

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2017-0753

DECEMBER 7, 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 **2017-0753**.

Location: 7370 Garden Street; between Leicestershire Court and Lancashire Drive

Real Estate Numbers: 004016-0000

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: Northwest, District 5

Applicant/Agent: Hipps Group Inc.
Lara Hipps
1650 Margaret Street #323
Jacksonville, Florida 32204

Owner: Garden Street LLC
John Cromer
8553 N Beach Street
Fort Worth, Texas 76244

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2017-0753** seeks to rezone 2.37± acres from Residential Rural-Acre (RR-Acre) to Residential Low Density-60 (RLD-60) for the purpose of developing the property with a single-family subdivision. The site has approximately 155 feet of frontage on Garden Street. The owner Garden Street LLC also owns the east adjacent property which was rezoned to RLD-60 with Ord. 2016-331-E. JEA electric, water and sewer service is available to the site. Adjacent subdivisions are zoned PUD and have lots ranging from 60 to 70 foot wide lots. The proposed lot size is consistent with the surrounding area.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to Section 656.125 of the Zoning Code, an applicant for a proposed rezoning bears the burden of proving, by substantial competent evidence, that the proposed rezoning is consistent with the City's comprehensive plan for future development of the subject parcel. In determining whether a proposed rezoning is consistent with the 2030 Comprehensive Plan, the Planning and Development Department considers several factors, including (a) whether it is consistent with the functional land use category identified in the Future Land Use Map series of the Future Land Use Element; (b) whether it furthers the goals, objectives and policies of the Comprehensive Plan; and (c) whether it conflicts with any portion of the City's land use regulations. Thus, the fact that a proposed rezoning is permissible within a given land use category does not automatically render it consistent with the 2030 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

1. Is the proposed rezoning consistent with the 2030 Comprehensive Plan?

Yes. In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land* of the Zoning Code, the Planning and Development Department finds that the subject property is located in the LDR functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan. LDR in the Suburban Area (SA) is intended to provide for low density residential development. Principal uses within the LDR land use category include single-family and multi-family dwellings. The maximum gross density in the Suburban Area shall be seven (7) units per acre when full urban services are available to the site. Therefore, if full urban services are available to the site, development would be limited to a maximum of 16 dwelling units. New LDR subdivisions should promote connectivity and cul-de-sacs should be avoided. The subject site is located along Garden Street, a collector roadway.

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

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.

Policy 3.1.6

The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

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 property is completely surrounded by LDR land use. The proposed rezoning to RLD-60 promotes a pattern of compatible uses consistent with FLUE Policy 1.1.22 and facilitates the stability and viability of existing residential development. The rezoning is consistent with the LDR Land Use Category description. The rezoning should demonstrate full consistency with the other identified Policies as described above in order to be deemed consistent with the general intent of the Comprehensive Plan.

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

Yes. The proposed amendment is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan: The resulting development will be below the maximum density of 7 units per acre. The proposed rezoning will allow the property to be developed in a lot pattern that is similar to the surrounding area. The proposed rezoning to RLD-60 promotes a pattern of compatible uses consistent with the surrounding area and future development.

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 subject property will be rezoned from RR-Acre to RLD-60 Zoning District as set forth in Section 656.313 of the Zoning Code.

SURROUNDING LAND USE AND ZONING

The subject property is located on the south side of Garden Street, west of Old Kings Road. The surrounding uses, land use category and zoning are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LDR	PUD 1999-1097-E	Single Family Subdivision
East	LDR	RLD-60	Single Family
South	LDR	PUD 1999-0146-E	Single Family Subdivision
West	LDR	PUD 1999-0146-E	Single Family Subdivision

The surrounding areas is zoned PUD and is mostly developed with single-family subdivisions with 70 feet or 60 feet wide lots. This rezoning would permit the development of single-family homes on 60 feet wide lots consistent with and compatible to the surrounding area. The properties to the north and south are developed in a similar pattern to what’s proposed for this land with smaller lot sizes, consistent with the RLD-60/70 lot requirements for size, dimensions and setbacks. Approval of this rezoning to RLD-60 would provide for the development of similar housing characteristics consistent with the surrounding area.

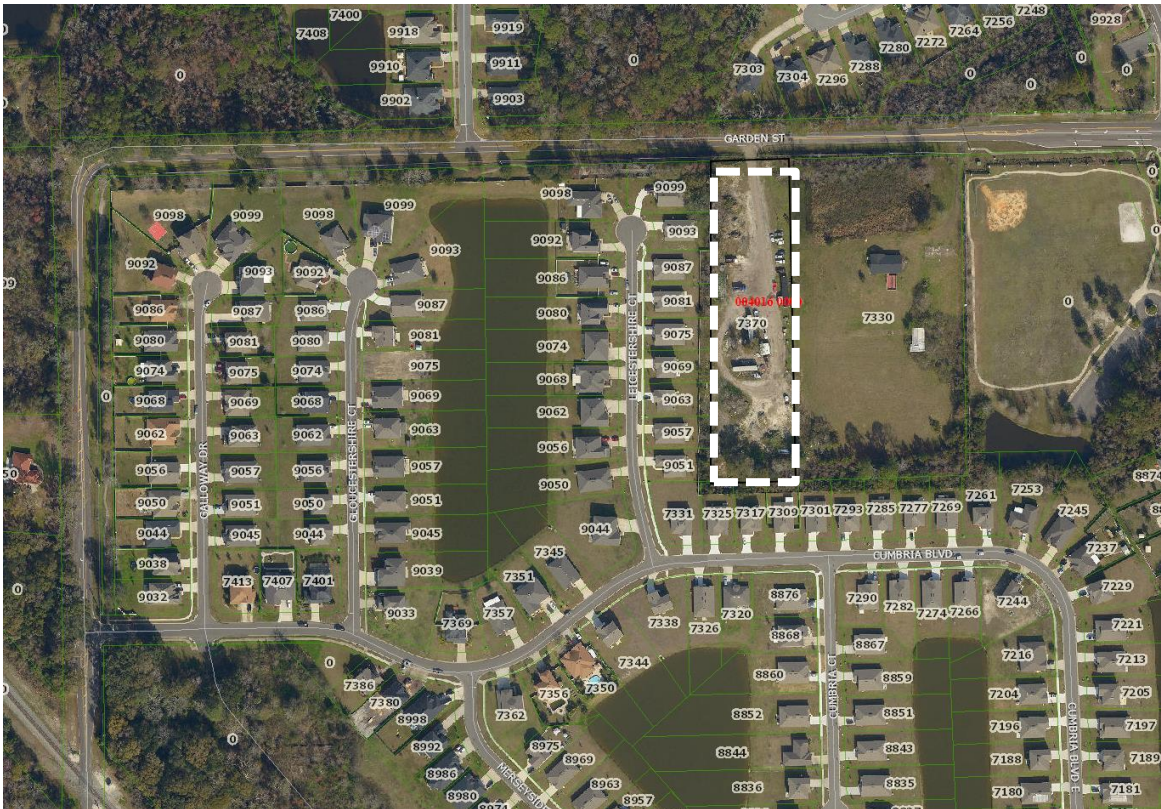
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on November 28, 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 **2017-0753** be **APPROVED**.



Aerial



Subject Property

*Source: City of Jacksonville, Planning & Development Department
Date: November 28, 2017*



Property to the east: Vacant (7330 Garden Street)

*Source: City of Jacksonville, Planning & Development Department
Date: November 28, 2017*



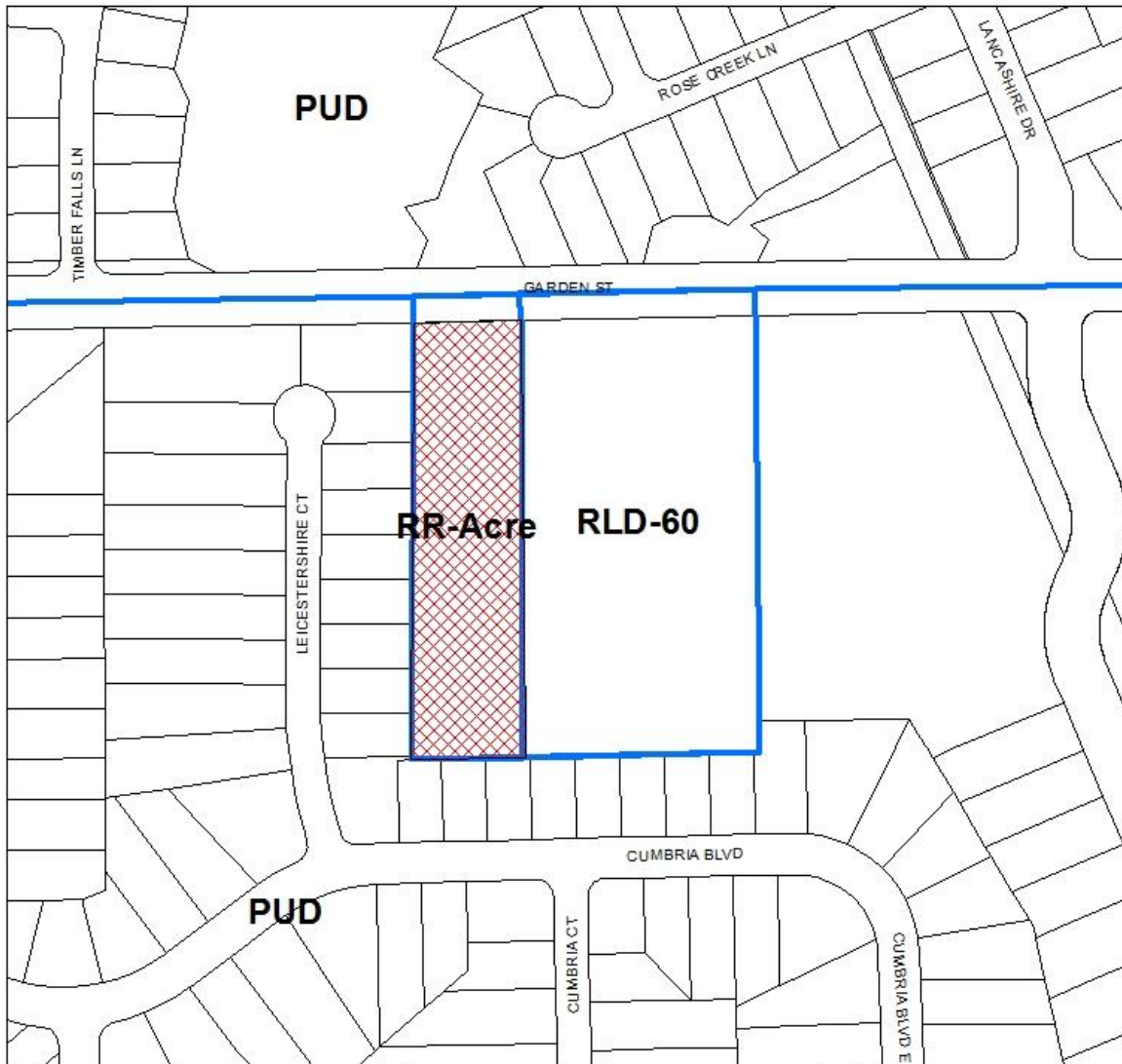
Property to the north: Single Family Subdivision

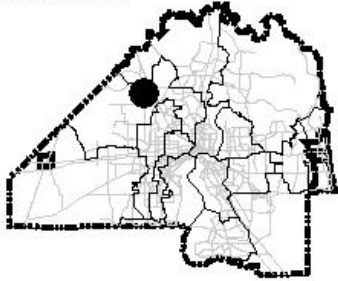

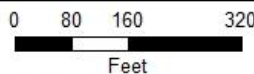
*Source: City of Jacksonville, Planning & Development Department
Date: November 28, 2017*



Property to the south and west: Single Family Subdivision

*Source: City of Jacksonville, Planning & Development Department
Date: November 28, 2017*



<p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE</p> <p>TO: RLD-60</p>	<p>LOCATION MAP:</p> 	 
<p>ORDINANCE NUMBER:</p> <p>ORD-2017-0752</p>	<p>TRACKING NUMBER:</p> <p>T-2017-1577</p>	<p>COUNCIL DISTRICT:</p> <p>8</p> <p>PAGE 1 OF 1</p>



Planning and Development Department

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

MEMORANDUM

TO: Connie Patterson
FROM: Susan Kelly, City Planner II
Community Planning Division
RE: 2017-753
DATE: November 14, 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	Proposed Land Use: N/A	
Development Area: Suburban Area	LU Companion Application: N/A	
Current Zoning: RR-Acre	Proposed Zoning: RLD-60	Acres: 2.37

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 to change the zoning of the subject site from RR-Acre to RLD-60 to allow for a residential development.

LAND USE CATEGORY CONSISTENCY REVIEW:

The site is currently in the Low Density Residential (LDR) Land Use Category. LDR in the Suburban Area (SA) is intended to provide for low density residential development. Principal uses within the LDR land use category include single-family and multi-family dwellings. The maximum gross density in the Suburban Area shall be seven (7) units per acre when full urban services are available to the site. Therefore, if full urban services are available to the site, development would be limited to a maximum of 16 dwelling units. New LDR subdivisions should promote connectivity and cul-de-sacs should be avoided. The subject site is located along Garden Street, a collector roadway.

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

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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.

PLANNING AND DEVELOPMENT DEPARTMENT



MEMORANDUM

DATE: 11/16/2017

TO: Connie Patterson
City Planner I

FROM: Devin P. Scott
City Planner I

**SUBJECT: TRANSPORTATION REVIEW OF 2017-0753 CONVENTIONAL
REZONING**

Garden Street, from Imeson Road to Old Kings Road, is the directly accessed functionally classified roadway. Garden Street is a 2-lane undivided Collector in this vicinity and is currently operating at 18.28% of capacity. This Garden Street segment has a maximum daily capacity of 11,880 vpd and a 2016 daily traffic volume of 2,172.

This proposal is for 2.37 acres of ITE 210 Single Family Homes, which would generate 62 vpd.

(ITE 210- Single Family Homes-2.37 acres)

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2017-0752 **Staff Sign-Off/Date** CMP / 10/30/2017
Filing Date 11/14/2017 **Number of Signs to Post** 1
Hearing Dates:
1st City Council 12/12/2017 **Planning Commission** 12/07/2017
Land Use & Zoning 01/03/2018 **2nd City Council** 01/09/2018
Neighborhood Association CISCO GARDEN CIVIC ASSOCIATION; THE EDEN GROUP INC
Neighborhood Action Plan/Corridor Study

Application Info

Tracking # 1577 **Application Status** PENDING
Date Started 10/11/2017 **Date Submitted** 10/11/2017

General Information On Applicant

Last Name HIPPS **First Name** LARA **Middle Name** DIANE
Company Name HIPPS GROUP INC.
Mailing Address 1650 MARGARET STREET #323
City JACKSONVILLE **State** FL **Zip Code** 32204
Phone 9047812654 **Fax** 9047812655 **Email** LARA@HIPPSGROUPINC.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name CROMER **First Name** JOHN **Middle Name**
Company/Trust Name GARDEN STREET LLC
Mailing Address 8553 N BEACH STREET
City FORT WORTH **State** TX **Zip Code** 76244
Phone 7609754040 **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?
If Yes, State Application No(s)

Map RE#	Council District	Planning From Zoning District	Zoning District(s)	To Zoning District
Map 004016 0000	8	5	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)

Justification For Rezoning Application

THIS APPLICATION IS SUBMITTED FOR A PROPOSED DEVELOPMENT CONSISTENT WITH THE EXISTING DEVELOPED AREA AND DENSITY OF THE AREA.

Location Of Property

General Location

GARDEN STREET

House #	Street Name, Type and Direction	Zip Code
7370	GARDEN ST	32219

Between Streets

TIMBER FALLS LANE and LANCASHIRE DRIVE

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

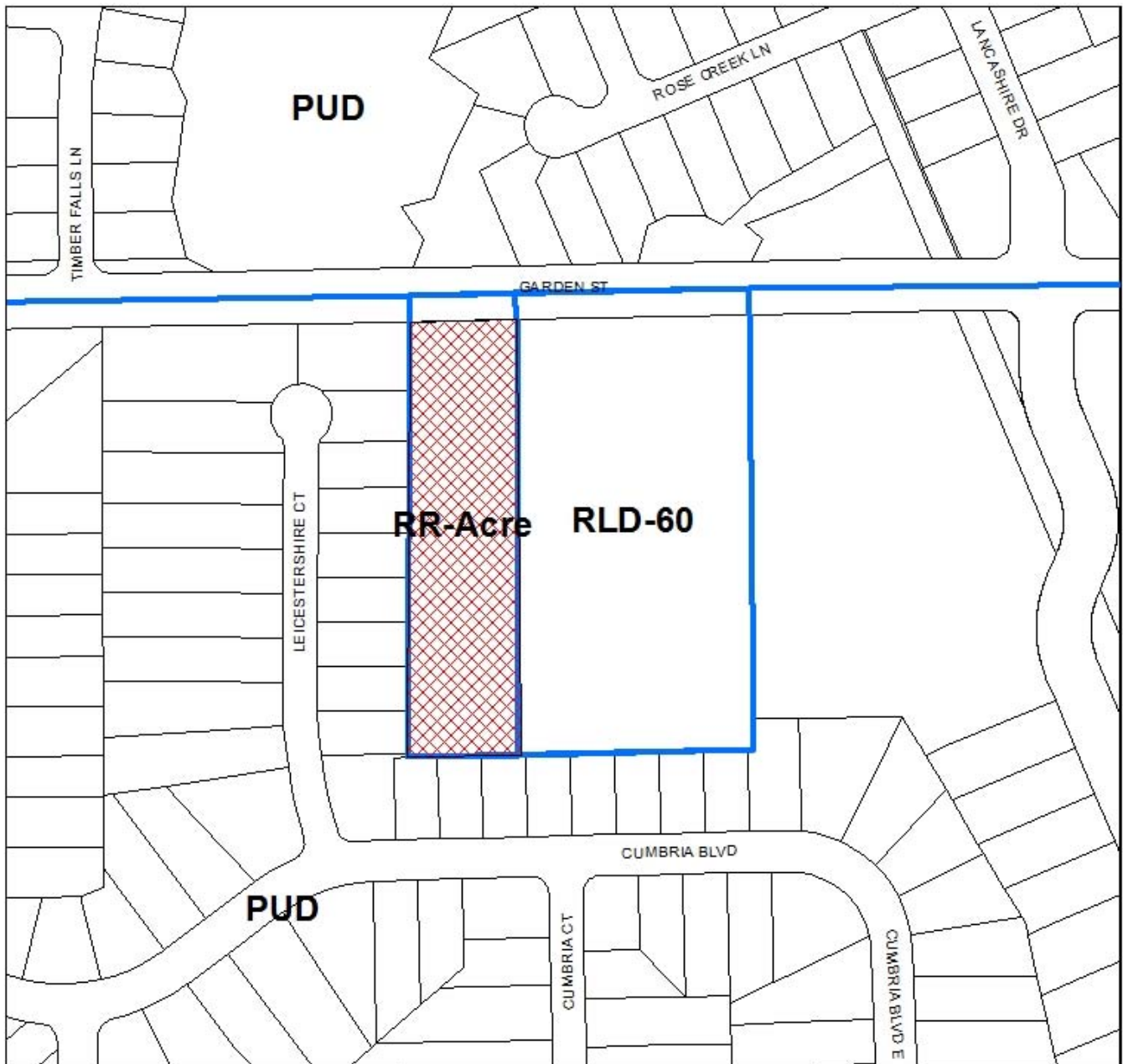
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my 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**
2.37 Acres @ \$10.00 /acre: \$30.00
- 3) Plus Notification Costs Per Addressee**
54 Notifications @ \$7.00 /each: \$378.00
- 4) Total Rezoning Application Cost:** \$2,408.00

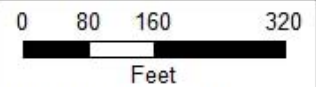
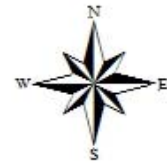
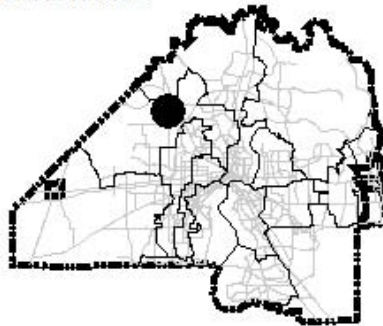
NOTE: Advertising Costs To Be Billed to Owner/Agent



REQUEST SOUGHT:

FROM: RR-ACRE
 TO: RLD-60

LOCATION MAP:



COUNCIL DISTRICT:
 8

ORDINANCE NUMBER:

ORD-2017- 753

TRACKING NUMBER:

T-2017-1577

PAGE 1 OF 1

ORDINANCE _____

Legal Description

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 ALSO KNOWN AS FARM 20, ACCORDING TO THE UNRECORDED PLAT OF DENSMORE FARMS, AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY AND EASTERLY RIGHT OF WAY LINES OF GARDEN STREET (COUNTY ROAD NO. 72, A 60 FOOT RIGHT OF WAY), THE SAME BEING AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE NORTH 88° 54' 30" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF GARDEN STREET, A DISTANCE OF 1,223.14 FEET TO A POINT SITUATE IN THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, FOR A POINT OF BEGINNING, THENCE CONTINUE NORTH 88° 54' 30" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 156.46 FEET THENCE SOUTH 00°40'05" EAST, A DISTANCE OF 638.39 FEET TO A POINT SITUATE IN THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND/OR SAID FARM 20; THENCE SOUTH 88° 52'55" WEST, ALONG SAID LAST MENTIONED LINE, A DISTANCE OF 168.37 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00° 24' 00" EAST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND/OR SAID FARM 20, A DISTANCE OF 638.68 FEET TO THE POINT OF BEGINNING.

EXHIBIT A

Property Ownership Affidavit

Date: 11/2/17

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

Re: Ownership Certification

Gentleman:

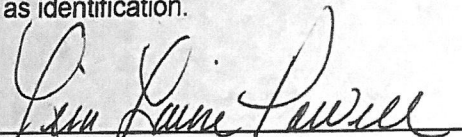
I, John D. Cromer hereby certify that I am the
Owner of the property described in the attached legal description, **Exhibit 1** in connection with
filing application(s) for Rezoning
submitted to the Jacksonville Planning and Development Department.



(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 2ND day of
November (month), 2017 (year) by John D. Cromer
who is personally known to me or has produced Drivers License
as identification.



(Notary Signature)

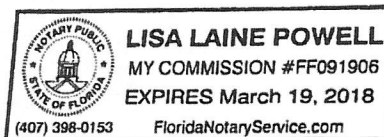


EXHIBIT B

Agent Authorization

Date: 10/6/17

City of Jacksonville

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

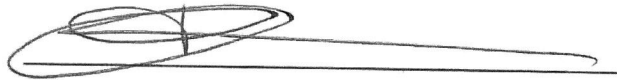
Re: Agent Authorization for the following site location:

RE: 004014 RE: 004015

Gentleman:

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 Hipps Group Inc. 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.

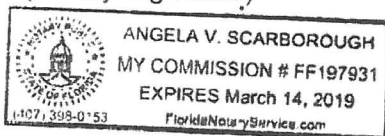
(Owner's Signature)



STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 6th day of October (month), 2017 (year) by John Drew Cromer, who is personally known to me or has produced FL License C656-464-69-289-0 as identification.

Angela V. Scarborough
(Notary Signature)



STARFISH PROPERTIES GROUP INC
 11628 ASPEN CREEK DR
 FORT WORTH, TX 76244

Primary Site Address
 7370 GARDEN ST
 Jacksonville FL 32219

Official Record Book/Page
 18077-02200

Tile #
 5314

7370 GARDEN ST

Property Detail

RE #	004016-0000
Tax District	GS
Property Use	1700 Office 1-2 Story
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00042 DINSMORE FARMS S/D SEC
Total Area	103315

Value Summary

	2016 Certified	2017 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$10,355.00	\$10,355.00
Extra Feature Value	\$1,802.00	\$1,720.00
Land Value (Market)	\$35,550.00	\$35,550.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$47,707.00	\$47,625.00
Assessed Value	\$47,707.00	\$47,625.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$47,707.00	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
18077-02200	7/31/2017	\$100,000.00	WD - Warranty Deed	Qualified	Improved
10626-01851	8/14/2002	\$42,000.00	WD - Warranty Deed	Qualified	Vacant
09819-00809	11/1/2000	\$100.00	MS - Miscellaneous	Unqualified	Vacant
06429-00434	10/27/1987	\$80,000.00	WD - Warranty Deed	Unqualified	Improved
06251-00701	11/7/1986	\$80,000.00	WD - Warranty Deed	Unqualified	Improved
06227-00418	10/9/1986	\$100.00	WD - Warranty Deed	Unqualified	Improved
06197-01774	9/5/1986	\$12,000.00	WD - Warranty Deed	Unqualified	Improved
04123-00072	11/18/1975	\$100.00	MS - Miscellaneous	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	LPWC1	Light Pole Wood	1	0	0	3.00	\$425.00
2	LITC1	Lighting Fixtures	1	0	0	5.00	\$720.00
3	FCLC1	Fence Chain Link	1	0	0	93.00	\$575.00

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	0103	RES RURAL 2 OR LESS UNITS PER AC	RR-ACRE	0.00	0.00	Common	2.37	Acreage	\$35,550.00

Legal

LN	Legal Description
1	14-1S-25E 2.37
2	DINSMORE FARMS
3	PT FARM 20,PT UNDEVELOPED R/W RECD
4	O/R 18077-2200

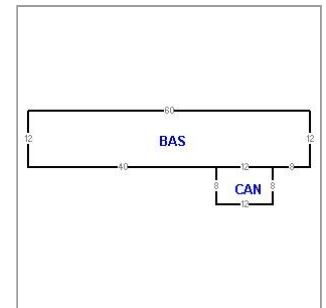
Buildings

Building 1
 Building 1 Site Address
 7370 GARDEN ST
 Jacksonville FL 32219

Building Type	1709 - RELOCATABLE BUILDING
Year Built	1975
Building Value	\$10,355.00

Type	Gross Area	Heated Area	Effective Area
Base Area	720	720	720
Canopy	96	0	24
Total	816	720	744

Element	Code	Detail
Exterior Wall	25	25 Modular Metal
Roof Struct	4	4 Wood Truss
Roofing Cover	1	1 Minimum Metal
Interior Wall	4	4 Plywood panel
Int Flooring	14	14 Carpet
Int Flooring	8	8 Sheet Vinyl
Heating Fuel	4	4 Electric
Heating Type	3	3 Frcd Not Ductd
Air Cond	4	4 Packaged Unit
Comm Htg & AC	1	1 Not Zoned
Comm Frame	4	4 D-Wood Frame
Ceiling Wall Finish	6	6 NS Ceil Wall Fin



Property Appraiser - Property Details

Element	Code	
Stories	1.000	
Restrooms	1.000	
Baths	2.000	
Rooms / Units	4.000	
Avg Story Height	8.000	

2017 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$47,707.00	\$0.00	\$47,707.00	\$544.15	\$545.86	\$520.14
Public Schools: By State Law	\$47,707.00	\$0.00	\$47,707.00	\$216.58	\$202.13	\$206.02
By Local Board	\$47,707.00	\$0.00	\$47,707.00	\$106.91	\$107.25	\$101.70
FL Inland Navigation Dist.	\$47,707.00	\$0.00	\$47,707.00	\$1.52	\$1.53	\$1.43
Water Mgmt Dist. SJRWMD	\$47,707.00	\$0.00	\$47,707.00	\$13.72	\$13.00	\$13.00
Gen Gov Voted	\$47,707.00	\$0.00	\$47,707.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$47,707.00	\$0.00	\$47,707.00	\$0.00	\$0.00	\$0.00
			Totals	\$882.88	\$869.77	\$842.29
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$47,558.00	\$47,558.00	\$0.00	\$47,558.00		
Current Year	\$47,707.00	\$47,707.00	\$0.00	\$47,707.00		

2017 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](#)



Department of State / Division of Corporations / Search Records / Detail By Document Number /

Detail by Entity Name

Florida Limited Liability Company
GARDEN STREET, LLC

Filing Information

Document Number L17000188482
FEI/EIN Number NONE
Date Filed 09/05/2017
State FL
Status ACTIVE
Last Event LC AMENDMENT
Event Date Filed 10/02/2017
Event Effective Date NONE

Principal Address

8553 N BEACH STREET
STE 248
FORTH WORTH, TX 76244

Changed: 10/02/2017

Mailing Address

8553 N BEACH STREET
STE 248
FORTH WORTH, TX 76244

Changed: 10/02/2017

Registered Agent Name & Address

ROCK SOLID BUSINESS LAW, PLLC
484 OSCEOLA AVENUE
JACKSONVILLE BEACH, FL 32250

Authorized Person(s) Detail

Name & Address

Title MGR

STARFISH GROUP PROPERTIES INC.
8553 N BEACH STREET
STE 248
FORTH WORTH, TX 76244

Title MGR

CROMER, JOHN D
8553 N BEACH STREET
STE 248
FORTH WORTH, TX 76244

Annual Reports

No Annual Reports Filed

Document Images

10/02/2017 -- LC Amendment	View image in PDF format
09/05/2017 -- Florida Limited Liability	View image in PDF format

**ARTICLES OF AMENDMENT
TO
ARTICLES OF ORGANIZATION
OF**

Garden Street, LLC

(Name of the Limited Liability Company as it now appears on our records.)
(A Florida Limited Liability Company)

The Articles of Organization for this Limited Liability Company were filed on September 5, 2017 and assigned Florida document number L17000188482.

This amendment is submitted to amend the following:

A. If amending name, enter the new name of the limited liability company here:

The new name must be distinguishable and contain the words "Limited Liability Company," the designation "LLC" or the abbreviation "L.L.C."

Enter new principal offices address, if applicable:

8553 N. Beach Street, Suite 248

(Principal office address MUST BE A STREET ADDRESS)

Fort Worth, Texas 76244

Enter new mailing address, if applicable:

8553 N. Beach Street, Suite 248

(Mailing address MAY BE A POST OFFICE BOX)

Fort Worth, Texas 76244

B. If amending the registered agent and/or registered office address on our records, enter the name of the new registered agent and/or the new registered office address here:

Name of New Registered Agent: _____

New Registered Office Address: _____

Enter Florida street address

_____, Florida _____

City

Zip Code

New Registered Agent's Signature, if changing Registered Agent:

I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S. Or, if this document is being filed to merely reflect a change in the registered office address, I hereby confirm that the limited liability company has been notified in writing of this change.

If Changing Registered Agent, Signature of New Registered Agent

If amending Authorized Person(s) authorized to manage, enter the title, name, and address of each person being added or removed from our records:

MGR = Manager
 AMBR = Authorized Member

<u>Title</u>	<u>Name</u>	<u>Address</u>	<u>Type of Action</u>
AMBR	Andy Cromer	11628 Aspen Creek Drive	<input type="checkbox"/> Add
		Fort Worth, TX 76244	<input checked="" type="checkbox"/> Remove
			<input type="checkbox"/> Change
AMBR	John D Cromer	1476 Greyfield Drive	<input type="checkbox"/> Add
		St. Augustine, FL 32092	<input checked="" type="checkbox"/> Remove
			<input type="checkbox"/> Change
MGR	Starfish Group Properties Inc.	8553 N Beach Street, Suite 248	<input checked="" type="checkbox"/> Add
		Fort Worth, TX 76244	<input type="checkbox"/> Remove
			<input type="checkbox"/> Change
MGR	John D Cromer	8553 N Beach Street, Suite 248	<input checked="" type="checkbox"/> Add
		Fort Worth, TX 76244	<input type="checkbox"/> Remove
			<input type="checkbox"/> Change
			<input type="checkbox"/> Add
			<input type="checkbox"/> Remove
			<input type="checkbox"/> Change
			<input type="checkbox"/> Add
			<input type="checkbox"/> Remove
			<input type="checkbox"/> Change

17 OCT -2 11:18:19
 ALBANY COUNTY CLERK
 ALBANY, NEW YORK

D. If amending any other information, enter change(s) here: *(Attach additional sheets, if necessary.)*

Multiple horizontal lines for amending information.

FILED
OCT 12 AM 8:49
TALLAHASSEE FLORIDA

E. Effective date, if other than the date of filing: _____ (optional)
(If an effective date is listed, the date must be specific and cannot be prior to date of filing or more than 90 days after filing.) Pursuant to 605.0207 (3)(b)
Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

If the record specifies a delayed effective date, but not an effective time, at 12:01 a.m. on the earlier of:
(b) The 90th day after the record is filed.

Dated 9/20/2017 , _____

gromer
Signature of a member or authorized representative of a member

Starfish Group Properties Inc. by Andy Cromer, President

Typed or printed name of signee

L17000189482

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

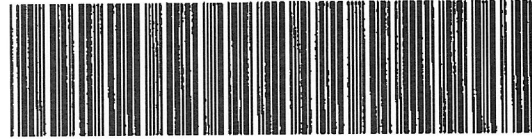
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificatés of Status _____

Special Instructions to Filing Officer:

Office Use Only



400303913834

10/02/17--01015--035 **25.00

17 OCT -2 AM 8:49
TALLAHASSEE, FLORIDA

OCT 03 2017

Y CULKER

COVER LETTER

**TO: Registration Section
Division of Corporations**

SUBJECT: Garden Street, LLC

Name of Limited Liability Company

The enclosed Articles of Amendment and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Yasmin W. Adamy, Esq.

Name of Person

Rock Solid Law

Firm/Company

484 Osceola Ave

Address

Jacksonville Beach, FL 32250

City/State and Zip Code

Yasmin@RockSolidLaw.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Nicole Brady, assistant to Yasmin W. Adamy, Esq. 904 241-1113

Name of Person at (_____) Daytime Telephone Number
Area Code

Enclosed is a check for the following amount:

- | | | | |
|--|--|--|--|
| <input checked="" type="checkbox"/> \$25.00 Filing Fee | <input type="checkbox"/> \$30.00 Filing Fee &
Certificate of Status | <input type="checkbox"/> \$55.00 Filing Fee &
Certified Copy
(additional copy is enclosed) | <input type="checkbox"/> \$60.00 Filing Fee,
Certificate of Status &
Certified Copy
(additional copy is enclosed) |
|--|--|--|--|

MAILING ADDRESS:
Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

STREET/COURIER ADDRESS:
Registration Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

COPY

Prepared by,
Record & Return to:
Rock Solid Law
484 Osceola Avenue
Jacksonville Beach, Florida 32250
(904) 241-1113

Doc # 2017223759, OR BK 18134 Page 2230,
Number Pages: 3
Recorded 09/30/2017 at 09:18 AM,
Ronnie Fussell CLERK CIRCUIT COURT DUVAL
COUNTY
RECORDING \$27.00
DEED DOC ST \$0.70

Parcel ID No: 004016-0000

We have not examined title to the lands described herein and no warranty or other representation is made, and no opinion is expressed or implied as to the ownership of the land, the condition of its title, its quality, the location of its boundaries, or the existence of liens, unpaid taxes or other encumbrances affecting it.

Quit Claim Deed

This Quit Claim Deed made this 7TH day of September, 2017 A.D. between **STARFISH GROUP PROPERTIES, INC.** a Nevada Corporation, whose post office address is: 11628 Aspen Creek Drive, Forth Worth, Texas 76244, hereinafter called the Grantor, and **GARDEN STREET, LLC** a Florida Limited Liability Company, whose post office address is: 11628 Aspen Creek Drive, Forth Worth Texas 76244, 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 AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to, all that certain land situate in Duval County, Florida, viz:

SEE EXHIBIT "A" ATTACHED

Subject to restrictions, reservations, covenants an easements of record; taxes subsequent to 2017 and all applicable zoning ordinances.

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

To Have And To Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

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:

[Signature]
Witness Signature

Lameron Peterman
Printed Name

[Signature]
Witness Signature

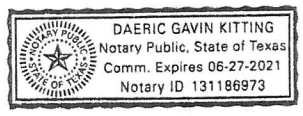
Aleemar Kennel
Printed Name

[Signature]
STARFISH GROUP PROPERTIES, INC., GRANTOR
BY: ANDY CROMER, PRESIDENT AND SECRETARY

State of Texas §
County of Tarrant §

The foregoing Quit Claim Deed was acknowledged before me this 7TH day, of September 2017, by ANDY CROMER, President and Secretary of STARFISH GROUP PROPERTIES, INC., who is personally known to me, or who has produced a Texas Driver's License, as identification.

[Signature]
Notary Public, State of ~~Florida~~ ^{TX} TEXAS





ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street
Jacksonville, Florida 32202-3139

Kenneth Alan Massey
Coastal Atlantic Inc
1401-B Penman Road
Jacksonville Beach, Florida, 32250

July 12, 2017

Project Name: Garden Street homes TBD(2016-0887)
Availability#: 2017-1323

Dear Mr/Mrs Kenneth Alan Massey,

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#: 2017-1323
Request Received On: 7/10/2017
Availability Response: 7/12/2017
Prepared by: Mollie Price

Project Information

Name: Garden Street homes TBD(2016-0887)
Type: Single Family
Requested Flow: 10,500 gpd
Location: US1 near 295 to Garden Street
Parcel ID No.: 004015-0000
Description: 25 to 30 single family homes

Potable Water Connection

Water Treatment Grid: NORTH GRID
Connection Point #1: Existing 16-in water line on the north side of Garden St
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: BUCKMAN
Connection Point #1: Existing 12-in forcemain on the south side of Garden St (see Special Conditions)
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.

Checklist / Baseline Review

Address/Area Print Form

Agent / Owner Planner

Pre-application meeting New information received

Application submitted

Application reviewed

Date sufficient / insufficient

Planning District Existing Land Use

Council District Development Area

Council District Existing Zoning

Neighborhood Association(s)

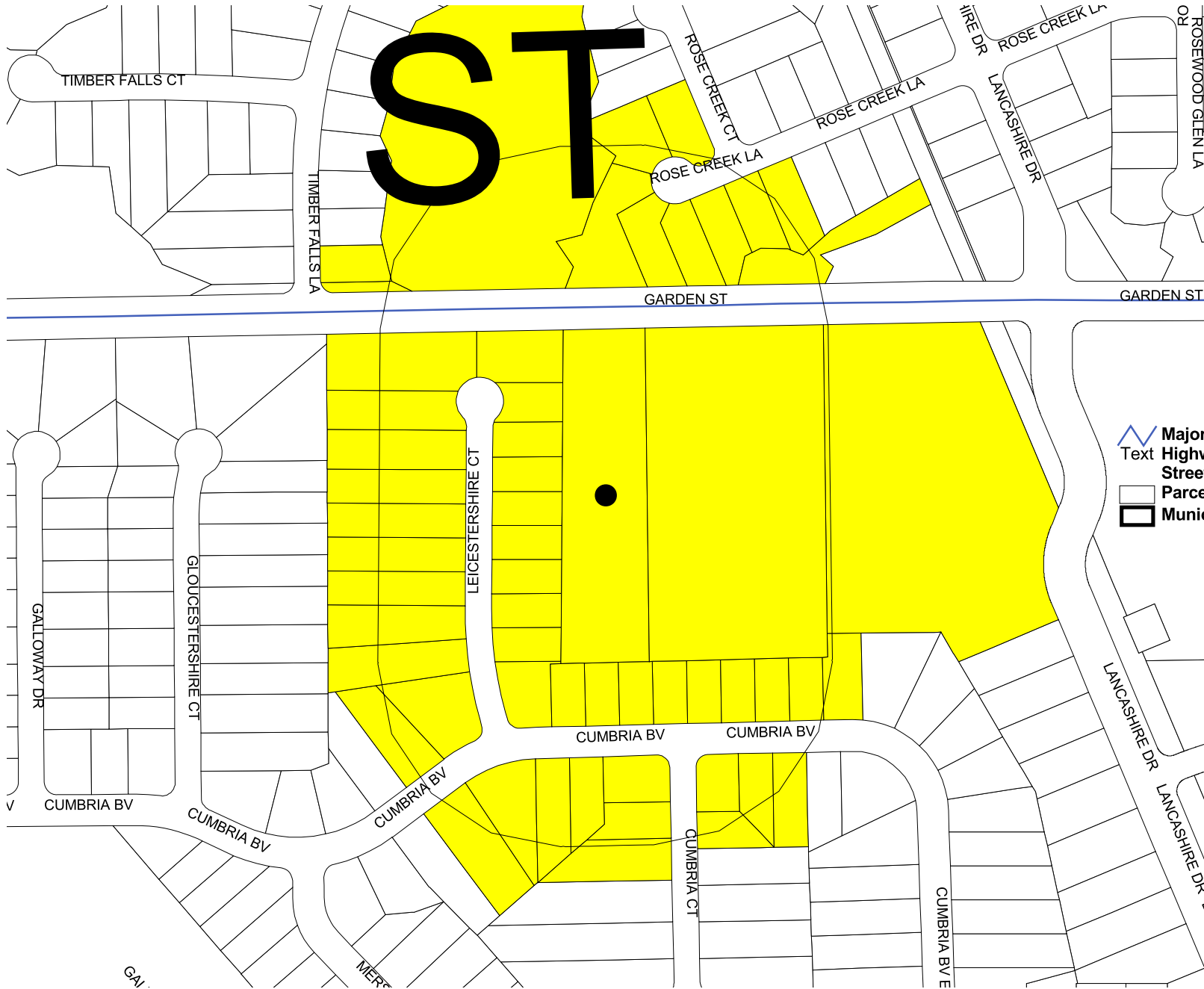
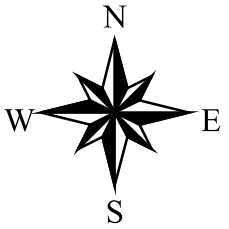
NAP / Town Center / Corridor Study

Downtown Overlay	<input style="width: 100%;" type="text" value="NA"/>	Aquatic Preserve	<input style="width: 80%;" type="text" value="No"/>	Civilian Notice Zone	<input style="width: 80%;" type="text" value="No"/>
DRI	<input style="width: 100%;" type="text" value="NA"/>	Septic Tank Failure Area	<input style="width: 80%;" type="text" value="No"/>	Civilian School Zone	<input style="width: 80%;" type="text" value="No"/>
Springfield Historic District	<input style="width: 80%;" type="text" value="No"/>	Boat Facility Siting Zone	<input style="width: 80%;" type="text" value="No"/>	Civilian Height Zone	<input style="width: 80%;" type="text" value="No"/>
Riverside Historic District	<input style="width: 80%;" type="text" value="No"/>	Coastal High Hazard Zone	<input style="width: 80%;" type="text" value="No"/>	Military Notice Zone	<input style="width: 80%;" type="text" value="No"/>
Riverside Overlay	<input style="width: 80%;" type="text" value="No"/>	Wellhead Protection Zone	<input style="width: 80%;" type="text" value="No"/>	Military School Zone	<input style="width: 80%;" type="text" value="No"/>
Lake Marco Overlay	<input style="width: 80%;" type="text" value="No"/>	State Road	<input style="width: 80%;" type="text" value="No"/>	Military Height Zone	<input style="width: 80%;" type="text" value="No"/>
San Marco Overlay	<input style="width: 80%;" type="text" value="No"/>	Outside Suburban Boundry	<input style="width: 80%;" type="text" value="No"/>	Noise Contour Zone	<input style="width: 80%;" type="text" value="No"/>
Mandarin Height Overlay	<input style="width: 80%;" type="text" value="No"/>	Industrial Sanctuary	<input style="width: 80%;" type="text" value="No"/>	NAS Jax APZ	<input style="width: 80%;" type="text" value="No"/>
Mandarin Road Overlay	<input style="width: 80%;" type="text" value="No"/>	Industrial Compatibility	<input style="width: 80%;" type="text" value="No"/>	Whitehouse OLF APZ	<input style="width: 80%;" type="text" value="No"/>
Mayport	<input style="width: 80%;" type="text" value="No"/>	Listed Species Report > 50 acres	<input style="width: 80%;" type="text" value="No"/>	Whitehouse OLF Light Restriction Zone	<input style="width: 80%;" type="text" value="No"/>

Planner's Comments

Wetlands-No

7370 GARDEN STREET



	A	B	C	D	E	F	G	H	I
1	RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_A	MAIL_CITY	MAIL_STATE	MAIL_ZIP
2	004015 0000	7330 GARDEN LAND TRUST		1485 INTERNATIONAL PKWY STE 1031			LAKE MARY	FL	32746
3	004025 4310	ALLEN SHERIKA		9075 LEICESTERSHIRE CT			JACKSONVILLE	FL	32219
4	004025 6300	ARMSTRONG JOSIE H		7303 ROSE CREEK LN			JACKSONVILLE	FL	32219
5	004025 6285	AUSTIN JOHNATHAN		7288 ROSE CREEK LN			JACKSONVILLE	FL	32219
6	004025 6295	BROWN RODERICK A		7304 ROSE CREEK LN			JACKSONVILLE	FL	32219
7	004025 4305	CAMERON JUSTIN		9069 LEICESTERSHIRE CT			JACKSONVILLE	FL	32219
8	004025 3790	CAMPBELL MARKIA TWAINESIA		7282 CUMBRIA BLVD			JACKSONVILLE	FL	32219
9	004025 3660	CASSELS RICKY Q		7261 CUMBRIA BLVD			JACKSONVILLE	FL	32219
10	004025 4315	CHANDLER SAMMUEL L		9081 LEICESTERSHIRE CT			JACKSONVILLE	FL	32219
11	004025 3720	DAVIS DANNIE		8860 CUMBRIA CT			JACKSONVILLE	FL	32219
12	004025 3670	DAVIS LAVOID L		7277 CUMBRIA BLVD			JACKSONVILLE	FL	32219
13	004025 4345	FAISON LATANA		9086 LEICESTERSHIRE CT			JACKSONVILLE	FL	32219
14	004025 6550	FOREMAN CLARK TAMARA		9903 TIMBER FALLS LN			JACKSONVILLE	FL	32219
15	004025 4385	GILLEY CHARLENE		7345 CUMBRIA BLVD			JACKSONVILLE	FL	32219
16	004025 4375	GIPSON MAELINDER B		9050 LEICESTERSHIRE CT			JACKSONVILLE	FL	32219
17	004025 3710	HARPER CHARLES D		8876 CUMBRIA BLVD			JACKSONVILLE	FL	32219
18	004025 6290	HARRIS DAVIN M		7296 ROSE CREEK LN			JACKSONVILLE	FL	32219
19	004025 4290	HAWKINS VICKIEVON		9051 LEICESTERSHIRE CT			JACKSONVILLE	FL	32219
20	004025 3795	HOLMES SAMANTHA		7274 CUMBRIA BLVD			JACKSONVILLE	FL	32219
21	004025 4320	HOLMES SHAYLA		9087 LEICESTERSHIRE CT			JACKSONVILLE	FL	32219
22	004025 3685	JENKINS ERICA L		7301 CUMBRIA BLVD			JACKSONVILLE	FL	32219
23	004025 6275	JENKINS GERRARD		7272 ROSE CREEK LN			JACKSONVILLE	FL	32219
24	004025 3705	JOHNSON LINDSEY		7320 CUMBRIA BLVD			JACKSONVILLE	FL	32219
25	004025 3680	JOHNSON TIA NICOLE		7293 CUMBRIA BLVD			JACKSONVILLE	FL	32219
26	004025 3785	JORDAN SHAMAR J		7290 CUMBRIA BLVD			JACKSONVILLE	FL	32219
27	004025 4380	KELLY NATALIE		9044 LEICESTERSHIRE CT			JACKSONVILLE	FL	32219
28	004025 3675	LAMAR CHINETHER		7285 CUMBRIA BLVD			JACKSONVILLE	FL	32219
29	004025 3695	MANNING TONDALIA M		7317 CUMBRIA BLVD			JACKSONVILLE	FL	32219
30	004025 4295	MOISE MARIA A		9057 LEICESTERSHIRE CT			JACKSONVILLE	FL	32219
31	004025 3700	MOORE DIANA		7325 CUMBRIA BLVD			JACKSONVILLE	FL	32219
32	004025 4350	MOORE JONATHAN B		9080 LEICESTERSHIRE CT			JACKSONVILLE	FL	32219
33	004025 3690	NEIL ARTHUR W		7309 CUMBRIA BLVD			JACKSONVILLE	FL	32219
34	004025 6310	PARKER TAVARES J		7287 ROSE CREEK LN			JACKSONVILLE	FL	32219
35	004025 4795	PEARSON CHRISTOPHER M		7344 CUMBRIA BLVD			JACKSONVILLE	FL	32219
36	004025 4370	PORTER AVEANNA R		9056 LEICESTERSHIRE CT			JACKSONVILLE	FL	32219
37	004025 3780	ROBINSON SOPHIA A		8867 CUMBRIA CT			JACKSONVILLE	FL	32219
38	004025 4355	ROSARIO HECTOR M		9074 LEICESTERSHIRE CT			JACKSONVILLE	FL	32219
39	004025 3665	ROSS SHERRONDA		7269 CUMBRIA BLVD			JACKSONVILLE	FL	32219
40	004025 4800	SANCHEZ YOLISBET		7338 CUMBRIA BLVD			JACKSONVILLE	FL	32219
41	004025 4360	SHIPMAN ANDRE D		9068 LEICESTERSHIRE CT			JACKSONVILLE	FL	32219
42	004025 4285	SIMS AISHA		7331 CUMBRIA BLVD			JACKSONVILLE	FL	32219
43	004025 4365	SMITH KEALIAH D		9062 LEICESTERSHIRE CT			JACKSONVILLE	FL	32219
44	004025 4805	SMITH LATONYA		7326 CUMBRIA BLVD			JACKSONVILLE	FL	32219
45	004025 2005	ST JAMES PLACE COMMUNITY ASSOCIATION INC		C/O BCM SERVICES INC	920 THIRD ST SUITE B		NEPTUNE BEACH	FL	32266

	A	B	C	D	E	F	G	H	I
46	004016 0000	STARFISH PROPERTIES GROUP INC		11628 ASPEN CREEK DR			FORT WORTH	TX	76244
47	004025 4335	THEODOROPOULOS FOTIOS A		9098 LEICESTERSHIRE CT			JACKSONVILLE	FL	32219
48	004025 4330	THOMAS RANDY L		9099 LEICESTERSHIRE CT			JACKSONVILLE	FL	32219
49	004025 4340	THOMAS WINSTON K		9092 LEICESTERSHIRE CT			JACKSONVILLE	FL	32219
50	004025 6280	TOWNSEND GARY EUGENE		7280 ROSE CREEK LN			JACKSONVILLE	FL	32219
51	004025 4325	TURNER ANJELA		9093 LEICESTERSHIRE CT			JACKSONVILLE	FL	32219
52	004025 4300	WADE STACY II		9063 LEICESTERSHIRE CT			JACKSONVILLE	FL	32219
53	004025 6210	WATERBROOK FALLS LLC		4501 BEVERLY AVE			JACKSONVILLE	FL	32210-2006
54	004025 6305	WATSON ANISSA TANETTE		7295 ROSE CREEK LN			JACKSONVILLE	FL	32219
55	004025 3715	WIMBERLY JIMMIE L JR		8868 CUMBRIA CT			JACKSONVILLE	FL	32219
56		Cisco Garden Civic Association	Betty J. Griner	11701 Cisco Garden RD			JACKSONVILLE	FL	32219
57		The Eden Group Inc.	Dick Berry	1106 Baisden RD			JACKSONVILLE	FL	32218
58		Northwest CPAC	Larry Solomon	6549 Kinlock DR			JACKSONVILLE	FL	32219
59		North CPAC	Bobby Taylor	9441 Heckscher DR			JACKSONVILLE	FL	32226

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

Date: 10/17/2017 Time: 13:50:43
 Location: P08 Clerk: ZSP
 Transaction 0611409

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

General Collection Receipt

Date: 10/16/2017
 Email: ConstanceP@coj.net

: LARA HIPPS/JOHN CROMER
 ss: For property located at 7370 GARDEN STREET
 iption: Rezoning request from RR-Acre to RLD-60

Miscellaneous
 Item: CR - CR431121
 Receipt 0611409.0001-0001 2,408.00
 Total Paid 2,408.00
 CHECK 0150 2,408.00
 Total Tendered 2,408.00

act	SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
								2408.00

Paid By: KENNETH A MASSEY
 Thank You

Total Due: \$2,408.00

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 2017-753 were posted on the property/site located at:

004 016 - 0000
Real Estate Number(s)

7370 Garden St.
Street Address

Jay, FL 32219
City, State Zip Code

Printed Name Alberta Higgs

Signature Alberta Higgs

Dated this 16th day of November, 2017.

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 16th day of Nov, 2017

by Alberta Higgs (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.

Dawn Jones

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



DAWN JONES
MY COMMISSION # FF 947682
EXPIRES: May 4, 2020
Bonded Thru Budget Notary Services