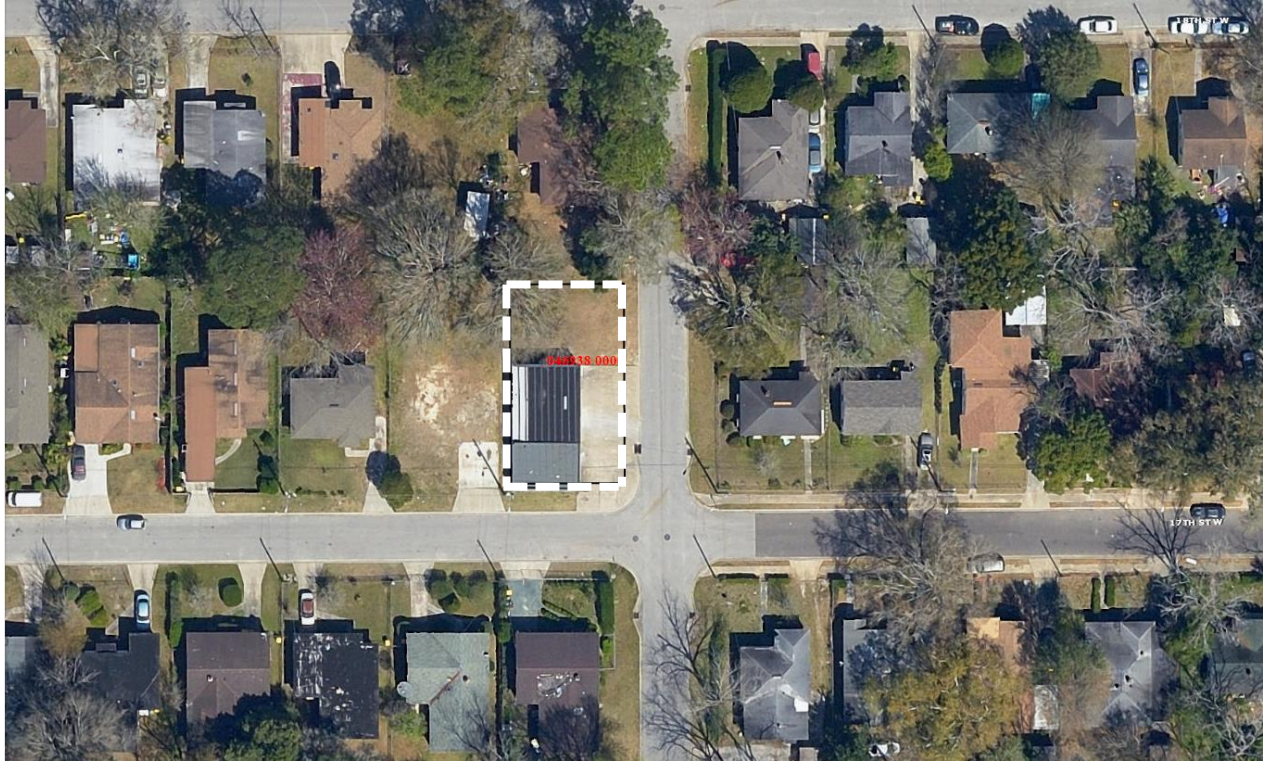
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on May 2, 2017, 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 Ordinance **2017-308** be **APPROVED**.



Aerial View



Subject Property: Originally constructed in 1962 as a convenience store

*Source: City of Jacksonville Planning & Development Department
Date: 05/02/2017*



Property to the South: Single Family Dwelling (2102 17th Street West)

*Source: City of Jacksonville Planning & Development Department
Date: 05/02/2017*



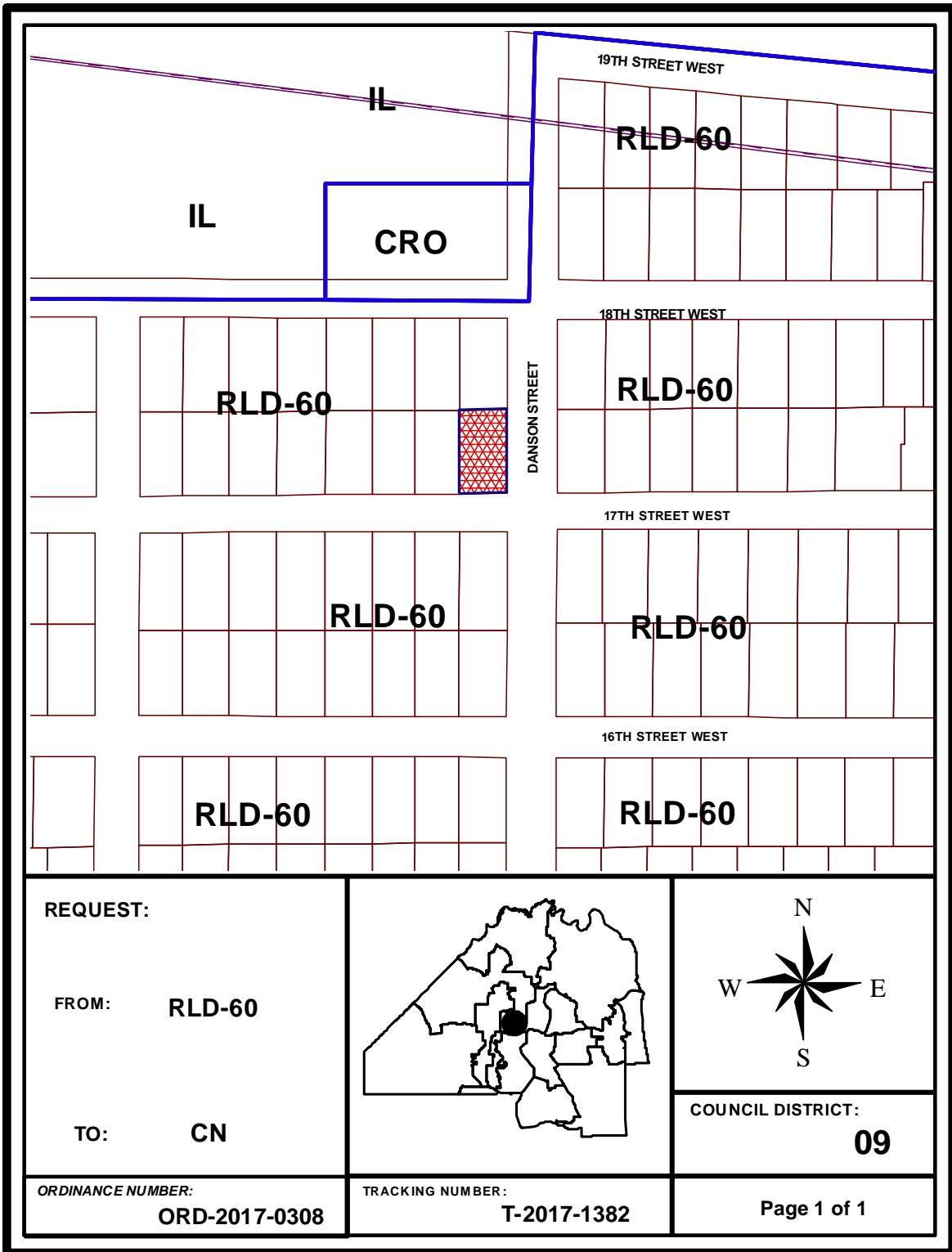
Property to the East: Single Family Dwelling (2079 17th Street West)

*Source: City of Jacksonville Planning & Development Department
Date: 05/02/2017*



Properties to the North: Single Family Dwellings (Facing North on Danson Street)

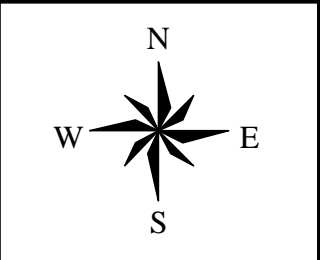
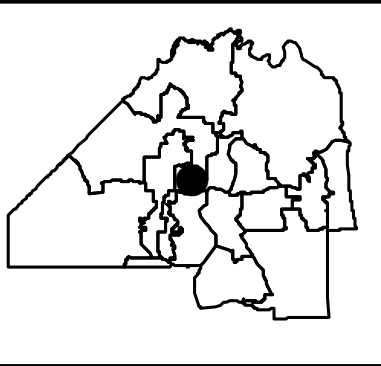
*Source: City of Jacksonville Planning & Development Department
Date: 05/02/2017*



REQUEST:

 FROM: RLD-60

 TO: CN



COUNCIL DISTRICT:
09

ORDINANCE NUMBER:
ORD-2017-0308

TRACKING NUMBER:
T-2017-1382

Page 1 of 1

PLANNING AND DEVELOPMENT DEPARTMENT

TO: Connie Patterson
FROM: Maurice Postal
SUBJECT: 2017-308
DATE: 4-27-2017

The following review is based on the information provided by the Current Planning Division staff:

- Application, and
- Baseline review.

Description of Proposed Rezoning Application

Current Land Use: LDR LU Companion Application: NC 2017C-307
Current Zoning: RLD-60 Proposed Zoning: CN Acres: 0.11
Development Area: Urban Area

Comprehensive Land Use Policy Analysis

Is the proposed rezoning district consistent with the functional land use category identified in the 2030 Comprehensive Plan?

YES, if the companion land use change to NC is approved.

ZONING REQUEST:

The applicant is requesting to rezone the site from RLD-60 to CN. The property contains a currently vacant convenience store building that was constructed in 1962. All of the single family homes on the same block as the site were constructed from 1969-1972. The store has been vacant for more than a year. The site owner is planning on reopening the existing convenience store building for retail sales. The parcel is located at the corner of Danson St. and 17th Street West. The site is located in an urban development area and is served by utility-provided water and sewer. There is a companion land use amendment pending to change the land use from LDR to NC.

LAND USE CATEGORY CONSISTENCY REIVEW:

This site is currently in the LDR land use category. If the land use amendment is approved, the site will be in the Neighborhood Commercial (NC) land use category. NC is a category primarily intended to provide commercial retail and service establishments which serve the daily needs of nearby residential neighborhoods. Sites with two or more property boundaries on

transportation rights-of-way will be considered preferred locations. A commercial retail establishment is a primary use within an NC - Urban Area.

The proposed zoning application should be reviewed in relation to the following goals, objectives, polices or text of the 2030 Comprehensive Plan:

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

- 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.

- 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.

- Policy 3.1.3 Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

- Policy 3.2.6 The City shall encourage neighborhood commercial uses to be located within one quarter mile of the intersections of roads classified as collector or higher on the Functional Highway Classification Map, except when such uses are an integral component of a mixed-use development, Traditional Neighborhood Development (TND), Transit Oriented Development (TOD), Rural Village or similar development. The City should prohibit the location of neighborhood commercial uses interior to residential neighborhoods in a manner that will encourage the use of local streets for nonresidential traffic.

- Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents

The proposed rezoning has been identified as being related to the following issues identified in the 2030 Comprehensive Plan. Based on this relationship, the rezoning application should be carefully evaluated for consistency or inconsistency with the following issues and related goals, objectives and/or policies:

Airport Environment Zone

The site is located within the 500-foot Airport Height and Hazard Restriction Zones for Cecil and Herlong Airports. Zoning will limit development to a maximum height of less than 500', unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.10051(d).

Future Land Use Element

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.

Archaeological Sensitivity

According to the Duval County Preliminary Site Sensitivity Map, the subject property is located within an area of high sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

Historic Preservation Element

Policy 1.2.6 The Planning and Development Department shall maintain and update for planning and permitting purposes, a U.S.G.S. series of topographic maps upon which recorded archaeological sites are shown.

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2017-0308 **Staff Sign-Off/Date** / N/A

Filing Date 04/25/2017 **Number of Signs to Post** 2

Hearing Dates:

1st City Council 05/23/2017 **Planning Comission** 05/18/2017

Land Use & Zoning 06/06/2017 **2nd City Council** 06/13/2017

Neighborhood Association NA

Neighborhood Action Plan/Corridor Study NA

Application Info

Tracking # 1361

Application Status PENDING

Date Started 02/07/2017

Date Submitted 02/17/2017

General Information On Applicant

Last Name	First Name	Middle Name
WALKER	WANDA	
Company Name		
Mailing Address		
8011 PEPPERMINT LN		
City	State	Zip Code
JACKSONVILLE	FL	32244
Phone	Fax	Email
9042280144		MADLYN.TEJEDA@YAHOO.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
WALKER	WANDA	
Company/Trust Name		
Mailing Address		
8011 PEPPERMINT LN		
City	State	Zip Code
JACKSONVILLE	FL	32244
Phone	Fax	Email
9042280144		MADLYN.TEJEDA@YAHOO.COM

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 046938 0000	9	5	RLD-60	CN

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 #

5238

Total Land Area (Nearest 1/100th of an Acre) 0.11

Justification For Rezoning Application

TO RESTORE THE COMMERCIAL SPACE AS A CONVENIENCE STORE FOR NEIGHBORHOOD COMMERCIAL USES AS OUTLINE IN THE ZONING CODE THAT INCLUDE THE RETAIL SALES OF CONVENIENCE GOODS THAT SERVE THE NEEDS OF CONTIGUOUS RESIDENTIAL NEIGHBORHOODS.

Location Of Property

General Location

CORNER OF DANSON ST AND 17TH ST W

House #	Street Name, Type and Direction	Zip Code
2704	DANSON ST	32209

Between Streets

CANAL and FAIRFAX

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

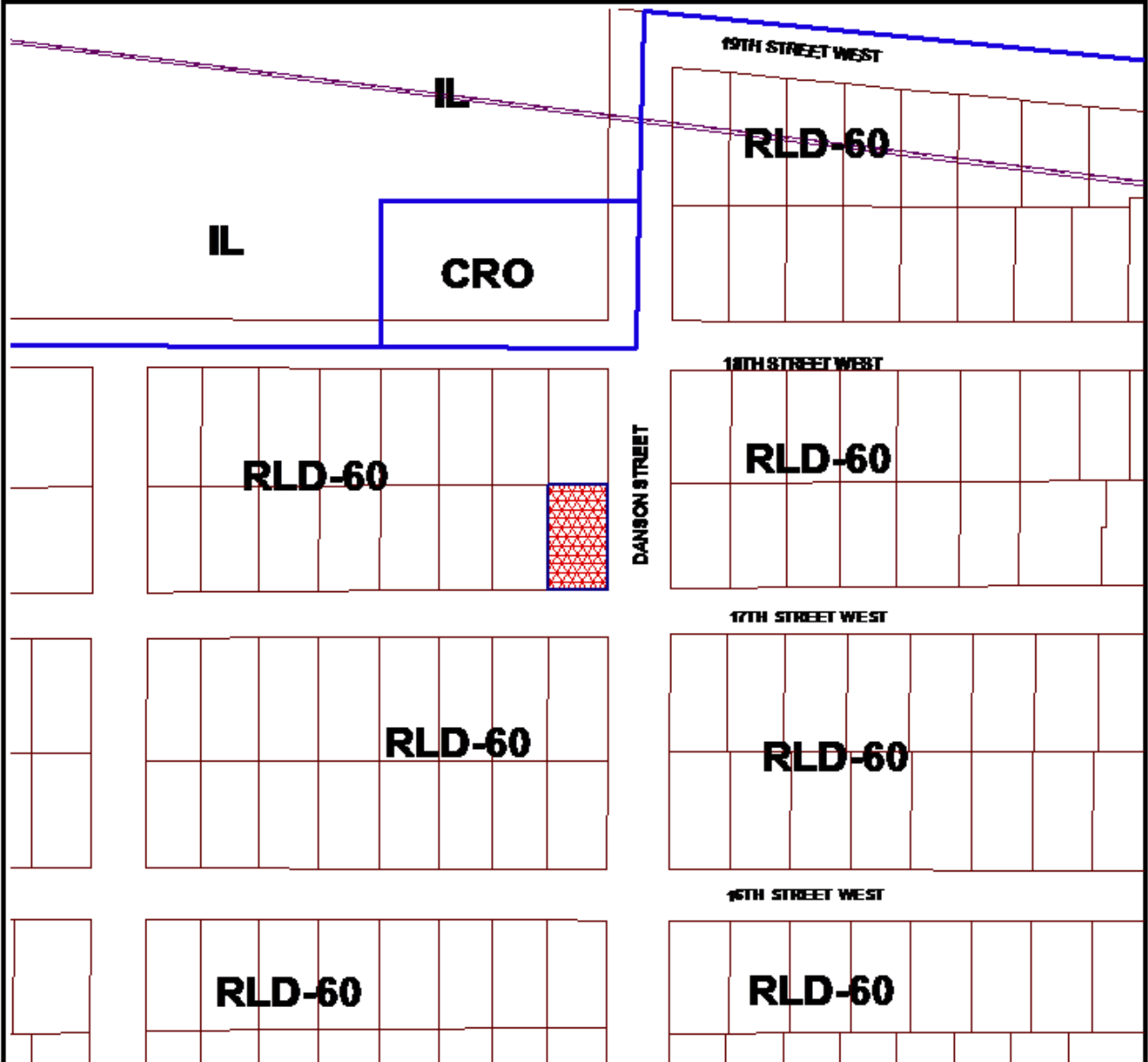
- 1) Rezoning Application's General Base Fee: \$2,000.00
 - 2) Plus Cost Per Acre or Portion Thereof
0.11 Acres @ \$10.00 /acre: \$10.00
 - 3) Plus Notification Costs Per Addressee
76 Notifications @ \$7.00 /each: \$532.00
 - 4) Total Rezoning Application Cost: \$2,542.00
- NOTE: Advertising Costs To Be Billed to Owner/Agent**

ORDINANCE _____

Legal Description

LOT 16, Block 14, East Grand Park, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 51, of the Public Records of Duval County, Florida.

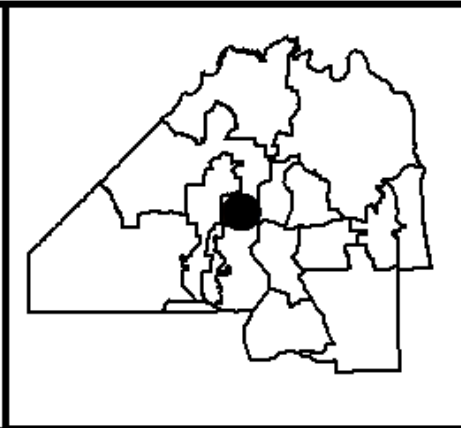
Parcel ID Number: 046938-0000



REQUEST:

FROM: RLD-60

TO: CN



COUNCIL DISTRICT:

09

ORDINANCE NUMBER:

ORD-2017-0308

TRACKING NUMBER:

T-2017-1382

EXHIBIT A

Property Ownership Affidavit - Individual

Date: 2/9/2017

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 in Jacksonville, Florida:

Address: 2704 Danson St RE#(s): 046938-0000

To Whom it May Concern:

I Wanda Walker hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Conventional Rezoning submitted to the Jacksonville Planning and Development Department.

By Wanda Walker

Print Name: Wanda Walker

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 9th day of February 2017, by Wanda Walker, who is personally known to me or who has produced _____ as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)

Monica Bennett
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: 03/10/2020

EXHIBIT B

Agent Authorization - Individual

Date: 2/9/2017

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

Re: Agent Authorization for the following site location in Jacksonville, Florida:

Address: 2704 Danson St RE#(s): 046938-0000


To Whom it May Concern:

You are hereby advised that Wanda Walker as Owner of 2704 Danson St., hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Madlyn Tejeda to act as agent to file application(s) for Land use Amendment / CORP 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 as submitted to the Jacksonville Planning and Development Department.

By Wanda Walker
Print Name: Wanda Walker.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 9th day of February 2017 by Wanda Walker, who is personally known to me or who has produced _____ as identification and who took an oath.

 Monica Bennett
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF970314
Expires 3/10/2020

[Handwritten Signature]
(Signature of NOTARY PUBLIC)

Monica Bennett
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 03/10/2020

Prepared by:
Mary Beth Pritchard
Victory Title of St. Johns County, LLC
113 Nature Walk Parkway, Suite 102
St. Augustine, Florida 32092

File Number: 13-1393

\$20,000

General Warranty Deed

Made this November 7, 2013 A.D. By **Patty Ball Thomas**, as Personal Representative of the Estate of **Verdell Martin Ball**, deceased, whose address is: 5283 Quail Valley Rd, Tallahassee, FL 32309, hereinafter called the grantor, to **Wanda Walker**, a single woman, whose post office address is: 8011 Peppermint Lane, Jacksonville, FL 32244, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, viz:

Lot 16, Block 14, East Grand Park, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 51, of the Public Records of Duval County, Florida.

Parcel ID Number: 046938-0000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2013.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Sheryl W. Hudson
Witness Printed Name Sheryl W. Hudson

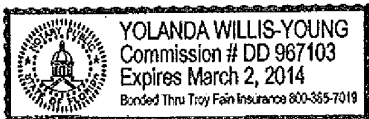
Temecia Shelton
Witness Printed Name Temecia Shelton

State of Florida
County of Leon

Patty Ball Thomas (Seal)
Patty Ball Thomas as Personal Representative of the Estate of
Verdell Martin Ball, Deceased
Address: 5283 Quail Valley Rd, Tallahassee, FL 32309

The foregoing instrument was acknowledged before me this 7th day of November, 2013, by Patty Ball Thomas, as Personal Representative of the Estate of Verdell Martin Ball, deceased, who is/are personally known to me or who has produced State of Fla. Driver's License as identification.

Yolanda Willis-Young
Notary Public
Print Name: Yolanda Willis-Young
My Commission Expires: 3/2/2014



WALKER WANDA 
 8011 PEPPERMINT LN
 JACKSONVILLE, FL 32244

Primary Site Address
 2704 DANSON ST
 Jacksonville FL 32209

Official Record Book/Page
 16592-01580

Tile #
 6403

2704 DANSON ST

Property Detail

RE #	046938-0000
Tax District	USD1
Property Use	1692 Shopping Ctr/Nbhd
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00736 EAST GRAND PARK
Total Area	4685

Value Summary

	2016 Certified	2017 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$11,893.00	\$12,152.00
Extra Feature Value	\$878.00	\$878.00
Land Value (Market)	\$4,450.00	\$4,450.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$17,221.00	\$17,480.00
Assessed Value	\$17,221.00	\$17,480.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$17,221.00	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
16592-01580	11/7/2013	\$20,000.00	WD - Warranty Deed	Qualified	Improved
01513-00052	12/30/1899	\$29.00	- Unknown	Unqualified	Improved

Extra Features 

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVCC1	Paving Concrete	1	57	12	684.00	\$878.00

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	RLD-60	50.00	100.00	Common	50.00	Front Footage	\$4,450.00

Legal

LN	Legal Description
1	03-2S-26E
2	EAST GRAND PARK
3	LOT 16 BLK 14

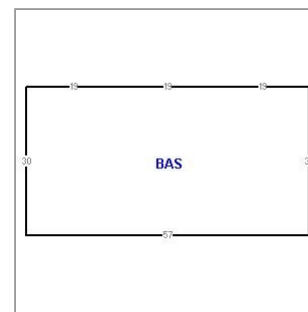
Buildings 

Building 1
 Building 1 Site Address
 2704 DANSON ST Unit
 Jacksonville FL 32209

Building Type	1602 - SHOP CTR NBHD
Year Built	1962
Building Value	\$12,152.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1710	1710	1710
Total	1710	1710	1710

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Roof Struct	4	4 Wood Truss
Roofing Cover	4	4 Built Up/T&G
Interior Wall	1	1 Masonry Min
Int Flooring	3	3 Concrete Fin
Heating Fuel	1	1 None
Heating Type	2	2 Convection
Air Cond	1	1 None
Ceiling Wall Finish	3	3 S Ceil Min Wall
Comm Htg & AC	0	0 None
Comm Frame	3	3 C-Masonry



Element	Code	
Stories	1.000	
Restrooms	3.000	
Baths	9.000	
Rooms / Units	3.000	
Avg Story Height	10.000	

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	\$17,221.00	\$0.00	\$17,221.00	\$197.99	\$197.04	\$190.48

Urban Service Dist1	\$17,221.00	\$0.00	\$17,221.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$17,221.00	\$0.00	\$17,221.00	\$84.25	\$78.42	\$80.90
By Local Board	\$17,221.00	\$0.00	\$17,221.00	\$38.90	\$38.71	\$37.35
FL Inland Navigation Dist.	\$17,221.00	\$0.00	\$17,221.00	\$0.55	\$0.55	\$0.51
Water Mgmt Dist. SJRWMD	\$17,221.00	\$0.00	\$17,221.00	\$5.23	\$4.97	\$4.97
Gen Gov Voted	\$17,221.00	\$0.00	\$17,221.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$17,221.00	\$0.00	\$17,221.00	\$0.00	\$0.00	\$0.00
Urb Ser Dist1 Voted	\$17,221.00	\$0.00	\$17,221.00	\$0.00	\$0.00	\$0.00
			Totals	\$326.92	\$319.69	\$314.21
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$17,304.00	\$17,304.00	\$0.00	\$17,304.00		
Current Year	\$17,221.00	\$17,221.00	\$0.00	\$17,221.00		

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](#)



21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Wanda Walker
Danson Street Store
8011 Peppermint Ln
Jacksonville, Florida, 32244

March 13, 2017

Project Name: Convenience Store
Availability#: 2017-0347

Dear Mr/Mrs Wanda Walker,

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#: 2017-0347
Request Received On: 2/22/2017
Availability Response: 3/13/2017
Prepared by: Mollie Price

Project Information

Name: Convenience Store
Type: Commercial
Requested Flow: 257 gpd
Location: 2704 Danson Street, Jacksonville, FL 32209
Parcel ID No.: 046938-0000
Description: Neighborhood Convenience Store

Potable Water Connection

Water Treatment Grid: NORTH GRID
Connection Point #1: Existing water connection can be used
Connection Point #2: Existing 6-in water line on the south side of 17th St W
Special Conditions: Fire protection needs to be addressed. 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.

Sewer Connection

Sewer Treatment Plant: BUCKMAN
Connection Point #1: Existing sewer connection can be used
Connection Point #2: Existing 8-in gravity sanitary sewer line on 17th St W
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.

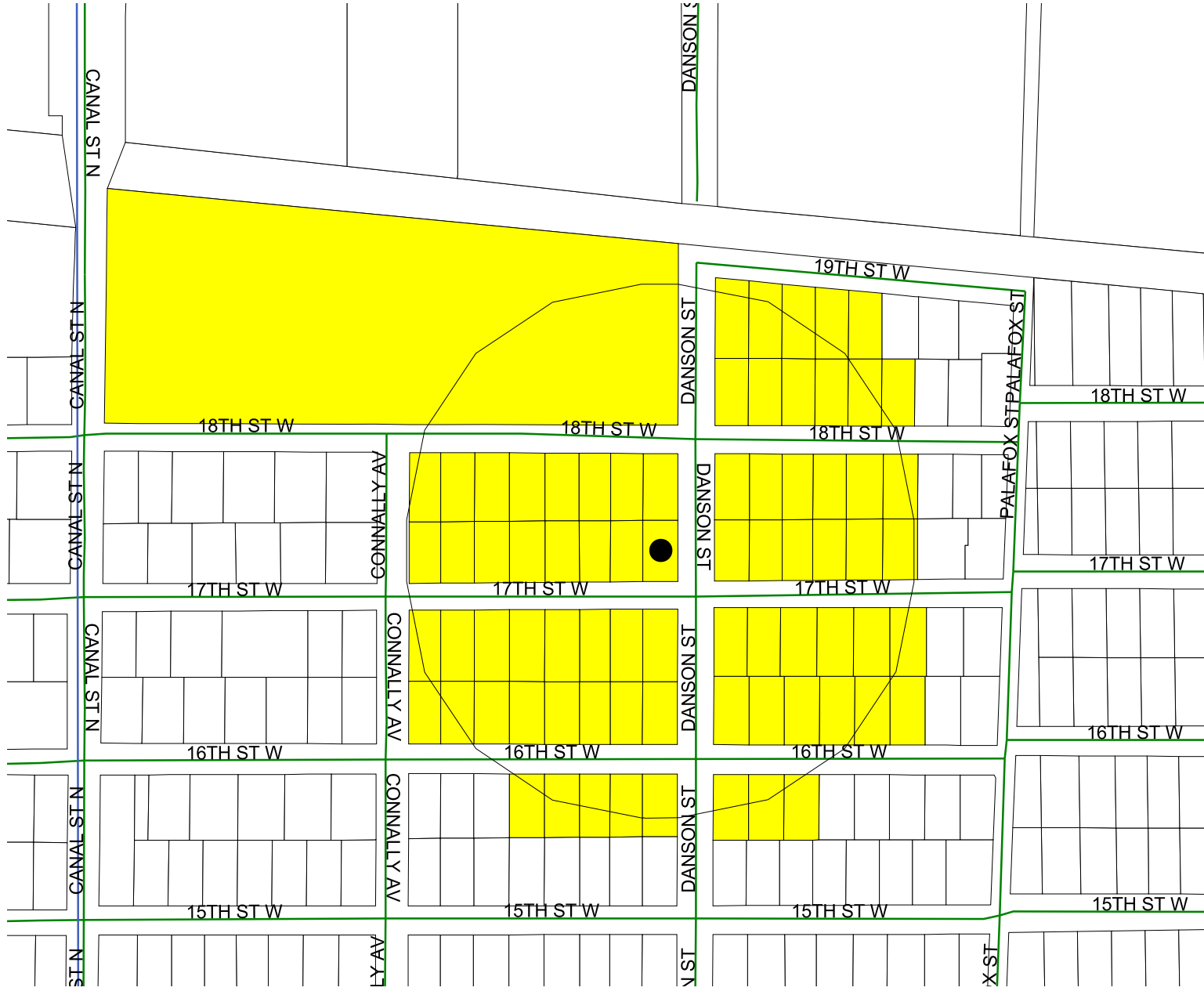
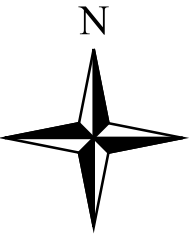
Reclaimed Water Connection

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.

REZONING: 2704 DANSON STREET



- Major Highways (with Functional Class)
- Text Highway Text
- Street Text
- Streets
- Parcels - December 2016
- Municipal Boundaries 20150428

	A	B	C	D	E	F	G	H	I
1	RE	LNAME	LNAM	MAIL_ADDR1	MAIL_ADDR2	MAIL	MAIL_CITY	MAIL	MAIL_ZIP
2	046847 0000	AFFORDABLE HOUSING 081 LLC		PO BOX 19888			JACKSONVILLE	FL	32245-0888
3	046966 0000	AGGRESSIVE HOLDINGS INC		1652 EMERSON ST			JACKSONVILLE	FL	32207
4	046943 0000	AMERICAN DREAM HOUSES INC		2913 10TH ST W			JACKSONVILLE	FL	32254
5	046930 0000	ANDERSON HOWARD R		3904 ORLANDO TER			JACKSONVILLE	FL	32207-6146
6	047069 0000	BACKEY DANIEL		2108 W 16TH ST			JACKSONVILLE	FL	32209-4614
7	046936 0005	BATTEN JOHNETTE MARIE		2123 W 17TH ST			JACKSONVILLE	FL	32209-4619
8	046960 0000	BAUCOM BRUCE T		12687 SHIMS RD			JACKSONVILLE	FL	32226
9	046961 0000	BROWN JAMES H		2074 17TH ST W			JACKSONVILLE	FL	32209-4778
10	046936 0007	BROWN LEONARD		3474 NATALIE MEL LN			JACKSONVILLE	FL	32218-4599
11	046945 0000	BYERS JOHN H JR		2068 W 18TH ST			JACKSONVILLE	FL	32209-4784
12	046848 0000	CHERRY DOROTHY A		2059 W 18TH ST			JACKSONVILLE	FL	32209-4783
13	046977 0000	COLEMAN YVONNE		2103 W 16TH ST			JACKSONVILLE	FL	32209-4683
14	046962 0000	COREST PROPERTIES LLC		P O BOX 2292			JACKSONVILLE	FL	32203
15	046975 0000	CUMMINGS NOEL ET AL		2138 W 17TH ST			JACKSONVILLE	FL	32209-4620
16	046934 0000	EQUITABLE REAL ESTATE SOLUTIONS INC		7749 NORMANDY BLVD #145			JACKSONVILLE	FL	32221
17	046976 0030	FORD ADRENA		2113 W 16TH ST			JACKSONVILLE	FL	32209-4683
18	046846 0000	FORD HELEN V		2053 W 18TH ST			JACKSONVILLE	FL	32209-4783
19	046951 0000	FREEDOM REI LLC		3955 RIVERSIDE AVE			JACKSONVILLE	FL	32205
20	047086 0000	GARCIA BRENDA		476 SUNNIFIELD DR			WILLISTON	SC	29853
21	046932 0000	GEDDIS LUTHER R		2128 W 18TH ST			JACKSONVILLE	FL	32209-4670
22	046849 0000	GRAHAM JAMES		2068 W 15TH ST			JACKSONVILLE	FL	32209
23	046852 0000	GRAHAM JUANITA ESTATE		2069 W 18TH ST			JACKSONVILLE	FL	32209-4783
24	046976 0000	GRAY PAULINE		2607 CONNALLY AVE			JACKSONVILLE	FL	32209-4637
25	047070 0020	GRIFFIN MARY L		2122 W 16TH ST			JACKSONVILLE	FL	32209-4614
26	047070 0000	HALL GEORGIA ANN		2112 W 16TH ST			JACKSONVILLE	FL	32209-4614
27	047087 0000	HAMILTON CHARLES		3120 PENTON ST			JACKSONVILLE	FL	32209-3544
28	046974 0000	HARLEY WALTER J		2122 W 17TH ST			JACKSONVILLE	FL	32209-4620
29	046931 0000	HARRIS EDWARD L		2122 W 18TH ST			JACKSONVILLE	FL	32209-4670
30	046856 0000	HAYWOOD SONJA		2079 W 18TH ST			JACKSONVILLE	FL	32209-4783
31	046965 0000	HENRY CYNETHIA MICHELL		5511 POITIER ST			JACKSONVILLE	FL	32209
32	046855 0000	HERITAGE VI SUB I LLC		3721 DUPONT STATION CT S			JACKSONVILLE	FL	32217
33	046949 0000	HICKS GREGORY S		2073 W 17TH ST			JACKSONVILLE	FL	32209-4777
34	046967 0000	HUDSON TWILA		153 ML KING			ST AUGUSTINE	FL	32084
35	046935 0010	JOHN ELLIS ASSOCIATES INC		232 E 21ST ST			JACKSONVILLE	FL	32206
36	046976 0008	JOHNSON CLARETHA ET AL		2129 16TH ST W			JACKSONVILLE	FL	32209-4683
37	046976 0040	JONES GEORGE S		2109 W 16TH ST			JACKSONVILLE	FL	32209-4683
38	046976 0020	JONES JESSIE MAE		2119 W 16TH ST			JACKSONVILLE	FL	32209-4683
39	046930 0010	JONES OTIS LEE		948 WOODBRIDGE HOLLOW RD N			JACKSONVILLE	FL	32218
40	046973 0010	JULY 2016 TS LAND TRUST		P O BOX 351835			JACKSONVILLE	FL	32235
41	046930 0005	KENNEDY SYLVIA		135 SCHOONER KEY PL			JACKSONVILLE	FL	32218-4980
42	046937 0000	LADSON HUGH H		PO BOX 12066			JACKSONVILLE	FL	32209
43	046974 0010	LEE KIMBERLY M		2132 W 17TH ST			JACKSONVILLE	FL	32209-4620
44	046935 0000	LEE MURPHY		2139 W 17TH ST			JACKSONVILLE	FL	32209-4619
45	047085 0000	LIZZMORE HILDA MAE ESTATE		2070 W 16TH ST			JACKSONVILLE	FL	32209-4762

	A	B	C	D	E	F	G	H	I
46	046944 0000	MILTON SANDRA BAILEY		7564 SHARBETH DR S			JACKSONVILLE	FL	32210-4758
47	046930 0020	MITCHELL JEANETTE R		2118 W 18TH ST			JACKSONVILLE	FL	32209-4670
48	046964 0000	MOODY CARRY H B/E		2075 W 16TH ST			JACKSONVILLE	FL	32209-4761
49	046973 0000	NOISETTE WINFRED		2112 W 17TH ST			JACKSONVILLE	FL	32209
50	046968 0000	NORTHWEST JACKSONVILLE COMMUNITY DEVELOPMENT CORPO		3416 MONCRIEF RD STE 200			JACKSONVILLE	FL	32209
51	046976 0005	PARKER COLUMBUS		2133 W 16TH ST			JACKSONVILLE	FL	32209-4683
52	046947 0000	POLLARD WILLIE C		2078 W 18TH ST			JACKSONVILLE	FL	32209-4784
53	047070 0010	RICHARD LOUVENIA MCCLENDON ET AL		2118 16TH ST W			JACKSONVILLE	FL	32209-4614
54	046957 0000	ROBINSON MARY E		2058 W 17TH ST			JACKSONVILLE	FL	32209-4778
55	046958 0000	ROBINSON MARY ELLEN		2058 W 17TH ST			JACKSONVILLE	FL	32209-4778
56	046971 0000	SALDANA MIREYA		1400 ST CHARLES PL #815			PEMBROKE PINES	FL	33026
57	046936 0010	SALEH ABDUL		1324 E WILSON AVE #101			GLENDALE	CA	91206
58	046854 0000	SCHMALKUCHEN CHRISTINA		1238 W ROBIDOUX ST			WILMINGTON	CA	90744-2444
59	046953 0000	SEAWRIGHT MARIAN L		2053 W 17TH ST			JACKSONVILLE	FL	32209-4777
60	046942 0000	SICURANZA ROSARIO G		28 OCEAN AVE			ST AUGUSTINE	FL	32084
61	046952 0000	SIMS SAM ESTATE		C/O EARL SIMS	6455 MANHATTAN DR		JACKSONVILLE	FL	32219-3874
62	046948 0000	STERN ELIAHU		2079 W 17TH ST			JACKSONVILLE	FL	32209
63	046933 0000	THORNTON LINDA		2132 W 18TH ST			JACKSONVILLE	FL	32209-4670
64	046864 0005	TRUSSES UNLIMITED INC		PO BOX 12267			JACKSONVILLE	FL	32209-0267
65	046959 0000	TRUST NO 2064		5651 TERRAIN DE GOLF			LUTZ	FL	33558
66	046938 0000	WALKER WANDA		8011 PEPPERMINT LN			JACKSONVILLE	FL	32244
67	046976 0010	WALTHOUR MARGARET		2123 W 16TH ST			JACKSONVILLE	FL	32209-4683
68	046946 0000	WATLEY FATIMA P ET AL		2074 W 18TH ST			JACKSONVILLE	FL	32209-4784
69	046950 0000	WEIRICH GARY O		9422 MAIDSTONE MILL DR E			JACKSONVILLE	FL	32244
70	047068 0000	WESLEY DEMETRIC L		2102 W 16TH ST			JACKSONVILLE	FL	32209-4614
71	046963 0000	WHITE JAMES ET AL		2079 W 16TH ST			JACKSONVILLE	FL	32209-4761
72	046973 0005	WILLIAMS BERETHA L		2118 W 17TH ST			JACKSONVILLE	FL	32209-4620
73	046936 0000	WILLIAMS JAMES T ET AL		2129 W 17TH ST			JACKSONVILLE	FL	32209-4619
74	046850 0000	WILLIAMS MARVIN BRUCE		2063 W 18TH ST			JACKSONVILLE	FL	32209-4783
75	046853 0000	WILLIS SHIRLEY A		2073 W 18TH ST			JACKSONVILLE	FL	32209-4783
76	046851 0000	WILSON RUFUS ESTATE		C/O DAVID WILSON	7432 IRVING SCOTT DR		JACKSONVILLE	FL	32209
77	046972 0000	WRIGHT JOHN W		2108 W 17TH ST			JACKSONVILLE	FL	32209-4620
78		Northwest CPAC		6549 Kinlock Drive			JACKSONVILLE	FL	32219

Duval County, City Of Jacksonville
Michael Corrigan , Tax Collector

231 E. Forsyth Street
 Jacksonville, FL 32202

General Collection Receipt

Account No: CR401748
 User: Patterson, Connie
REZONING/VARIANCE/EXCEPTION

Date: 2/21/2017
 Email: ConstanceP@coj.net

Name: WANDA WALKER
 Address: 2704 DANSON STREET
 Description: Conventional Rezoning for ~0.11 acres from RLD-60 to CN with a companion Land Use Amendment.

TrainCode	IndexCode	SubObject	GLAcct	SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
701	PDCU011	342504									2542.00

Tax Collector
 of Jacksonville
 irector@coj.net
 (904)630-1916
 et/tc
 Time: 09:57:19
 Clerk: CYW
 0194074

-0001	2,542.00
	<hr/> 2,542.00
	2,600.00
	58.00
	<hr/> 2,600.00

KER (K.
 W

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS

provided to me for application 2017-0308 were posted on the property/site located at:

046938-0000

Real Estate Number(s)

2704 Danson St

Street Address

Jacksonville, FL 32209

City, State Zip Code

Printed Name

Wanda Walker

Signature

W. Walker

Dated this 24th day of April, 2017.

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 24th day of April, 2017
by Wanda Walker (Applicant/Agent)

Such person(s): (notary must check applicable box)
 is (are) personally known to me; or

produced a current _____ driver's license as identification; or

produced _____ as identification.

Madlyn Tejeda

[print or type name]

Notary Public, State of Florida at Large



Madlyn Tejeda
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF970343
Expires 3/10/2020

