

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2017-0840 TO
PLANNED UNIT DEVELOPMENT

JANUARY 18, 2018
Revised MAY 17, 2018

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 **2017-0840** to Planned Unit Development.

Location: 0 Hogan Road
Northeast corner of Hogan Road and Grant Owens Road

Real Estate Number(s): 136260 0000, 154174 0000, 136324 0500

Current Zoning District: Residential Low Density – 60 (RLD-60)
Residential Rural-Acre (RR-Acre)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southeast, District 3

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

Owner: Samuel E Owens
8957 Hogan Road
Jacksonville, FL 32216

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2017-0840** seeks to rezone approximately 6.42 acres of land from Residential Low Density-60 (RLD-60) and Residential Rural-Acre (RR-Acre) to Planned Unit Development (PUD). The property is located within the Low Density

Residential (LDR) Functional Land Use Category of the 2030 Comprehensive Plan. The rezoning to PUD is being sought so that the property can be developed as a single-family residential neighborhood. The proposed subdivision will feature a maximum of twenty-five (25) lots that will be a minimum, 5,200 square feet in area with an average of 6,500 square feet in area. The maximum lot coverage is 60%. The parcels are currently undeveloped.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

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

Yes. The Planning and Development Department finds that the subject property is located in the Low Density Residential (LDR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the *2030 Comprehensive Plan*. The LDR functional land use category permits housing developments in a gross density range of up to seven (7) dwelling units per acre when full urban services are available to the site. The proposed PUD proposes a gross density of 7 dwelling units to the acre located on the uplands and will have full urban services available to the site. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the *2030 Comprehensive Plan* pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code. A description of the category is noted below.

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

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

(3) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The written description and the site plan of the intended plan of development, meet all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR). This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and further the following goals, objectives and policies contained herein, including:

Future Land Use Element (FLUE) Policy 1.1.16

Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:

1. Creation of like uses;
2. Creation of complementary uses;
3. Enhancement of transportation connections;
4. Use of noise, odor, vibration, and visual/aesthetic controls; and/or
5. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.

FLUE Policy 1.1.22

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

FLUE Policy 1.2.9

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 may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element

FLUE Goal 3

To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

FLUE Policy 3.1.21

The City shall provide design standards in the Land Development Regulations to ensure compatibility with adjacent uses and to protect neighborhood scale and character through transition zones, bulk, massing, and height restrictions. The City shall consider the feasibility and effectiveness of developing design standards for each Development Area, not to include the Central Business District which has established design standards.

Recreation and Open Space (ROS) 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.

ROS Policy 2.2.4

A residential subdivision development of 25 lots to 99 lots shall pay a recreating 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.

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals. According to the Development Services Section a Conditional Capacity Availability Statement (CCAS)/Concurrency Reservation Certificate (CRC) and Mobility Fee Calculation Certificate (MFCC) Application will be required.

(3) Allocation of residential land use

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

(4) Internal compatibility

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

The streetscape: The proposed written description and site plan indicate the proposed development will be on predominately 50' wide lots with 5' side yards and 60% lot coverage. Corner lots would be a minimum of 55' wide. The lots would feature a minimum of 5,200 square feet in area and lots would average 6,500 square feet in area. **Staff does have concerns about the 60% lot coverage. This lot coverage will not provide the open space needed for the health, safety and welfare of the residents. The Zoning Code does not provide a lot coverage over 50% for single-family dwellings. Staff recommends the maximum lot coverage not exceed 50%.**

The existence of absence of, and location of open spaces, plazas, recreational areas and common areas: Approximately 1.66 acres of open space are proposed as part of the development. However, the proposed retention and lift station will occupy this space. However, a local park, Touchton Park, is located approximately 0.75 miles from the site of the development.

The treatment of pedestrian ways: The proposed development is requesting a 20' front setback. The proposed setback will allow vehicles to be parked in driveways without negatively affecting public sidewalks. Additionally, the site will be developed with sidewalks in accordance with the 2030 Comprehensive Plan.

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

Traffic and pedestrian circulation patterns: The PUD is proposing a twenty-five unit subdivision that will feature two cul-de-sacs with access from Hogan Road. In the area of the subject property, Hogan Road from Beach Boulevard to Southside Boulevard is a two-lane undivided Collector Roadway that is currently functioning at 40.51% of capacity. It is predicted that the proposed twenty-five (25) unit development will generate an additional 1,131 vehicles per day (vpd).

The variety and design of dwelling types: No information was provided as part of this application regarding the design and variety of architectural styles. However, the proposed development will be limited to single-family structures.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

The type, number and location of surrounding external uses: The proposed development is located in a primarily residential area with large sections of land that are currently undeveloped. Most of the existing development in the area is located on large single-family lots consistent with the Residential Rural-Acre (RR-Acre) zoning district. However, single-family residential development meeting the Zoning Code and Subdivision Regulations would complement the area by increasing the housing options in the immediate area.

The written description contains the following conditions which provide for external compatibility with the surrounding area.

1. A ten-foot natural undisturbed buffer shall be provided along the north property line.
2. A six-foot high vinyl fence shall be provided along the north property line and Grant Owens Road as shown on the Site Plan dated 4/26/2018.
3. There shall be no ingress or egress to Grant Owens Road.

4. An average 20-foot natural buffer shall be provided along Grant Owens Road and Hogan Road. The buffer shall run the entire length of the property line abutting Grant Owens Road and Hogan Road and shall not be less than 15 feet wide and shall be subject to the standards of the Land Development Procedures Manual.

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

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RR-Acre	Single-family residential
South	LDR	RLD-60	Undeveloped
East	LDR	RR-Acre/RLD-60	Single-family residential/Undeveloped
West	LDR	RR-Acre	Church

(6) Intensity of Development

The proposed development is consistent with the LDR functional land use category and is a single-use, which, as proposed, will not exceed 25 dwelling units. The PUD is appropriate at this location because it will provide additional housing options for the surrounding area.

The existing residential density and intensity of use of surrounding lands:

The surrounding residential density is predominately Residential Rural-Acre (RR-Acre) and Residential Low Density-60 (RLD-60). The adjoining properties to the north, east and west are predominately RR-Acre with the lots to the south zoned RLD-60.

The availability and location of utility services and public facilities and services:

JEA indicates that water and sewer are available at this location.

The site is served by the following schools:

Hogan-Spring Glen Elem.	352 enrollment	472 capacity
Southside Middle School	842 enrollment	977 capacity
Englewood High School	1,856 enrollment	1,864 capacity

Due to the class size amendment, the capacity of Duval County schools is currently under review. The School Board, with the support of the planning and Development Department through the Joint Planning Committee of the Jacksonville City Council and the Duval County School Board, is working on addressing enrollment and capacity issues in several ways, including site acquisition. In addition, the School Board has options to address student enrollment at specific schools including boundary adjustment, changes in special assignments and adjustments to magnet programs.

The amount and size of open spaces, plazas, common areas and recreation areas:

Approximately 1.66 acres will remain as open space as part of the proposed development. However, this area will include the proposed retention pond and lift station. Additionally, an existing public park, Touchton Park, is located approximately 0.75 miles to the east of the proposed development. As a result, the applicant is proposing to pay into the City Recreation Fund for each lot so that the existing public parks can be enhanced.

Any other factor deemed relevant to the limitation of the intensity of the development for the benefit of the public health, welfare, and safety:

Up to two single-faced identity signs are proposed at the entry off of Hogan Road and one permanent two-sided monument sign is proposed for the median of the entry road into the proposed development. The proposed signs will be located either on the property or in the right of way and will not exceed twenty-four (24) square feet of area or twelve (12) feet in height.

(7) Usable open spaces plazas, recreation areas.

The project will pay into the City Recreation Fund. In addition, the proposed retention pond will be located on the approximately 1.66 acres of open space proposed as part of the development.

(8) Impact on wetlands

A wetlands survey map for this application site was created with the use of the City's GIS and photogrammetric analysis. It appears the boundary of the proposed PUD was drawn just outside the wetlands jurisdiction line. However, a search of the St Johns River Water Management District (SJRWMD) website did not produce an application for an "Environmental Resource Permit" (ERP) or an application for a wetlands boundary determination. The majority of the wetlands located outside of the proposed PUD are located at the 13 elevation line. However, the southernmost corner of the PUD along Hogan Road is at an elevation of 11. Therefore, there is a possibility of approximately 167 square feet of "Category II" wetlands located within the PUD. Although none of the proposed subdivision lots are located near the wetland, the construction of the proposed stormwater retention basin could possibly impact that area of the wetlands due to the steeper slopes of that area of the subdivision. This wetlands is the headwaters of a small unnamed drainage area that drains south under Hogan Road and then drains west as it empties into Pottsburg Creek.

Although, impacts to wetlands are expected to be small, an environmental resource permit from the St Johns River Management District will be required; mainly due to the creation from the construction of a stormwater pond and discharge into the wetlands drainage system.

Requirements for development in wetlands including permitted uses, maintenance of water quality, maintenance of vegetation, and hydrology are specified in the following CCME Goals and Objectives:

Conservation and Coastal Management Element (CCME) Goal 4

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

CCME Objective 4.1

The City shall protect and conserve the natural functions of its existing wetlands, including estuarine marshes. In order to achieve this object and its associated policies, the City shall continue to work with the applicable regional, state, and federal agencies charged with these regulatory responsibilities.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(10) Off-street parking including loading and unloading areas.

The site will be developed in accordance with Part 6 of the Zoning Code. Section 656.604 (a) (1) requires two off street parking spaces for each dwelling.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on January 5, 2018, 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 **2017-0840** be **APPROVED with the following exhibits:**

1. The original legal description dated October 23, 2017
2. The revised written description dated April 26, 2018
3. The revised site plan dated April 26, 2018

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2017-0840** be **APPROVED with the following conditions:**

1. The proposed lots shall be a minimum of sixty (60) feet in width and at least 6,000 square feet in area.
2. The maximum lot coverage shall be 50%.
3. Prior to the first final inspection within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either (a) an affidavit documenting that all conditions to the development order have been satisfied, or (b) a detailed agreement for the completion of all conditions to the development order.



Aerial

Source: Staff, Planning and Development Department

Date: 01.02.2018



Subject Property along Hogan Road

Source: Staff, Planning and Development Department

Date: 01.05.2018



Subject Property along Grant Owens Road
Source: Google StreetView Date: 01.05.2018



Adjoining property to the east
Source: Google StreetView Date: 01.05.2018



Adjoining property to the south across Hogan Road

Source: Staff, Planning and Development Department

Date: 01.05.2018



Adjoining property to the west across Grant Owens Road

Source: Staff, Planning and Development Department

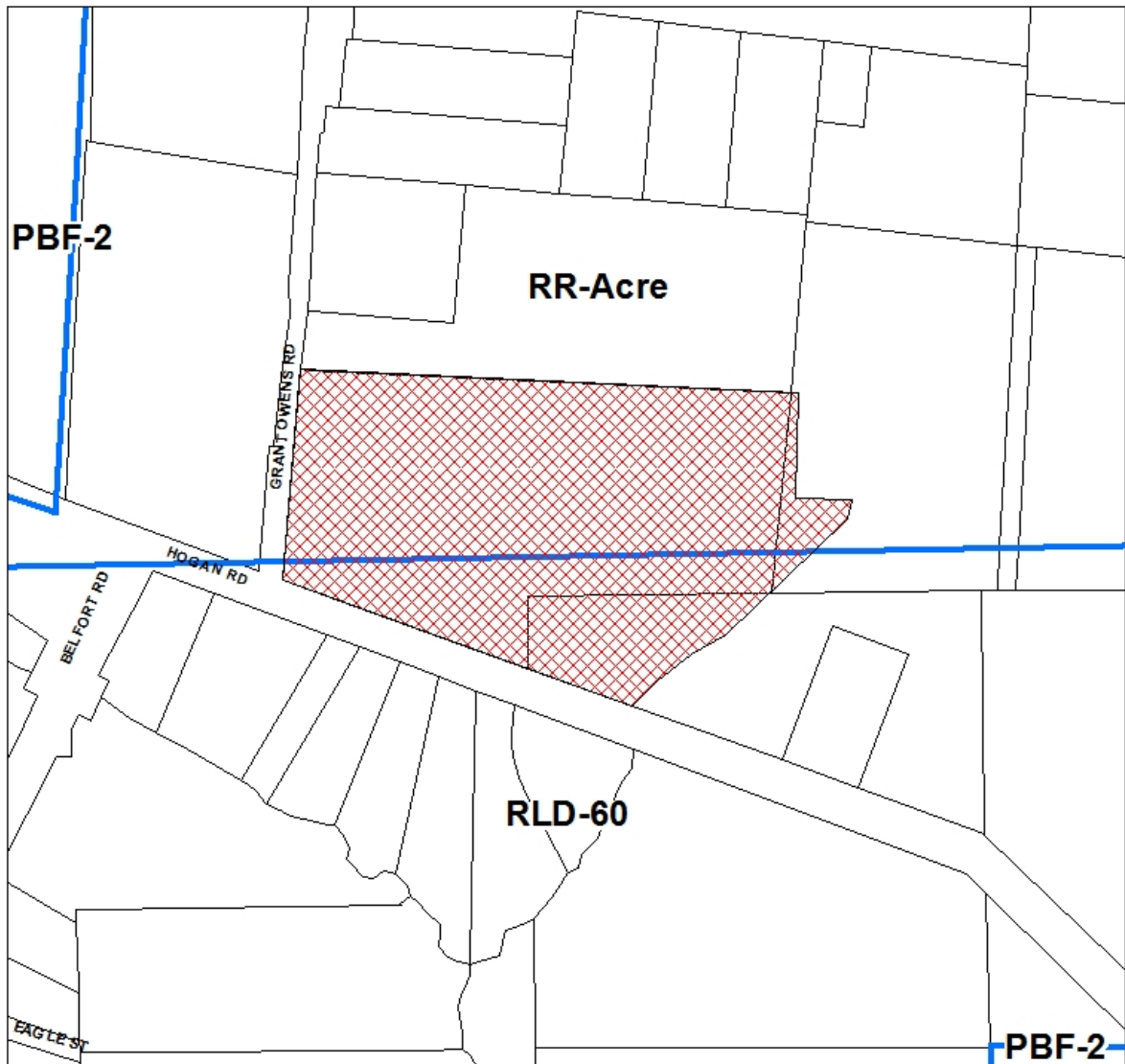
Date: 01.05.2018

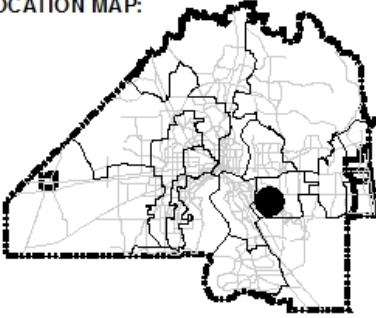

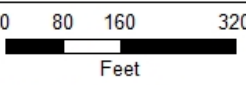


Adjoining property to the north

Source: Staff, Planning and Development Department

Date: 01.05.2018



<p>REQUEST SOUGHT:</p> <p>FROM: RLD-60 & RR-ACRE</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	  COUNCIL DISTRICT: 4
<p>ORDINANCE NUMBER:</p> <p>ORD-2017-0840</p>	<p>TRACKING NUMBER:</p> <p>T-2017-1593</p>	<p>PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2017-0840 **Staff Sign-Off/Date** N/A / N/A
Filing Date 12/12/2017 **Number of Signs to Post** 4
Hearing Dates:
1st City Council 01/23/2018 **Planning Commission** 01/18/2018
Land Use & Zoning 02/06/2018 **2nd City Council** N/A
Neighborhood Association GREATER HOGAN NEIGHBORHOOD ASSOCIATION
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 1593 **Application Status** PENDING
Date Started 10/26/2017 **Date Submitted** 10/26/2017

General Information On Applicant

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

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name OWENS **First Name** SAMUEL **Middle Name** E
Company/Trust Name
Mailing Address 8957 HOGAN ROAD
City JACKSONVILLE **State** FL **Zip Code** 32216
Phone 9049935008 **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	136260 0000	4	3	RLD-60	PUD
Map	154174 0000	4	3	RLD-60	PUD
Map	136324 0500	4	3	RR-ACRE	PUD

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)

Development Number

Proposed PUD Name

Justification For Rezoning Application

LOW DENSITY RESIDENTIAL ALLOWS UP TO 7 UNITS PER ACRE, WE ARE ASKING FOR 3.89 UNITS TO THE ACRE. THE PROPERTY ABUTS A CHURCH WHICH IS AN INTUITIONAL USE.

Location Of Property

General Location

House #	Street Name, Type and Direction	Zip Code
<input type="text" value="0"/>	<input type="text" value="GRANT OWENS RD"/>	<input type="text" value="32216"/>

Between Streets

and

Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.
- Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** Land Use Table
- Exhibit G** Copy of the deed to indicate proof of property ownership.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

- Exhibit H** Aerial Photograph.
- Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).
- Exhibit J** Other Information as required by the Department (i.e.-*building elevations, *signage details, traffic analysis, etc.).
- Exhibit K** Site Location Map.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required SIGN(S) must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING**. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

Filing Fee Information

- | | |
|--|------------|
| 1) Rezoning Application's General Base Fee: | \$2,269.00 |
| 2) Plus Cost Per Acre or Portion Thereof | |
| 6.42 Acres @ \$10.00 /acre: | \$70.00 |
| 3) Plus Notification Costs Per Addressee | |
| 24 Notifications @ \$7.00 /each: | \$168.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,507.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT A - Property Ownership Affidavit

Date: 10/26/17

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:
0 Grant Owens Rd., Jacksonville, FL (RE# 136260-0000, portion of 136324-0500,
portion of 154174-0000)

To Whom it May Concern:

I Samuel E. Owens hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for rezoning, site planning, and permitting submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

By Samuel E. Owens

By _____

Print Name: SAMUELE OWENS

Print Name: _____

Its: _____

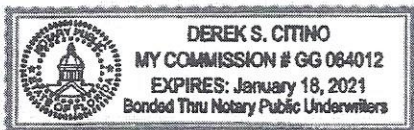
*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner: this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 26th day of October 2017 by Sam Owens, who is personally known to me or who has produced ID# 520-785-40-029-0 as identification and who took an oath.

Derek S. Citino

(Signature of NOTARY PUBLIC)



Derek S. Citino

(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: Jan. 18, 2021

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: 10/26/17

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

Re: Agent Authorization for the following site location: 0 Grant Owens Rd., Jacksonville, FL (RE# 136260-0000, portion of 136324-05 portion of 154174-0000)

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 Hart Resources, LLC (Curtis Hart) & KB Home Jacksonville LLC to act as agent to file application(s) for _____ 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 Samuel E. Owens

By _____

Print Name: SAMUEL E. OWENS

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.

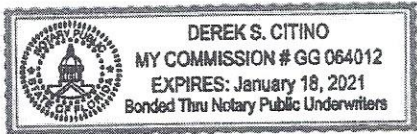
STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 26th day of October 2017, by Sam Owens, who is personally known to me or who has produced ID # 0520-785-40-0210 as identification and who took an oath.

Derek S. Citino

(Signature of NOTARY PUBLIC)

Derek S. Citino
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: Jan 18, 2021

EXHIBIT C

Binding Letter

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

RE: Hogan Road Subdivision

Ladies and Gentleman;

You are hereby advised that the undersigned, owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part thereof, hereby agrees to bind its successor(s) in title to development in accordance with (a) the site plan and the written description of the proposed rezoning plan submitted with the rezoning application and (b) any conditions set forth by the City Council of the City of Jacksonville in the rezoning ordinance. Owner also agrees to proceed with the development of the subject property in accordance with items (a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities, which are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

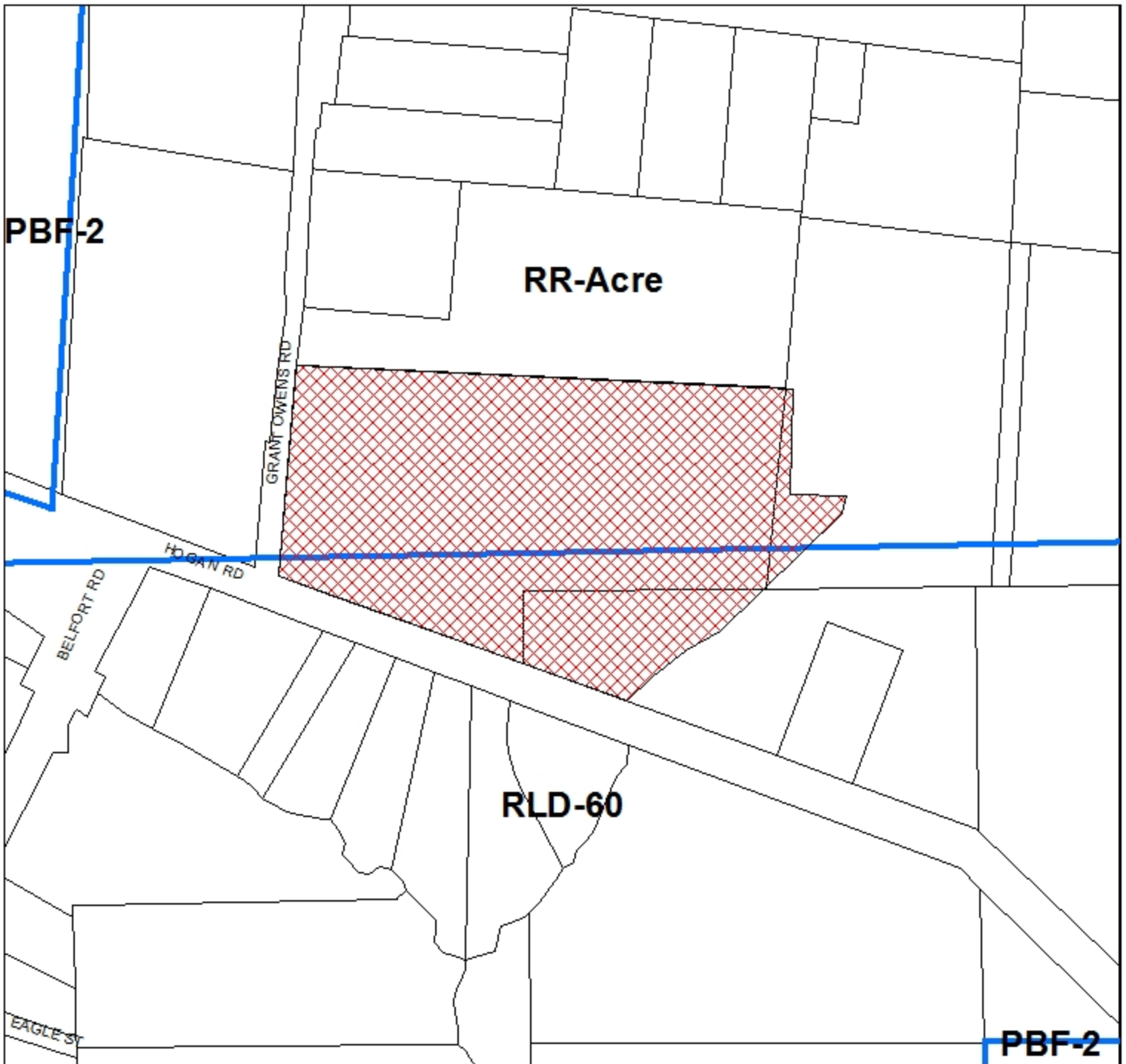
By: Samuel E. Owens

Its: SAMUEL E. OWENS

EXHIBIT 1
LEGAL DESCRIPTION

A PART OF THE FRANCIS RICHARD GRANT, SECTION 52, TOWNSHIP 2 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND A PORTION OF LOT 3 AND LOT 4, A.B. CAMPBELL'S SUBDIVISION OF TIGER HOLE PLANTATION, ACCORDING TO THE PLAT THEREOF RECORDED IN DEED BOOK "AQ", PAGES 260 AND 261 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF HOGAN ROAD (A 60' RIGHT OF WAY) AND THE EASTERLY RIGHT OF WAY LINE OF GRANT OWENS ROAD (A VARIABLE WIDTH RIGHT OF WAY); THENCE NORTH 04°40'39" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 289.16 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7418, PAGE 2269 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 88°28'30" EAST, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS AND THE EASTERLY PROJECTION THEREOF, A DISTANCE OF 730.32 FEET; THENCE SOUTH 01°31'30" WEST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 88°28'30" EAST, A DISTANCE OF 82.33 FEET; THENCE SOUTH 16°09'43" WEST, A DISTANCE OF 27.45 FEET; THENCE SOUTH 46°12'23" WEST, A DISTANCE OF 245.46 FEET; THENCE SOUTH 60°33'15" WEST, A DISTANCE OF 57.97 FEET; THENCE SOUTH 51°39'26" WEST, A DISTANCE OF 63.21 FEET; THENCE SOUTH 45°50'23" WEST, A DISTANCE OF 59.13 FEET TO SAID NORTHEASTERLY RIGHT OF WAY LINE OF HOGAN ROAD; THENCE NORTH 69°31'00" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 538.71 FEET TO THE POINT OF BEGINNING. CONTAINING 6.42 ACRES MORE OR LESS.

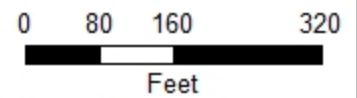
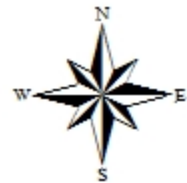
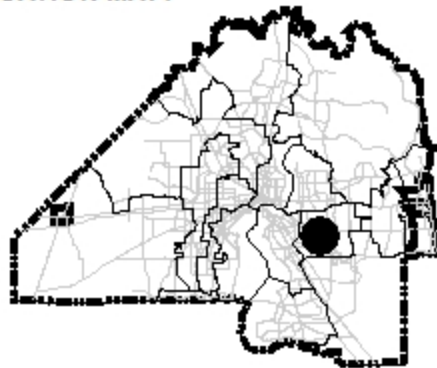


REQUEST SOUGHT:

FROM: RLD-60 & RR-ACRE

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:
4

TRACKING NUMBER:

T-2017-1593

PAGE 1 OF 1

Exhibit D

WRITTEN DESCRIPTION

HOGAN ROAD PUD 2017-0840

April 26, 2018

I. PROJECT DESCRIPTION

- A. Curtis Hart/Hart Resources, LLC (the Applicant) proposes to rezone approximately +/- 6.42 acres of property (the Property) from RLD-60 and RR to a Planned Unit Development (PUD) to permit development of the subject property as a 25-lot single family residential subdivision. The subject property is located east of Belfort Road fronting on Hogan Road, the Property is owned by Samuel Owens. The subject property is in close proximity to shopping, mass transportation and schools.
- B. As indicated on the site plan dated 4-26-18 we are asking for 25 lots that are a average square feet of 6,500 square feet with a minimum of 5,200 square feet. The Land Use is Low Density Residential with up to seven (7) units per acre. We are asking for 3.89 units per acre.
- C. Project Architect/Planner: Dunn & Associates, Inc.
- D. Project Developer: Hart Resources LLC
- E. Current Land Use Category: Low Density Residential (LDR)
- F. Current Zoning District: RLD-60 & RR
- G. Requested Zoning District: Planned Unit Development (PUD)
- H. Requested Land Use Category: Low Density Residential (LDR)
- I. Real Estate Number: 136260-0000, portion of 136324-0500 and 154174-0000

II. QUANTITATIVE DATA

- A. Total acreage: +/- 6.42 acres
- B. Maximum number of dwelling units: 25 units
- C. Total amount of non-residential floor area: N/A

- D. Total amount of recreation area: To be provided as required by Section 656.420 of the Zoning Code or pay into the City Recreation Fund.
- E. Total amount of open space +/- 1.66 acres
- F. Total amount of public/private rights of way +/- 1.11 acres
- G. Total amount of land coverage of all buildings and structures: 30.3%
- H. Schedule of construction: all one phase

III. STATEMENTS

- A. This proposed PUD differs from the usual application of the Zoning Code because it requires a natural undisturbed buffer on the North property line and an entrance on Hogan Road.
- B. A Homeownersq Association for the development shall be responsible for the maintenance of the common areas. The streets will be dedicated to and maintained by the City of Jacksonville.
- C. The Subject Property will fulfill housing needs appropriate to various lifestyles and income levels, provide a mix of housing types appealing to first time buyers, move . up buyers, retirees and other buyers. This would have a positive impact on the area, blend with surrounding uses and help to increase the property values of the older communities in the area.

IV. USES AND RESTRICTIONS

- A. Permitted Uses: Single family dwellings and other uses allowed in RLD zoning districts as allowed by Part 656.305.A.II.(a).(4)(family day care homes),(5)(community residential homes),(6)(essential services),(9)(neighborhood parks, pocket parks, playgrounds or recreational structures) and (11)(home occupations) of the Zoning Code Temporary sales offices and construction trailers shall be allowed to be placed on site and moved throughout the site, if necessary. The number of temporary offices will not exceed one (1) at any given time and shall be removed upon the completion of all sales and construction activities on the Property. No construction trailers shall be located next to a completed and occupied home. Completed homes may be used as model homes or sales or construction offices.
- B. Permissible Uses by Exception: N/A
- C. Limitations on Permitted or Permissible Uses by Exception: N/A

D. Permitted Accessory Uses and Structures: Accessory uses and structures are allowed as defined in Section 656.40 of the Zoning Code, provided however, that no setback shall be required to locate air conditioning compressors in a required side yard and fences, swimming pools, screened enclosures and air conditioning compressors shall be permitted in the second front yard on double frontage or through lots.

V. DESIGN GUIDELINES

A. Lot Requirements (Required setbacks shall be measured to the face of the structural wall of the home or building. Nonstructural exterior surfaces or veneers will not be considered encroachments):

(1) Minimum lot area: 5,200 square feet, with an average of 6,500 square feet.

Minimum lot width: 50 feet for corner lots the minimum lot width shall be increased by 5qto 55q

(2) Maximum lot coverage: 60%

(3) Minimum front yard: 20 feet. On corner lots one of the front yards may be reduced to 10 feet.

(4) Minimum side yard: 5 feet

(5) Minimum rear yard: 10 feet. A rear yard shall also include any double frontage or through lot that is shown on the plat for the development which reflects a 5q non-access easement.

(6) Maximum height of structures: 35 feet

(7) Minimum frontage of each lot: Equal to 80% of its required lot width provided however, that the lot frontage may be reduced to 35qon cul-de-sacs and curves.

B. Ingress, Egress and Circulation

(1) Parking Requirements. The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

(2) Vehicular Access.

- a. Vehicular access to the Property shall be by way of Hogan Road. The final location of all access points is subject to the review and approval of the Development Services Division.
- b. Within the Property internal access shall be provided to each home and the common areas via the streets as shown on the Site Plan which shall meet the standards required by the Code of Subdivision Regulations.

(3) Pedestrian Access.

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs

- (1) The Applicant may construct up to two (2) permanent, single faced identity signs at entrance off Hogan Road and one (1) permanent, double faced sign in the median of the entry road to the development. The signs may be located within the road right-of-way or on private property. Each sign shall not exceed twenty-four (24) square feet in area or twelve (12) feet in height.
- (2) Real estate and construction signs shall also be allowed on each lot as provided for by Part 656.1306 and Section 656.1307 of the Zoning Code.

D. Landscaping

Landscaping will meet the requirements of Part 12 Landscape Regulations of the Zoning Code.

E. Recreation, Open Space and Lakes and Ponds

Touchton Road Park is within one mile from Hogan Road and Brackridge Park is .75 mile to the east of the development; therefore, we will pay into the City Recreation Fund for each lot so that these Parks can be enhanced.

Construction of the Retention Areas (including the import and export of fill) as shown by the Site Plan is as to comply with the final engineering plans approved by the City of Jacksonville and the St. Johns River Water Management District prior to final acceptance of the portion of the Property containing such Retention Area.

F. Utilities

Water, sanitary sewer and electric will be provided by JEA.

G. Wetlands

The Property will be developed in accordance with the permit requirements of the St. Johns River Water Management District and all other local, state and federal requirements. There are no wetlands on the site.

VI. DEVELOPMENT PLAN APPROVAL

With the request for verification of substantial compliance with the PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

VII. PUD REVIEW CRITERIA

- A. Consistency with Comprehensive Plan: According to the Future Land Use Map series (FLUMS) of the 2030 Comprehensive Plan, the designated Land Use is Low Density Residential (LDR), which allows for the use requested in the subject PUD.
- B. Consistency with the Concurrency and Mobility Management System: The PUD will satisfy all concurrency requirements as required by the City of Jacksonville Concurrency Management System Office.
- C. Allocation of Residential Land Use: The PUD provides for residential uses which are in compliance with the requirements of the 2030 Comprehensive Plan.
- D. Internal Compatibility/Vehicular Access: Vehicular access will be from Hogan Road. All uses are for single family.
- E. External Compatibility/Intensity of Development: The proposed density and uses are compatible with residential development in the area.
- F. Recreation/Open Space: The PUD will provide a recreation/common area for the community as required by Part 656.420 of the Zoning Code or pay into the City recreation Fund. In addition, ponds total approximately .60 acre and provides additional open space.
- G. No Impact on Wetlands: The Property will be developed in accordance with the permit requirements of the local, state and federal agencies with jurisdiction.

- H. Listed Species Regulations: A listed species study for the Property is not required since it is less than 50 acres in size.
- I. Off Street Parking and Loading Requirements: Parking will be provided for each home as required by Part 6 of the Zoning Code.
- J. Sidewalks, Trails and Bikeways: Sidewalks will be constructed as required by the 2030 Comprehensive Plan.
- K. Stormwater Retention: A total of .60 acres (1) pond is proposed to be constructed on the Property and will be maintained by the Homeowners Association.
- L. Utilities: The Jacksonville Electric Authority will provide all utilities.

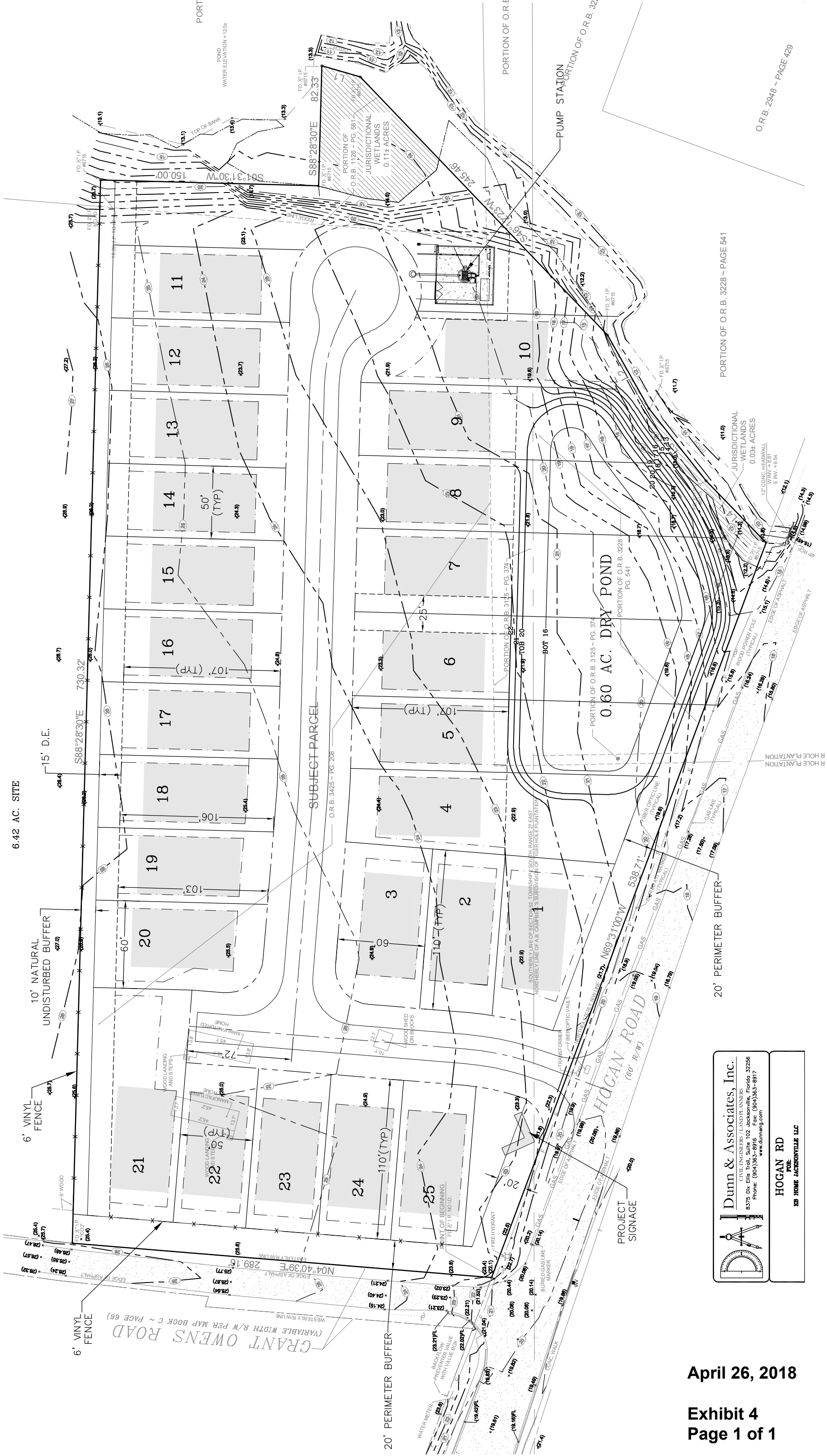
VIII.HOW THIS PUD DIFFERS FROM USUAL APPLICATIONS

The PUD differs from a usual application for rezoning as stated throughout this written description and restated here; There is a variety of lots sizes that differ from a straight zoning, no permissible uses by exception are allowed, location of vehicular access to property is stated, signage is specified, location of retention is noted on the site plan Dated 4-26-18, and specificity is provided throughout this Planned Unit Development. Also, since this is a PUD, conditions can be added if necessary while going through the rezoning process.

IX. CONDITIONS

1. As noted on the site plan, a ten foot (10q) natural undisturbed buffer will be provided on the Northern property line.
2. Along Grant Owen Road property line and the Northern property line, a six-foot (6q) vinyl fence will be provided as noted on the site plan dated 4-26-18.
3. There will be no access from this subdivision to Grant Owens Road.
4. Even though the lots are a minimum of fifty-foot (50q) wide, the average square footage for each lot will be 6,500 square feet.
5. An average twenty foot (20q) natural buffer area will be provided along Grant Owens Road and Hogan Road. The buffer area shall run the entire length of the property line abutting Grant Owens Road and Hogan Road and, shall not be less than fifteen feet (15q) wide, and shall be subject to the standards of the Land Development Procedures Manual.

EXHIBIT "E"
4/26/18



O.R.B. 2948 - PAGE 429

PORTION OF O.R.B. 3228 ~ PAGE 541

20' PERIMETER BUFFER

	Dunn & Associates, Inc. CIVIL ENGINEERS / LAND PLANNERS 8375 Dr. Ellis Trail, Suite 102 Jacksonville, Florida 32256 Phone: (904)350-8817 www.dunneng.com
	HOGAN RD FOR: RB HOME JACKSONVILLE LLC

April 26, 2018
Exhibit 4
Page 1 of 1

EXHIBIT F

PUD Name Hogan Road PUD

Land Use Table

Total gross acreage	6.42 Acres	100 %
Amount of each different land use by acreage		
Single family	3.89 Acres	60.6 %
Total number of dwelling units	25 D.U.	
Multiple family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Commercial	0 Acres	0 %
Industrial	0 Acres	0 %
Other land use	0 Acres	0 %
Active recreation and/or open space	0 Acres	0 %
Passive open space	1.66 Acres	25.9 %
Public and private right-of-way	1.11 Acres	17.3 %
Maximum coverage of buildings and structures	84,724 Sq. Ft.	30.3 %

Exhibit K – Site Location Map

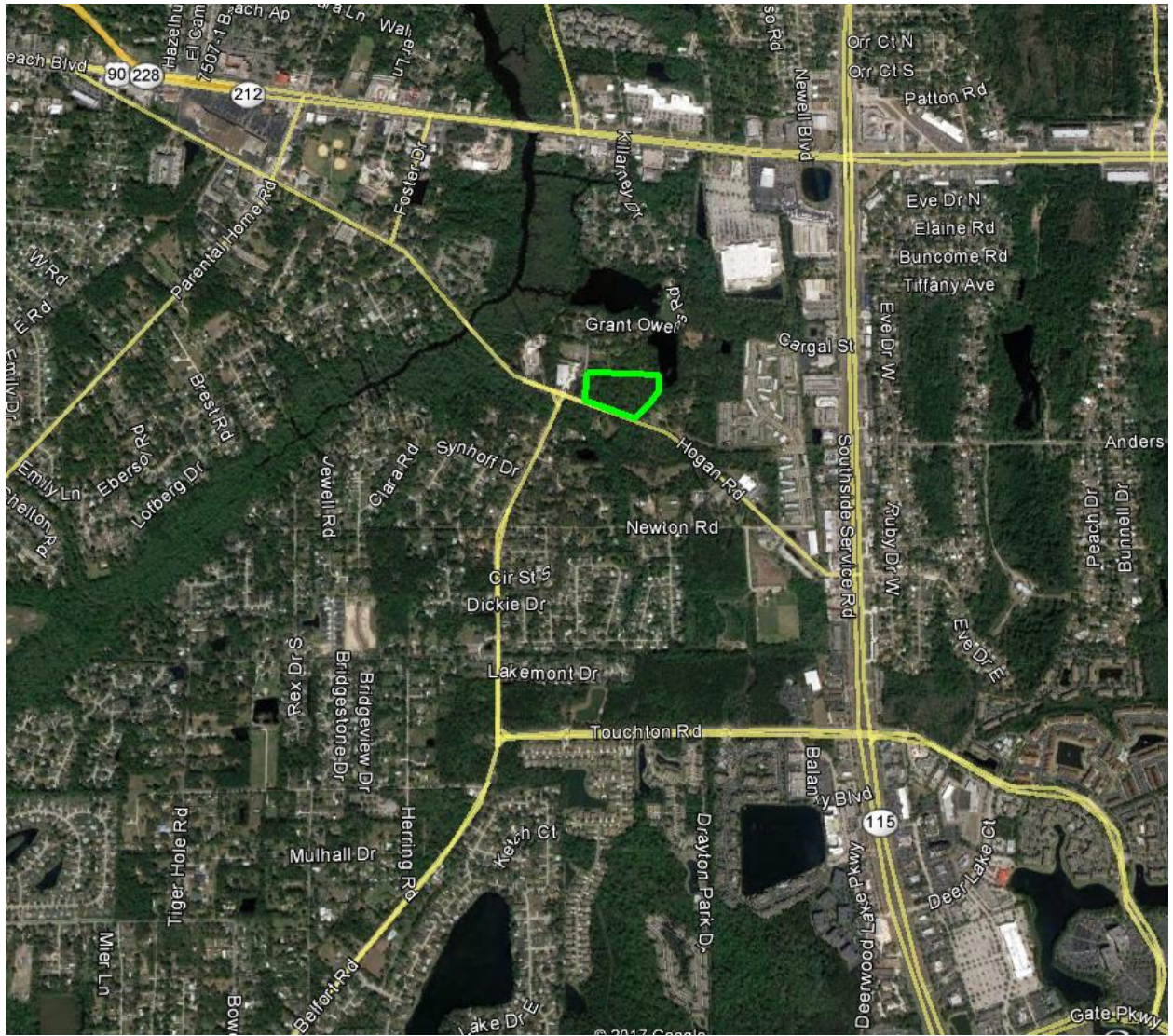


Exhibit H – Aerial Photo



Michael Corrigan, Tax Collector
 Duval County/City of Jacksonville
 Comments - taxcollector@coj.net
 Inquiries - (904)630-1916
 www.coj.net/tc
 Date: 12/01/2017 Time: 08:47:15
 Location: P07 Clerk: MCI
 Transaction 0717241

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

General Collection Receipt

Date: 11/13/2017

Email: AMartina@coj.net

Miscellaneous
 Item: CR - CR434378
 Receipt 0717241.0001-0001 2,507.00

 Total Paid 2,507.00
 CHECK 07130708 2,507.00

 Total Tendered 2,507.00
 Paid By: kb home (perkins)
 Thank You

Samuel E Owen
 8957 Hogan Road
 Jacksonville, FL 32217
 T-1593 Hogan Road PUD

SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
							2507.00


Total Due: \$2,507.00

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

Account No: CR434378
REZONING/VARIANCE/EXCEPTION
 Name: Samuel E Owen
 Address: 8957 Hogan Road
 Description: T-1593 Hogan Road PUD

Date: 11/13/2017

Total Due: \$2,507.00

OWENS SAMUEL E 
 8975 HOGAN RD
 JACKSONVILLE, FL 32216-4681

Primary Site Address
 0 HOGAN RD
 Jacksonville FL 32216

Official Record Book/Page
 03228-00541

Tile #
 7502

0 HOGAN RD

Property Detail

RE #	154174-0000
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	02860 TIGER HOLE S/D A&B CAMPBL
Total Area	128010

Value Summary

	2017 Certified	2018 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$76,202.00	\$76,202.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$76,202.00	\$76,202.00
Assessed Value	\$76,202.00	\$76,202.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$76,202.00	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
03228-00541	6/3/1971	\$1,000.00	MS - Miscellaneous	Unqualified	Vacant

Extra Features 

No data found for this section

Land & Legal 

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-60	0.00	0.00	Common	2.30	Acreage	\$75,992.00
2	9602	SWAMP	RLD-60	0.00	0.00	Common	0.70	Acreage	\$210.00

Legal

LN	Legal Description
1	02-3S-27E
2	TIGER HOLE S/D PT F RICHARD GRANT
3	PT LOT 3 RECD O/R BK 3228-541

Buildings 

No data found for this section

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	\$76,202.00	\$0.00	\$76,202.00	\$870.84	\$871.90	\$830.82
Public Schools: By State Law	\$76,202.00	\$0.00	\$76,202.00	\$346.60	\$322.87	\$329.08
By Local Board	\$76,202.00	\$0.00	\$76,202.00	\$171.10	\$171.30	\$162.45
FL Inland Navigation Dist.	\$76,202.00	\$0.00	\$76,202.00	\$2.44	\$2.44	\$2.29
Water Mgmt Dist. SJRWMD	\$76,202.00	\$0.00	\$76,202.00	\$21.96	\$20.76	\$20.76
Gen Gov Voted	\$76,202.00	\$0.00	\$76,202.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$76,202.00	\$0.00	\$76,202.00	\$0.00	\$0.00	\$0.00
Totals			\$1,412.94	\$1,389.27	\$1,345.40	
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$76,110.00	\$76,110.00	\$0.00	\$76,110.00		
Current Year	\$76,202.00	\$76,202.00	\$0.00	\$76,202.00		


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.

2017
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](#)

OWENS SAMUEL E 
 8957 HOGAN RD
 JACKSONVILLE, FL 32216-4681

Primary Site Address
 0 GRANT OWENS RD
 Jacksonville FL 32216

Official Record Book/Page
 03482-00748

Tile #
 7435

0 GRANT OWENS RD

Property Detail

RE #	136324-0500
Tax District	GS
Property Use	9600 Waste Land
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	167379

Value Summary

	2017 Certified	2018 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$58,259.00	\$58,259.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$58,259.00	\$58,259.00
Assessed Value	\$58,259.00	\$58,259.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$58,259.00	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
03482-00748	3/19/1973	\$1,500.00	WD - Warranty Deed	Unqualified	Improved

Extra Features 

No data found for this section

Land & Legal 

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	0103	RES RURAL 2 OR LESS UNITS PER AC	RR-ACRE	0.00	0.00	Common	1.34	Acreage	\$57,727.00
2	9607	RETENTION POND	RR-ACRE	0.00	0.00	Common	1.15	Acreage	\$196.00
3	9602	SWAMP	RR-ACRE	0.00	0.00	Common	1.12	Acreage	\$336.00

Legal

LN	Legal Description
1	52-2S-27E
2	F RICHARD GRANT
3	PT RECD O/R BK 3482-748

Buildings 

No data found for this section

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	\$58,259.00	\$0.00	\$58,259.00	\$665.37	\$666.59	\$635.19
Public Schools: By State Law	\$58,259.00	\$0.00	\$58,259.00	\$264.82	\$246.84	\$251.59
By Local Board	\$58,259.00	\$0.00	\$58,259.00	\$130.73	\$130.97	\$124.20
FL Inland Navigation Dist.	\$58,259.00	\$0.00	\$58,259.00	\$1.86	\$1.86	\$1.75
Water Mgmt Dist. SJRWMD	\$58,259.00	\$0.00	\$58,259.00	\$16.78	\$15.87	\$15.87
Gen Gov Voted	\$58,259.00	\$0.00	\$58,259.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$58,259.00	\$0.00	\$58,259.00	\$0.00	\$0.00	\$0.00
			Totals	\$1,079.56	\$1,062.13	\$1,028.60
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$58,152.00	\$58,152.00	\$0.00	\$58,152.00		
Current Year	\$58,259.00	\$58,259.00	\$0.00	\$58,259.00		


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.

2017
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](#)

OWENS SAMUEL E 
 8957 HOGAN RD
 JACKSONVILLE, FL 32216-4681

Primary Site Address
 0 GRANT OWENS RD
 Jacksonville FL 32216

Official Record Book/Page
 03245-00208

Tile #
 7435

0 GRANT OWENS RD

Property Detail

RE #	136260-0000
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	239682

Value Summary

	2017 Certified	2018 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$135,072.00	\$135,072.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$135,072.00	\$135,072.00
Assessed Value	\$135,072.00	\$135,072.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$135,072.00	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
03245-00208	7/16/1971	\$10,000.00	MS - Miscellaneous	Unqualified	Vacant

Extra Features 

No data found for this section

Land & Legal 

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	0103	RES RURAL 2 OR LESS UNITS PER AC	RR-ACRE	0.00	0.00	Common	4.36	Acreage	\$109,872.00
2	0100	RES LD 3-7 UNITS PER AC	RLD-60	0.00	0.00	Common	1.00	Acreage	\$25,200.00

Legal

LN	Legal Description
1	52-2S-27E
2	F RICHARD GRANT
3	PT RECD O/R BK 3245-208 & PT LOT 4
4	RECD O/R BK 3245-208 TIGER HOLE S/D

Buildings 

No data found for this section

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	\$135,072.00	\$0.00	\$135,072.00	\$1,545.48	\$1,545.48	\$1,472.66
Public Schools: By State Law	\$135,072.00	\$0.00	\$135,072.00	\$615.12	\$572.30	\$583.31
By Local Board	\$135,072.00	\$0.00	\$135,072.00	\$303.64	\$303.64	\$287.95
FL Inland Navigation Dist.	\$135,072.00	\$0.00	\$135,072.00	\$4.32	\$4.32	\$4.05
Water Mgmt Dist. SJRWMD	\$135,072.00	\$0.00	\$135,072.00	\$38.97	\$36.79	\$36.79
Gen Gov Voted	\$135,072.00	\$0.00	\$135,072.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$135,072.00	\$0.00	\$135,072.00	\$0.00	\$0.00	\$0.00
			Totals	\$2,507.53	\$2,462.53	\$2,384.76
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$135,072.00	\$135,072.00	\$0.00	\$135,072.00		
Current Year	\$135,072.00	\$135,072.00	\$0.00	\$135,072.00		

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.

2017
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](#)

Parcel
1

71-2985 : 512

OFFICIAL RECORDS

A part of the North 1/4 of Lot 2, a fractional part of the South 1/4 of Lot 2, and a part of the North 1/4 of Lot 3, A. B. Campbell's Subdivision of Tiger Hole Plantation, according to the plat recorded in Book "AD", page 260 of the former public records of Duval County, Florida, more particularly described as follows:

Begin at the Northwest corner of said Lot 2; thence North 89° 59' 14" East, 406.10 feet along the Northerly line of said Lot 2, to the Northwesterly most corner of lands described in Official Records volume 3096, page 887; thence South 39° 28' 24" West, 523.94 feet along the Westerly most line of the last mentioned deed; thence North 89° 27' 24" East, 71.25 feet; thence South 0° 09' 44" West, 241.50 feet to the Southeasterly corner of lands described in Official Records, Volume 2467, Page 1019, to a point in the Northerly Right of Way line of Hogan Road (a 60 foot Right of Way); thence North 46° 30' 06" West, 598.67 feet along the Northeasterly Right of Way line of said Hogan Road; thence North 69° 29' 26" West, 184 feet along the Northeasterly line of Hogan Road to the Southeasterly corner of lands described in Official Records volume 2948, Page 429; thence North 20° 30' 14" East, 208.7 feet along the Easterly line of the last mentioned deed; thence North 69° 29' 26" West, 118.23 feet along the Northerly line of the last mentioned deed; thence South 20° 30' 34" West 208.7 feet along the Westerly line of the last mentioned deed to the Northeasterly line of said Hogan Road; thence North 69° 29' 26" West, along the Northeasterly line of said Hogan Road 393 feet more or less to the intersection of the Westerly line of said Lot 3; thence Northerly along the Westerly line of said Lot 3, 90 feet more or less to its Northwesterly corner; thence Easterly along the Northerly line of said Lot 3; 660 feet more or less to the Point of Beginning.

Also that triangular part of the North 1/4 of said Lot 2 of said Subdivision, lying Southwesterly of said Hogan Road more particularly described as follows:

Commence at the Northwest corner of said Lot 2; thence South 0° 59' 46" East, 448.74 feet along the Westerly line of said Lot 2 to the Point of Beginning in the Southwesterly line of said Hogan Road; thence continue South 0° 59' 46" East along the Easterly line of said Lot 3, 216.82 feet; thence South 89° 50' 16" East, 225.37 feet to the Southwesterly line of said Hogan Road; thence North 46° 30' 06" West, 315.88 feet along said Hogan Road to the Point of Beginning.

Party's name

71-2985
JUN 8 12 06 PM '71

Handwritten signature and stamp

PL 3225 541

THE FIDUCIARY RECORD BOOK

OFFICIAL RECORDS

OPTIONAL & JOINTLY USED

Warranty Deed

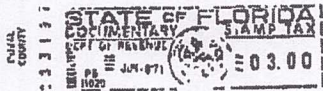
THIS INSTRUMENT, Made this 30 day of JUNE, A.D. 1971 BETWEEN
RUBY OWENS, widow of Grant Owens, deceased,
of the County of Duval, State of Florida, party of the first part, and
Samuel E. Owens and Joan C. Owens, his wife, 8975 Hogan Road,
Jacksonville, Florida,

of the County of Duval, State of Florida, parties of the second part,
WITNESSETH: That the said party of the first part, for and in consideration of the sum of

-----Ten and No/100 Dollars-----
to her is hand paid by the said parties of the second part, the receipt whereof is hereby acknow-
ledged, has granted, bargained and sold to the said parties of the second part,
their heirs and assigns forever, the following described land, situate, lying and being in the
County of Duval, State of Florida, to wit:

See Schedule attached.

This instrument was prepared by
E. O. W. J.
1001 7
Jacksonville, Fla.



And the said party of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year first above written
SIGNED AND SEALED IN OUR PRESENCE
E. Charles Oberdorfer Ruby OWENS (SEAL)
Frank Woodhuff (SEAL)
(SEAL)
(SEAL)

STATE OF FLORIDA
COUNTY OF DUVAL
Before me personally appeared RUBY OWENS, widow of Grant Owens, deceased,
known to me to be the individual described in and who executed the foregoing instrument, and acknowledged to me and before me that she executed the same for the purposes therein expressed.
WITNESS my hand and official seal this 30 day of June
1971, at Jacksonville, County and State of Florida
E. Charles Oberdorfer
Notary Public in and for the County and State of Florida
My commission expires 1-18-75

623

VOL 1126 PAGE 581
OFFICIAL RECORDS

This Warranty Deed Made the 1st day of October A. D. 1960 by

IMLER EARTH MOVERS, INC., a corporation organized and existing under the laws of the State of Florida, and having its office and principal place of business in Jacksonville, Duval County, Florida, hereinafter called the grantor, to

A. O. IMLER and BESSIE E. IMLER, his wife,

whose postoffice address is Box 50, Grand Crossing, Florida,

hereinafter called the grantees.

(Wherever used herein the terms "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 \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alters, re-mises, releases, conveys and confirms unto the grantees, all that certain land situate in Duval County, Florida, viz:

parcel
2

PARCEL I: Part of the Francis Richard Grant, Section 52, Township 2 South, Range 27 East, more particularly described as commencing at the Southeast corner of Killarney Shores, according to plat thereof recorded in Plat Book 26, pages 49 and 49A, and running South 4 degrees 9 minutes 10 seconds West a distance of 924 feet to an iron for point of beginning; thence North 83 degrees 26 minutes 30 seconds West a distance of 330 feet to an iron; thence South 4 degrees 9 minutes 10 seconds West a distance of 511.31 feet to an iron; thence North 89 degrees 13 minutes 35 seconds East a distance of 330.90 feet to an iron; thence North 4 degrees 9 minutes 10 seconds East a distance of 469.10 feet to the point of beginning, according to a survey made by Waverly J. Ray & Associates, Civil Engineers, and dated March 4, 1960; said lands being the same lands described in Deed to John Allen and recorded in Deed Book 330, page 118, Duval County Records, excepting those portions of said John Allen land described in Deed to Augustus Williams recorded in Deed Book 411, page 21, Duval County Records.

PARCEL II: Lot 91, Edmondson's Beverly Hills, Unit No. 3, according to plat thereof recorded in Plat Book 14, page 58, of the current public records of Duval County, Florida; SUBJECT TO the covenants and restrictions contained in Deed recorded in Deed Book 1304, page 262, Duval County public records.

THIS DEED is hereby expressly made subject to 1960 taxes.

DUVAL COUNTY
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
OCT 2 - 60

Together, with all the tenements hereditaments and appurtenances thereto belonging or in any-wise appertaining.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accrued subsequent to December 31, 1959.

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.

[Handwritten signatures]
.....
.....
(CORPORATE SEAL)

IMLER EARTH MOVERS,

BY: *A. O. Tomler*
As its President

ATTEST: *James R. Harris*
As its Secretary



State of FLORIDA
County of DUVAL

I Hereby Certify, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared.....

A. O. IMLER and JAMES R. HARRIS
Secretary
well known to me to be the.....President and.....Secretary.....respectively of
IMLER EARTH MOVERS, INC.

the corporation in whose name the foregoing instrument was executed, and that they severally acknowledged executing the same as such officers of such corporation freely and voluntarily under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation.

Witness my hand and official seal in the County and State last aforesaid this 25th
day of October A. D. 1960

60-66718

OCT 27 10 23 AM '60

FILE IN RECORDED BY PUBLIC RECORDS OF DUVAL COUNTY, FLA.

[Handwritten signature]
CLERK OF SUPERIOR COURT

[Handwritten signature]
Notary Public
My Commission expires on 12/31/60

WARRANTY DEED
1000 FORM

DEED'S FORM 2, 1971

Must be used and for sale by The U. S. W. & Ohio Company
Jacksonville, Florida

OFFICIAL RECORDS
This Warranty Deed Made this

16th day of July

A. D. 1971 by

VIRGINIA THOMPSON, a widow,

hereinafter called the grantor, to

SAMUEL E. OWENS and JOAN C. OWENS, his wife,

whose postoffice address is 8957 Hogan Road, Jacksonville, Florida

hereinafter called the grantees:

(Witness and locate the term "grantor" and "grantee" locally of the parties to this instrument, and the date, hour, representatives and names of witnesses, and the document and page or pages of the instrument.)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, releases, conveys and confirms unto the grantees, all that certain land situate in Duval

A tract of land, comprised of a portion of Section 52, Township 2 South, Range 27 East, Jacksonville, Duval County, Florida, and a portion of Lot 4, A. B. CAMPBELL'S SUBDIVISION OF TIGER HOLE PLANTATION, according to plat recorded in the Former Public Records of said County in Deed-Book "AQ", Page 260, said tract being more particularly described as follows:

For point of reference, commence at the point of intersection of the line dividing said Lot 4 from Lot 3, in said A. B. CAMPBELL'S SUBDIVISION OF TIGER HOLE PLANTATION, with the Northeastern right of way line of Hogan Road (a 60-foot right of way) and run N-69° 29'26" W., along said right of way line, a distance of 7.0 feet to a point for point of beginning. From this point of beginning thus described, continue N-69° 29' 26" W., and along said Northeastern right of way line, a distance of 386.74 feet to a point; run thence N-4° 41' 04" E, a distance of 304.0 feet to a point; run thence S-86° 58' 56" E, a distance of 725.4 feet to a point; run thence S-4° 41' 04" W, a distance of 266.94 feet to a point located in the Northernly boundary of that certain property described in the Current Public Records of said County in Official Records Volume 1323, Page 334; run thence S-89° 10' 46" W., along said Northernly boundary, a distance of 368.08 feet to a point; run thence S-1° 14' 26" E, a distance of 122.0 feet to the point of beginning. The land thus described contains 3.3331 acres, more or less.

Parcel
3

6/21/71

DUVAL COUNTY
0 5 5 7 2 0
FLORIDA
DOCUMENTARY SURTAX
\$ 11.00
JUL 27 1971

DUVAL COUNTY
0 5 5 7 5 0
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
\$ 30.00
JUL 27 1971

Vol 3245 : 209

OFFICIAL RECORDS

Together, with all the instruments, appointments and appurtenances thereto belonging or in any-wise appertaining.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whatsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1970.

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:

E. F. Durcan
John Howard

Virginia Thompson
Virginia Thompson

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared VIRGINIA THOMPSON, a widow,

to me known to be the person described in and who executed the foregoing instrument and she acknowledged to me that SHE executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this July A. D. 19 71.



Walter R. Wilkins
NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA
AT LARGE MY COMMISSION EXPIRES
JULY 12, 1975 GENERAL INSURANCE
UNDERWRITERS, INC.

71-39819
Jul 23 1 29 PM '71

NOTARY PUBLIC
WALTER R. WILKINS
P.O. BOX 1000
PALM BEACH, FLORIDA