

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2017-416

JULY 20, 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 2017-416**.

Location: 0 Bardin Road
between Dunn Creek Road and Leonardo Lane
North

Real Estate Number: 108453-0000

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

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

Current Land Use Category: Low Density Residential (LDR)

Planning District: North, District 6

Applicant/Agent: Curtis L. Hart
Hart Resources LLC
8051 Tara Lane
Jacksonville, Florida 32216

Owner: Luis Acosta & Cedar Acosta Armbuster
Sue Annie Bardin Acosta Life Estate
724 Grove Park Boulevard
Jacksonville, Florida 32216

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2017-416** seeks to rezone 8.33 acres from the Residential Rural-Acre (RR-Acre) to the Residential Low Density-60 (RLD-60) zoning district. The site is within the LDR functional land use category as defined by the Future Land Use Map series (FLUMs) contained in the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The request is for a thirty-four (34) lot subdivision for single family dwellings. The application was originally submitted as a Planned Unit Development (PUD) with

a proposed fifty (50) single family lots on minimum 40 foot wide lots. That application was withdrawn. The site has approximately 308 feet of road frontage along Bardin Road, a local road as classified by the Functional Highway Classification Map of the 2030 Comprehensive Plan.

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*, the Planning and Development Department finds that the subject property is located in a 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. The LDR functional land use is a category intended to provide for low density residential development. Generally, single-family detached housing should be the predominant development typology in this category.

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

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

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

Objective 1.1

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

1.1.5

The Land Development Regulations shall contain several zoning districts in each residential category, which will allow a range of residential densities in order to ensure that the total population capacity in any land use category does not exceed the holding capacity determined in Appendix in the FLUE for each planning district.

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.

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 3.1.1

The City shall develop through the Planning and Development Department an incentive program to promote infilling of residential development on vacant land designated for residential use on the Future Land Use Map series. These incentives will be reflected in the Zoning Code of the City's Land Development Regulations.

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 will allow for single family dwellings to be located on the property. The indicated Zoning District is consistent with the surrounding area and promotes a range of residential densities in a residential area. 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. It is the opinion of the Planning and Development Department that the proposed rezoning does not appear to be in conflict with any portion of the City's land use regulations.

It should be noted however that, if approved, the allowed minimum density of the RLD-60 Zoning District is only allowed provided that the proposed subdivision ties into JEA water and sewer availabilities indicated in the JEA Availability Letter provided to the Planning & Development Department dated June 9, 2017. Per *Section 656.305* of the Zoning Code, the minimum lot size shall be one-half acre per dwelling unit when both centralized potable water and wastewater treatment are *not* available. The lot size may be reduced to one quarter acre per dwelling unit if *either* one of these services is available.

SURROUNDING LAND USE AND ZONING

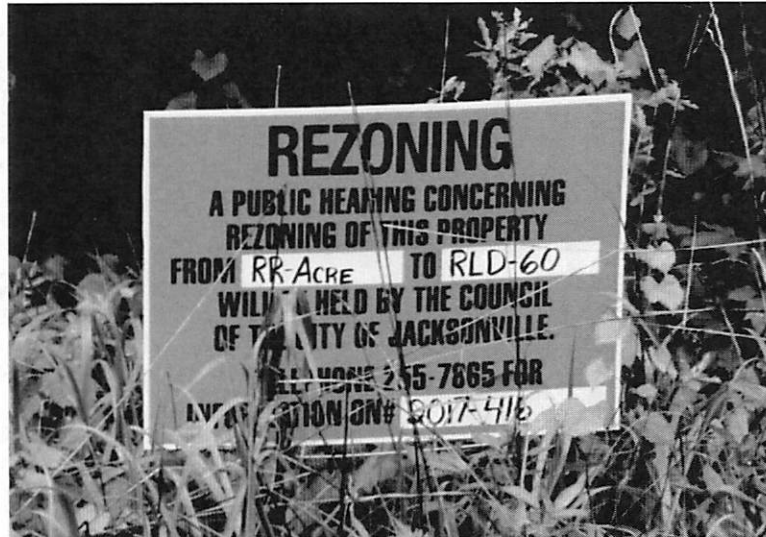
The subject property is south of Dunn Creek Road on Bardin Road and north of Leonardo Lane North. This property is surrounded to the south and east by single family subdivisions containing single family dwellings built in the 1970s, 1980s, and 1990s. These subdivisions have a mix of densities within the RLD Zoning District with lots ranging from 80 feet wide to 150 feet wide. The surrounding uses, land use categories and zonings are as follows:

<u>Adjacent Properties</u>	<u>Land Use Category</u>	<u>Zoning District</u>	<u>Current Use</u>
North	LDR	RR-Acre	Single Family Dwellings
East	LDR	RLD-90	Single Family Dwellings
South	LDR	RLD-60	Single Family Dwellings
West	LDR	RR-Acre	Single Family Dwellings

This rezoning would permit the development of single family dwellings on minimum 60 feet wide lots consistent with and compatible to the surrounding area. As previous mentioned this rezoning promotes a range of residential densities in a residential area of lots that currently have a similar zoning designation. Thus, this rezoning request will be consistent and compatible with the surrounding area.

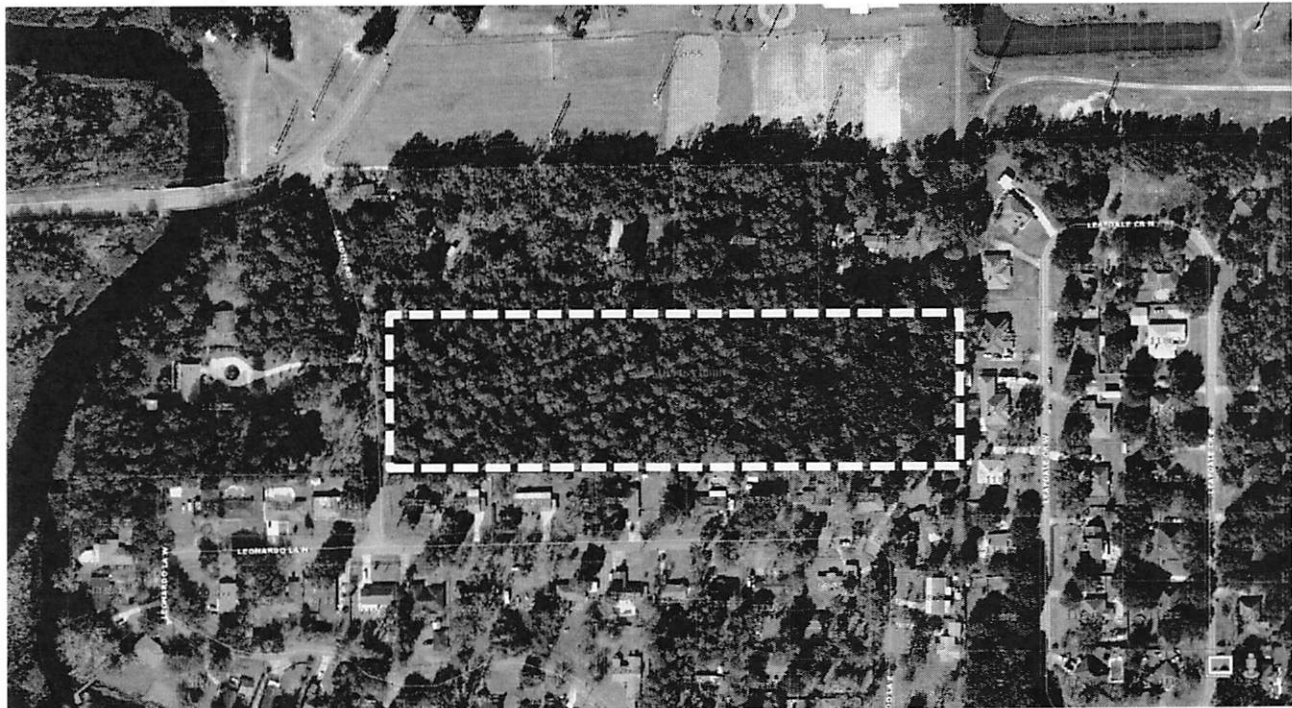
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on the required Notice of Public Hearing signs were posted on June 28, 2017.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2017-416 be APPROVED.



Aerial View



Subject Property

*Source: COJ Planning and Development Department
Date: June 28, 2017*



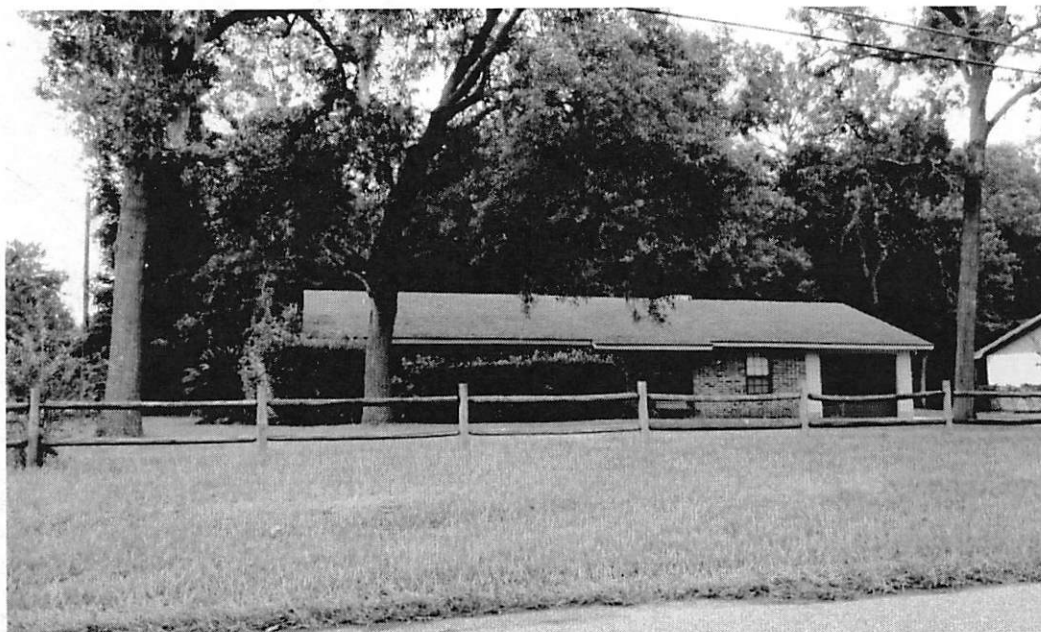
Subject Property

*Source: COJ Planning and Development Department
Date: June 28, 2017*



Property to the North: Single Family Dwellings (11863, 11861, & 11865 Bardin Road)

*Source: COJ Planning and Development Department
Date: June 28, 2017*



Property to the south: Single Family Dwelling (2207 Leonardo Lane North)

*Source: COJ Planning and Development Department
Date: June 28, 2017*



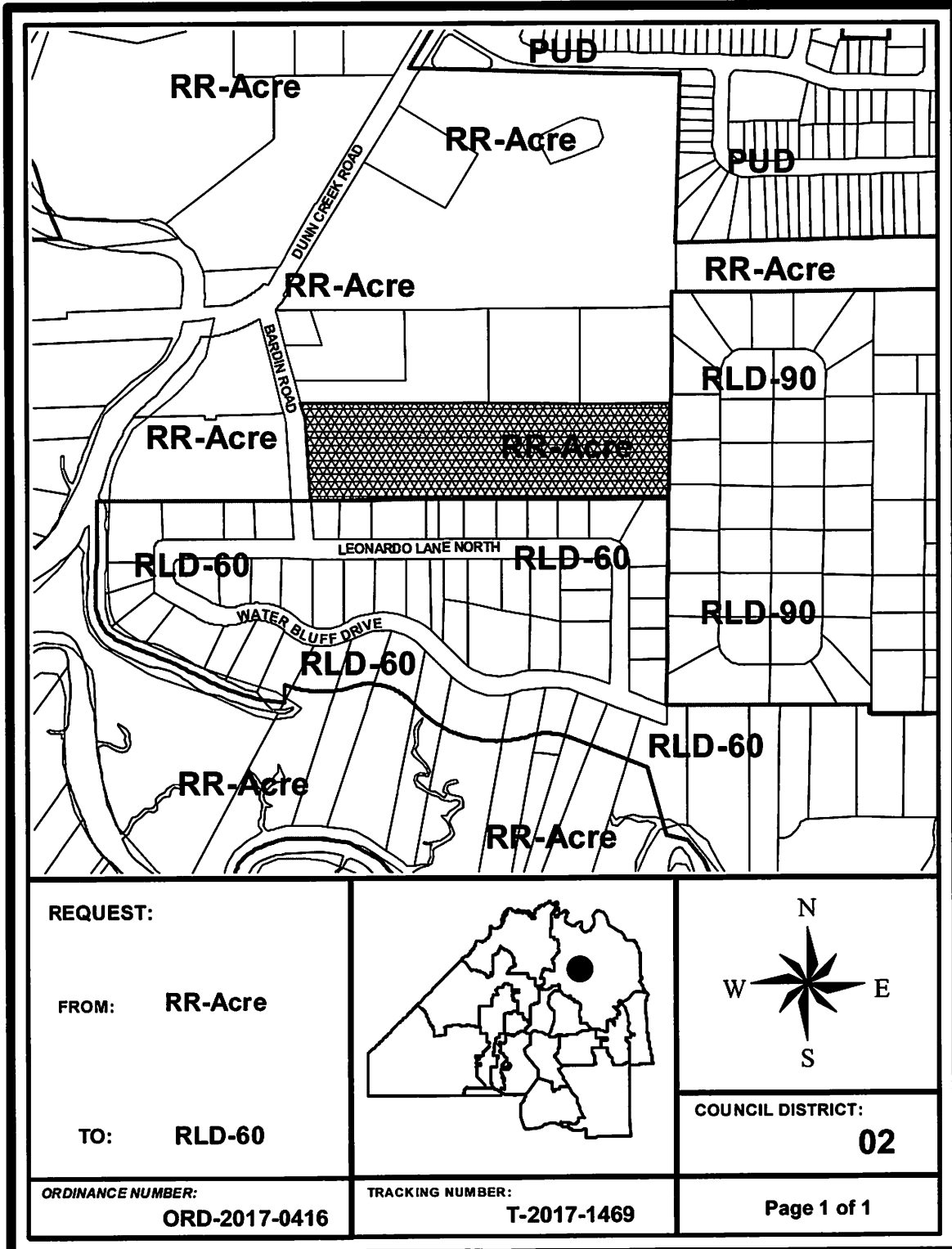
Property to the south: Single Family Dwelling (2343 Leonardo Lane North)

*Source: COJ Planning and Development Department
Date: June 28, 2017*



Property to the west: Single Family Dwelling (11860 Bardin Road)

*Source: COJ Planning and Development Department
Date: June 28, 2017*





*Planning and Development
Department*

Ed Ball Building
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

MEMORANDUM

TO: Connie Patterson
FROM: Rosario Lacayo
Community Planning Division
RE: Ord. 2017-416
DATE: June 22, 2017

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

Description of Proposed Rezoning Application

Current Land Use: LDR, Suburban Area LU Companion Application: N/A
Current Zoning: RR-Acre Proposed Zoning: RLD-60 Acres: 8.33

Comprehensive Land Use Policy Analysis

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

YES

NO

ZONING REQUEST:

The request is a rezoning from RR-Acre to RLD-60 for a residential subdivision in the Suburban Development Area.

LAND USE CATEGORY CONSISTENCY REIEW:

Low Density Residential (LDR) is a category intended to provide for low density residential development. Generally, single-family detached housing should be the predominant development typology in this category. The proposed use is permitted in LDR land use category as a primary use. Therefore, the proposed use is consistent with the current

land use designation of the subject property. The maximum gross density in the suburban area is 7 units/acre when full urban services are available.

The proposed zoning application should be reviewed in relation to the following goals, objectives, policies or text 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.

1.1.5

The Land Development Regulations shall contain several zoning districts in each residential category, which will allow a range of residential densities in order to ensure that the total population capacity in any land use category does not exceed the holding capacity determined in Appendix in the FLUE for each planning district.

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.

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 3.1.1

The City shall develop through the Planning and Development Department an incentive program to promote infilling of residential development on vacant land designated for residential use on the Future Land Use Map series. These incentives will be reflected in the Zoning Code of the City's Land Development Regulations.

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.

Infrastructure Element, Sanitary Sewer Sub-Element

Policies 1.2.6

Within the Suburban Boundary Map as defined in the Future Land Use and Capital Improvements Elements, new septic tanks will be forbidden pursuant to the Septic Environmental Protection Board – Rule 3; however, they may be permitted as interim facilities, provided the following requirements are satisfied:

1. Single family/commercial (estimated flows of 600 gpd or less):
 - a. Requirements of Chapter 64E-6, Florida Administrative Code (F.A.C.) are accommodated.

- b. The collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
2. Commercial (above 600 gpd)
 - a. Requirements of Chapter 64E-6, F.A.C. are accommodated.
 - b. The collection system of a regional utility company is not within 50 feet of the property.
3. Subdivision (commercial or single family):
 - a. Requirements of Chapter 64E-6, F.A.C. are accommodated.
 - b. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.
 - c. Each lot is a minimum of 1 acre unsubmerged property.
 - d. Alternative (mounded) systems are not required.

Recreation and Open Space Element

Policy 2.2.2

The City shall require that all new single family and multi-family developments (residential developments) dedicate land for public parkland (active recreation parks) or provide monetary contribution to the appropriate department.

2.2.4

A residential subdivision development of 25 lots to 99 lots shall pay a recreation and open space fee of two-hundred-fifty (\$250) dollars per lot, or provide at least four hundred thirty-five (435) square feet of useable uplands for each lot (and any fraction thereof), to be dedicated as common area and set aside for active recreation. The City shall use recreation and open space fees collected pursuant to this subsection to improve, enhance, expand, or acquire recreation areas within the same Planning District in which the fees are paid.

Transportation Element

Policy 2.3.8

The City shall encourage, through the development review process, development that will minimize external trip generation through the integration of land uses by requiring such measures as interconnecting land uses, sharing access drives and off-street parking areas, and encouraging planned unit developments. The City's Land Development Regulations shall be revised as necessary to enforce this policy.

Policy 2.3.9

The City shall encourage, through the development review process, the interconnections of land uses that reduce the need for external trip generation and encourage alternative methods of movement. The City's Land Development Regulations shall be revised as necessary to enforce this policy.

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:

Wellhead Buffer Zone

The site is within the buffer of a wellhead. The applicant should be aware of the following if they intend to drill a well on site:

Infrastructure Element, Sanitary Sewer Sub-Element

Policy 1.2.3

The City shall implement the Wellhead Protection Ordinance to protect its potable water supply source. Improperly constructed or maintained Hawthorne Group and Floridan Aquifer private wells in proximity to a Public Potable Water well within Duval County are potentially harmful to the drinking water supply of the City of Jacksonville. A Pathway Focused Approach to prevent migration of contamination from the shallow aquifer into the Floridan aquifer is reasonable and prudent to protect public water supplies. The intent of this policy is to protect and safeguard the health, safety and welfare of the residents of Duval County by establishing a Pathway Focused Approach to wellhead protection that safeguards the Floridan aquifer from intrusion of any contaminants that may jeopardize present and future public water supply wells.

Within Wellhead Protection Areas, the following shall apply:

1. Within a 500-foot radius around an existing Public Potable Water well, those actions and uses established by the Florida Department of Environmental Protection in Rule 62-521.400, Fla. Admin. Code shall be prohibited.
2. Pursuant to Chapter 366 City of Jacksonville Municipal Code, no existing private wells shall be deepened and no new wells shall be constructed within designated Wellhead Protection Areas that penetrate a portion of the Hawthorne Group or the Floridan Aquifer without first obtaining a well construction permit from the City of Jacksonville Environmental Quality Division (EQD) as provided in Environmental Protection Board Rule 8 and including a review of areas of known contamination at or near the proposed or existing well location. All new wells within such areas must be fully grouted.
3. Pursuant to Chapter 366 City of Jacksonville Municipal Code, abandonment of existing wells shall be in accordance with applicable SJRWMD requirements and a copy of the plugging and abandonment report shall be submitted to the EQD.



MEMORANDUM

DATE: 6/22/17

TO: Connie Patterson
City Planner I

FROM: Soliman Peter Salem
City Planner Supervisor

SUBJECT: TRANSPORTATION REVIEW OF 2017-416 CONVENTIONAL REZONING

Faye Road, from Eastport Road to State Road 9A, is the directly accessed functionally classified roadway. Faye Road is a 2-lane undivided Collector in this vicinity and is currently operating at 18.39% of capacity. This proposal is for 35 dwelling units of ITE 210 Single Family Homes, which would generate 332 vpd. This Faye Road segment has a maximum daily service volume of 11,232 vpd and a 2016 daily traffic volume of 2,066.

(ITE 210 Single Family Homes – 35 DUs)

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2017-0416 **Staff Sign-Off/Date** SCK / 05/22/2017
Filing Date 06/13/2017 **Number of Signs to Post** 1
Hearing Dates:
1st City Council 07/25/2017 **Planning Commission** 07/20/2017
Land Use & Zoning 08/01/2017 **2nd City Council** 08/08/2017
Neighborhood Association THE EDEN GROUP INC.; M & M DAIRY INC.; BAM SERVICES
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 1469 **Application Status** PENDING
Date Started 05/22/2017 **Date Submitted** 05/22/2017

General Information On Applicant

Last Name	First Name	Middle Name
HART	CURTIS	L
Company Name		
HART RESOURCES LLC		
Mailing Address		
8051 TARA LANE		
City	State	Zip Code
JACKSONVILLE	FL	32216
Phone	Fax	Email
9049935008		CURTISHART1972@ATT.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
ACOSTA	LUIS	
Company/Trust Name		
SUE ANNIE BARDIN ACOSTA LIFE ESTATE		
Mailing Address		
724 GROVE PARK BLVD		
City	State	Zip Code
JACKSONVILLE	FL	32216
Phone	Fax	Email
9042688500		

Last Name	First Name	Middle Name
ARMBRUSTER	CEDAR	ACOSTA
Company/Trust Name		
SUE ANNIE BARDIN ACOSTA LIFE ESTATE		
Mailing Address		
724 GROVE PARK BLVD.		
City	State	Zip Code
JACKSONVILLE	FL	32216
Phone	Fax	Email

9042688500

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 108453 0000	2	6	RR-ACRE	RLD-60

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)** 8.33**Justification For Rezoning Application**

PROVIDES A MIX OF HOUSING TYPES APPEALING TO FIRST TIME HOME BUYERS

Location Of Property**General Location**

SOUTH OF DUNN CREEK ROAD, FRONTING ON BARDIN ROAD

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

Between Streets

DUNN CREEK and LEONARDO LANE

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
8.33 Acres @ \$10.00 /acre: \$90.00
- 3) Plus Notification Costs Per Addressee
61 Notifications @ \$7.00 /each: \$427.00
- 4) Total Rezoning Application Cost: \$2,517.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

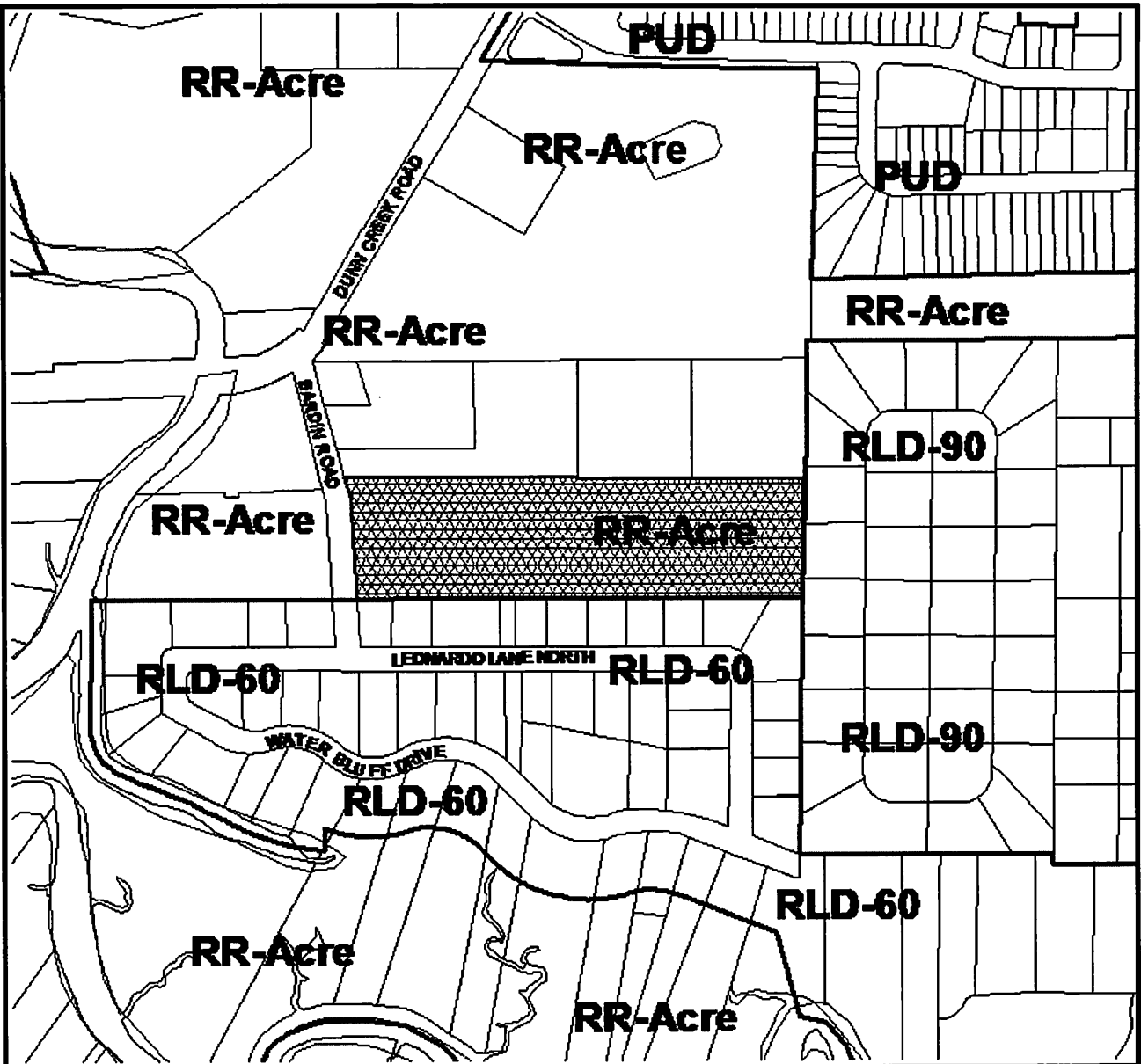
Exhibit 1

LEGAL DESCRIPTION

That certain place, parcel or tract of land situate, lying and being a part of Government Lot 1, Section 3, Township 1 South, Range 27 East, City of Jacksonville, Duval County, Florida, and being a part of those certain lands described in deed recorded in Deed Book 1531, Page 252, of the Current Public Records of said County, and all being more particularly described as follows: Beginning at the Northwestern corner of Lot 15, Block 3, as shown on the Plat of Water Bluff Shores Unit No. 1, as recorded in Plat Book 29, Page 7, of the Current Public Records of said County, said point being situate in the Easterly right of way line of Bardin Road (a 60-foot right of way as now established); thence North $3^{\circ}12'30''$ West, along said Easterly Right of way line, 251.27 feet to an angle point in said right of way line; thence North $13^{\circ}57'00''$ West and continuing along said Easterly right of way line of Bardin Road, 56.85 feet; thence North $89^{\circ}45'55''$ East, 1197.44 feet to the Westerly line of said lands described in Deed Book 1531, Page 252; thence South $0^{\circ}28'10''$ West, along said Westerly line, 310.00 feet to the Northerly line of said Block 3 of the Plat of Water Bluff Shores Unit No. 1; thence South $89^{\circ}57'00''$ West, along the Northerly line of said Block 3, and along the Southerly line of Deed Book 1531, Page 252, a distance of 1167.12 feet to the Point of Beginning.

Parcel Number: 108453-0000

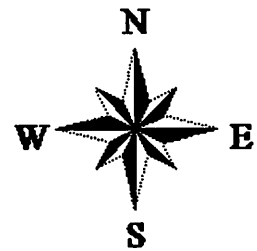
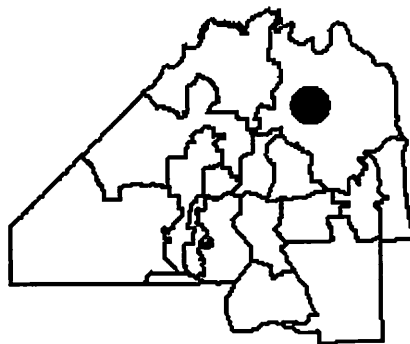
Containing 8.83 acres.



REQUEST:

FROM: RR-Acre

TO: RLD-60



COUNCIL DISTRICT:

02

ORDINANCE NUMBER:

ORD-2017-0416

TRACKING NUMBER:

T-2017-1469

Page 1 of 1

EXHIBIT A - Property Ownership Affidavit

Date: 2/10/17

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:
11847 Bardin Rd; Jacksonville FL 32218

To Whom it May Concern:

I Cedar Acosta Armbruster 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:

If Owner is Corporate Entity:*

Print Corporate Name:

By Cedar Acosta Armbruster
Print Name: Cedar Acosta Armbruster

By _____
Print Name: _____
Its: _____

*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 WASHINGTON
COUNTY OF DUVAL KING

Sworn to and subscribed and acknowledged before me this 10th day of February 2017, by CEGAR ACOSTA ARMBRUSTER, who is personally known to me or who has produced US passport # 966648446 as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)

RICHARD LEE REHM
(Printed name of NOTARY PUBLIC)

WASHINGTON
State of Florida-at Large.
My commission expires: 09.30.2019

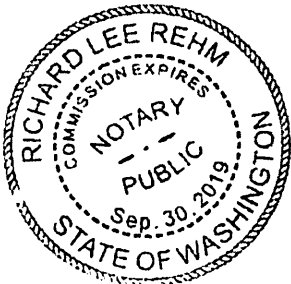


EXHIBIT A - Property Ownership Affidavit

Date: 2/10/17

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:
11847 BARDON RD, Jacksonville, 32218

To Whom it May Concern:

I Luis Acosta hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Re zoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:^o

Print Corporate Name:

By [Signature]
Print Name: Luis Acosta

By _____
Print Name: _____
Its: _____

*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.

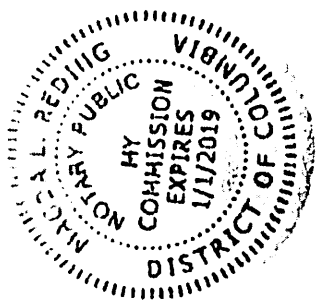
STATE OF FLORIDA DISTRICT OF COLUMBIA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 10 day of FEBRUARY 2017, by LUIS MIGUEL ACOSTA, who is personally known to me or who has produced MARYLAND LIC as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)

MAGDA L. REDING
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 01/01/2019



ACOSTA ANNIE SUE BARDIN LIFE ESTATE
 724 GROVE PARK BLVD
 JACKSONVILLE, FL 32216
ACOSTA LUIS ET AL
ARMBRUSTER CEDAR ACOSTA

Primary Site Address
 0 BARDIN RD
 Jacksonville FL 32218

Official Record Book/Page
 17512-01086

File #
 7303

0 BARDIN RD

Property Detail

RE #	108453-0000
Tax District	GS
Property Use	0000 Vacant Res < 20 Acres
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	360742

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)	\$110,330.00	\$109,956.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$110,330.00	\$109,956.00
Assessed Value	\$110,330.00	\$109,956.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$110,330.00	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
17512-01086	3/22/2016	\$100.00	WD - Warranty Deed	Unqualified	Vacant
06483-00674	2/19/1988	\$100.00	MS - Miscellaneous	Unqualified	Improved
06483-00673	3/4/1988	\$100.00	QC - Quit Claim	Unqualified	Improved

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	0103	RES RURAL 2 OR LESS UNITS PER AC	RR-ACRE	0.00	0.00	Common	8.50	Acreage	\$109,956.00	1	03-1S-27E 8.5
										2	PT LOT 1 RECD O/R 17512-1086

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	\$110,330.00	\$0.00	\$110,330.00	\$1,208.68	\$1,262.38	\$1,220.33
Public Schools: By State Law	\$110,330.00	\$0.00	\$110,330.00	\$514.34	\$502.44	\$518.33
By Local Board	\$110,330.00	\$0.00	\$110,330.00	\$237.47	\$248.02	\$239.31
FL Inland Navigation Dist.	\$110,330.00	\$0.00	\$110,330.00	\$3.38	\$3.53	\$3.30
Water Mgmt Dist. SJRWMD	\$110,330.00	\$0.00	\$110,330.00	\$31.93	\$31.83	\$31.83
Gen Gov Voted	\$110,330.00	\$0.00	\$110,330.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$110,330.00	\$0.00	\$110,330.00	\$0.00	\$0.00	\$0.00
Totals				\$1,995.80	\$2,048.20	\$2,013.10
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$105,636.00	\$105,636.00	\$0.00	\$105,636.00		
Current Year	\$110,330.00	\$110,330.00	\$0.00	\$110,330.00		

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](#)

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: 2/10/17

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

Re: Agent Authorization for the following site location: 11847 Bardin Rd; Jacksonville FL
32218

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 CURTIS HUNT 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:

By Cedar Acosta Armbruster

By _____

Print Name: Cedar Acosta Armbruster Print Name: _____

Its: _____

*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 ~~WASHINGTON~~
COUNTY OF DUVAL ~~KING~~

Sworn to and subscribed and acknowledged before me this 10th day of February ~~2017~~ ~~2014~~, by CEDAR Acosta Armbruster, who is personally known to me or who has produced Washington # 46629846 as identification and who took an oath.

[Signature]

(Signature of NOTARY PUBLIC)

RICHARD LEE REHM

(Printed name of NOTARY PUBLIC)

State of ~~Florida~~ ^{WASHINGTON} at Large.

My commission expires: 02-30-2017

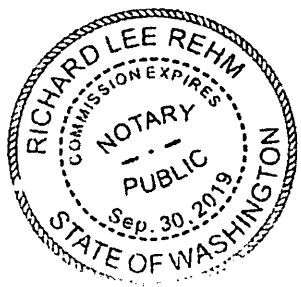


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If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

By [Signature]
Print Name: Luis Acosta

By _____
Print Name: _____
Its: _____

*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 DISTRICT
COUNTY OF DUVAL OF COLUMBIA

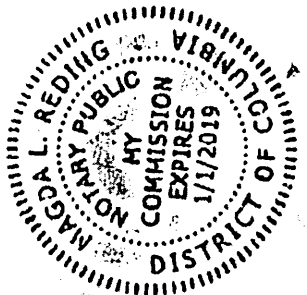
2017 Sworn to and subscribed and acknowledged before me this 10 day of FEBRUARY
2017 by LUIS MIGUEL ACOSTA, who is personally known to me or who has
produced MARYLAND LIC as identification and who took an oath.

[Signature]

(Signature of NOTARY PUBLIC)

MAGDA L. REDING
(Printed name of NOTARY PUBLIC)

DC
State of Florida at Large.
My commission expires: 01/01/2019



Return to and this instrument was prepared by:
R. Kellen Bryant, Esquire
6620 S. Southpoint Dr., Ste. 601
Jacksonville, FL 32216

Parcel ID Number: 108453-0000

WARRANTY DEED

(Enhanced Life Estate)

THIS INDENTURE, made this 22nd day of March, A.D. 2016, between

Annie Sue Bardin Acosta, a single woman, whose post office address is 724 Grove Park Boulevard, Jacksonville, Florida 32216 ("Grantor"), in favor of Annie Sue Bardin Acosta, a single woman, for a life estate, without any liability for waste, and with full power and authority in said life tenant to sell, re-vest, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remaindermen, and with full power and authority to retain any and all proceeds generated thereby, and upon the death of the life tenant, the remainder, if any, to Luis Acosta, whose post office address is 3910 Montrose Drive, Chevy Chase, MD 20815, and Cedar Acosta Armbruster, whose post office address is 5207 12th Avenue SE, Seattle, WA 98105 (Grantees").

Additionally, Grantor reserves the right to cancel this deed by re-conveyance and re-vesting the property to herself (or himself or themselves) without the necessity for any consideration being paid or joinder of the remaindermen and by doing so to thus terminate any interest that might otherwise have accrued to the remainder persons or their creditors, heirs, assigns or successors in interest.

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 (ten) dollars and other valuable consideration, to them in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, their successors and assigns forever, the following described land, situate in Duval County, Florida, to wit:

See attached at Exhibit "A"

SUBJECT to encumbrances, covenants, conditions, reservations, easements and restrictions of record, if any, however, reference herein shall not act to re-impose same; and taxes and assessments accruing subsequent to December 31, 2015.

This instrument has been prepared without benefit of a title search, title examination or attorney's opinion of title and no title insurance is being issued to or insuring any party hereto. Preparer is making no representations or warranties whatsoever regarding title marketability or condition of the property. Parties hereto agree to hold harmless and indemnify preparer regarding any liability arising from this conveyance as it affects the parties involved in this conveyance or anyone claiming title or any interest in the property under the parties to this conveyance.

Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

This is not homestead real property of the Grantor. Grantor retains beneficial title in equity for purposes of continued homestead tax exemption as to subject property, and further confirms this is a conveyance which is not pursuant to a sale and, therefore, only minimum documentary stamps are affixed hereto.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and the year first above written.

Signed, sealed and delivered by Grantor in the presence of:

[Signature]
#1 Witness Signature

[Signature]
Signature
Annie Sue Bardin Acosta, by Luis Acosta
her Agent

Novia Russell
Printed Name of #1 Witness

[Signature]
#2 Witness Signature

Antoina Lyles
Printed Name of #2 Witness

State of Washington, D.C.)
County of District of Columbia

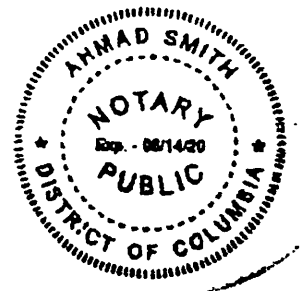
I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Luis Acosta as Agent for Annie Sue Bardin Acosta** known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that they/he/she executed the same, and an oath was not taken.

Witness my hand and official seal in the County and State

last aforesaid this 22nd day of March 2016.

[Signature]
Notary Public

AHMAD SMITH
District of Columbia Notary Public
My Commission Expires August 14, 2020



Said person(s) is/are personally known to me or
Said person(s) provided the following type of identification: Driver's License



21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Mark Knowles
Collins Builders Group, LLC
3840 Crown Point Rd, Ste C
Jacksonville, Florida, 32257

June 09, 2017

Project Name: Bardin Rd
Availability#: 2016-2056

Dear Mr/Mrs Mark Knowles,

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#: 2016-2056
 Request Received On: 12/23/2016
 Availability Response: 6/9/2017
 Prepared by: Mollie Price

Project Information

Name: Bardin Rd
 Type: Single Family
 Requested Flow: 11,900 gpd
 Location: 0 Bardin Road, Jacksonville, FL 32218 between Dunn Creek Rd and Leonardo La N.
 Parcel ID No.: 108453-0000
 Description: Proposed 34 lot residential subdivision

Potable Water Connection

Water Treatment Grid: NORTH GRID
 Connection Point #1: Existing 12-in water line on the east side of Dunn Creek Rd, approx. 250-ft south of Caney Oaks Dr
 Connection Point #2: NA
 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: DISTRICT 2
 Connection Point #1: Existing 6-in forcemain on the west side of Dunn Creek Rd, approx. 200-ft south of Caney Oaks Dr
 Connection Point #2: NA
 Special Conditions: For force main connection conditions, please email fmconnections@jea.com referencing this availability letter. 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. Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA.

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.

Exhibit "A"

That certain piece, parcel or tract of land situate, lying and being a part of Government Lot 1, Section 3, Township 1 South, Range 27 East, City of Jacksonville, Duval County, Florida, and being a part of those certain lands described in deed recorded in Deed Book 1531, page 252 of the Current Public Records of said County and all being more particularly described as follows: Beginning at the Northwesterly corner of Lot 15, Block 3, as shown on the Plat of Water Bluff Shores Unit No. 1, as recorded in Plat Book 29, page 7 of the Current Public Records of said County, said point being situate in the Easterly right of way line of Bardin Road (a 60 foot right of way as now established); thence North $3^{\circ}12'30''$ West, along said Easterly right of way line, 251.27 feet to an angle point in said right of way line; thence North $13^{\circ}57'00''$ West and continuing along said Easterly right of way line of Bardin Road, 56.85 feet; thence North $89^{\circ}45'55''$ East, 1197.44 feet to the Westerly line of said lands described in Deed Book 1531, page 252; thence South $0^{\circ}28'10''$ West, along said Westerly line, 310.00 feet to the Northerly line of said Block 3 of the Plat of Water Bluff Shores Unit No. 1; thence South $89^{\circ}57'00''$ West, along the Northerly line of said Block 3, and along the Southerly line of Lands described in Deed Book 1531, page 252, a distance of 1167.12 feet to the point of Beginning.

Property Appraiser Identification Number: 108453-0000

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 2017-416 were posted on the property/site located at:

108453-0000
Real Estate Number(s)

11847 Beacon Road, Jacksonville 32218
Street Address

City, State Zip Code

Printed Name CURTIS L. HART

Signature [Handwritten Signature]

Dated this 23rd day of JUNE, 2017.

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 23rd day of JUNE, 2017

by CURTIS L. HART (Applicant/Agent)

Such person(s): (notary must check applicable box)

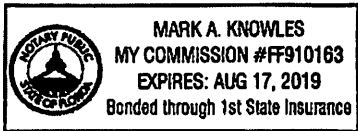
is (are) personally known to me; or

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

produced _____ as identification.

MARK A. KNOWLES [Handwritten Signature]

[print or type name]
Notary Public, State of Florida at Large



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

General Collection Receipt

Account No: CR413111

User: Kelly, Susan

REZONING/VARIANCE/EXCEPTION

Date: 5/19/2017

Email: KSusan@coj.net

Name: Curtis Hart / Hart Resources LLC

Address: 8051 Tara Lane

Description: T-1366 - Barden Road, Conventional Rezoning to RLD-60

TranCode	IndexCode	SubObject	GLAcct	SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
701	PDCU011	342504									2517.00

Total Due: \$2,517.00

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

Account No: CR413111

Name: Curtis Hart / Hart Resources LLC

Address: 8051 Tara Lane

Description: T-1366 - Barden Road, Conventional Rezoning to RLD-60

Date: 5/19/2017

Total Due: \$2,517.00

Printing :: CR413111

Susan Kelly

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

Michael Corrigan, Tax Collector
Duval County/City of Jacksonville
Comments - taxcollector@coj.net
Inquiries - (904)630-1916
www.coj.net/tc

Date: 05/22/2017 Time: 12:04:49
Location: P03 Clerk: NJS
Transaction 0309846

General Collection Receipt

Account No: CR413111
User: Kelly, Susan
REZONING/VARIANCE/EXCEPTION

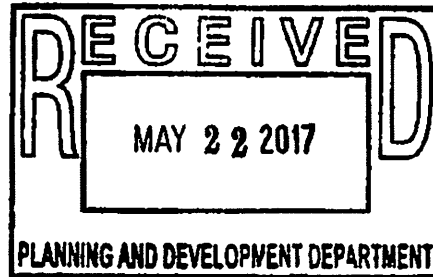
Name: Curtis Hart / Hart Resources LLC
Address: 8051 Tara Lane
Description: T-1366 - Barden Road, Conventional Rezoning

TranCode	IndexCode	SubObject	GLAcct	SubsidNo	UserCode	Project	ProjectDtl	Gran
701	PDCU011	342504						

Miscellaneous
Item: CR - CR413111
Receipt 0309846.0001-0001 2,517.00

Total Paid 2,517.00
CHECK 00008423 2,517.00
Total Tendered 2,517.00

Paid By: COLLINS BUILDERS GROUP
Thank You



Total Due: \$2,517.00