



ONE CITY. ONE JACKSONVILLE.

# City of Jacksonville, Florida

*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
www.coj.net

February 22, 2018

The Honorable Anna Brosche, President  
The Honorable Matt Schellenberg, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report  
Ordinance No.: 2018-50**

Dear Honorable Council President Brosche, Honorable Council Member and LUZ Chairperson Schellenberg and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission ("PC") respectfully offers this report for consideration by the Land Use and Zoning Committee ("LUZ").

- Recommendation by JPDD:  Approve  Deny  
**Amend request from RLD-50 to RLD-60**
- Recommendation by PC to LUZ:  Approve  Deny  
**Amend request from RLD-50 to RLD-60**
- PC Vote: 6-0
- PC Commentary: The agent agreed to amend the application from RLD-50 to RLD-60. The adjacent property owner spoke in opposition. His concerns were decrease in property values and increase in the number of new dwellings backing up to his yard. He is zoned Residential Rural and has several animals which are allowed. He is concerned the new residents will complain about his animals. The Commission asked staff if there was anything that could be added to the ordinance to protect the property owner from harassment.

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**

**APPLICATION FOR REZONING ORDINANCE 2018-0050**

**FEBRUARY 22, 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 **2018-0050**.

***Location:*** 7780 118<sup>th</sup> Street; between Ricker Road and Diamond Leaf Drive

***Real Estate Numbers:*** 015765-0000

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

***Proposed Zoning District:*** Residential Low Density-50 (RLD-50)

***Current Land Use Category:*** Low Density Residential (LDR)

***Planning District:*** Southwest, District 4

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

***Owner:*** LWB Real Estate Capital LLC  
Alex Sifakis  
7563 Phillips Highway, Suite 109  
Jacksonville, Florida 32256

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2018-0050** seeks to rezone 4.84± acres from Residential Rural-Acre (RR-Acre) to Residential Low Density-50 (RLD-50) for the purpose of developing the property with a single-family subdivision. The site has approximately 333 feet of frontage on 118<sup>th</sup> Street. JEA electric, water and sewer service will be provided to the site. The subdivisions located to the east and north are in the RLD-60 Zoning District, as well as the homes on the north side of 118<sup>th</sup> Street. The RR-Acre lots to the southeast, currently zoned RR-Acre, are approximately a quarter acre which does not meet the minimum lot requirement for RR-Acre.

However, these lots are lots of record which exempt them from meeting minimum lot requirements.

**Because of the zoning districts and an examination of the lot sizes surrounding the subject property the Planning & Development Department has recommended approval of RLD-60, instead of the requested RLD-50.**

### **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. The site subject to the rezoning is located in the LDR land use category within the Suburban Development Area as identified on the Future Land Use Map series (FLUMs) of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. Single family and multi-family dwellings are the principal use for land designated as LDR. As such, all of the RLD zoning districts are primary zoning districts within this land use category. The site is not located in the CHHA or in any flood zones. However, according to the Department's GIS mapping system, wetlands appear to be present on site.

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

**Future Land Use Element**

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.

Objective 3.1 Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and the Land Development Regulations.

Policy 3.1.11 The City shall require new residential areas to be designed to include an efficient system of internal circulation and connection to adjacent developments and neighborhoods. The Land Development Regulations shall detail the requirements for public access and interconnectivity within and between developments based on standards such as but not limited to a connectivity score, maximum separations between connections to adjacent developments, and rules relative to hours, operations, and public safety considerations for any restriction of access through the use of gates.

#### Recreation and Open Space Element

Objective 2.2 The City's Land Development Regulations, through the Subdivision Ordinances or other Ordinances, shall ensure the provision of open space by private enterprise.

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.

Policy 2.2.4 A residential subdivision development of 25 lots to 99 lots shall pay a recreation and open space fee of two-hundred-fifty (\$250) dollars per lot, or provide at least four hundred thirty-five (435) square feet of useable uplands for each lot (and any fraction thereof), to be dedicated as common area and set aside for active recreation. The City shall use recreation and open space fees collected pursuant to this subsection to improve, enhance, expand, or acquire recreation areas within the same Planning District in which the fees are paid.

The property is completely surrounded by LDR land use. The requested RLD-50 rezoning is consistent with the LDR Land Use Category description however the Department believes that RLD-60 is more consistent with the surrounding Zoning Districts. 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 rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. The proposed rezoning to RLD-50 promotes a pattern of compatible uses (*i.e.* single family dwellings) consistent with the surrounding area and future development. However the lot size is not consistent with the surrounding zoning districts. Therefore, the proposed rezoning to RLD-60, as recommended by Staff, will allow the property to be developed in a lot pattern that is similar to the surrounding area.

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. If approved as recommended by the Staff of the Planning & Development Department, 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**

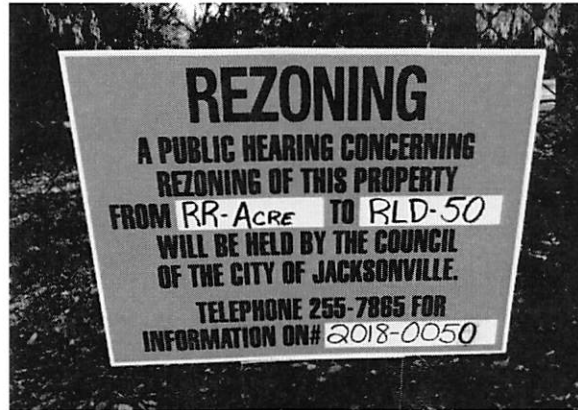
The subject property is located on the south side of 118<sup>th</sup> Street, west of Ricker Road. The surrounding uses, land use category and zoning are as follows:

| <b>Adjacent Property</b> | <b>Land Use Category</b> | <b>Zoning District</b> | <b>Current Use(s)</b>     |
|--------------------------|--------------------------|------------------------|---------------------------|
| North                    | LDR                      | RLD-60                 | Single Family Subdivision |
| East                     | LDR                      | RR-Acre                | Single Family Dwelling    |
| South                    | LDR                      | RR-Acre                | Single Family Subdivision |
| West                     | LDR                      | RR-Acre                | Single Family Dwelling    |

Single Family lots along 118<sup>th</sup> Street to the north of the subject property and the subdivision to the north of that are in the RLD-60 Zoning District. The subdivision to the west is also in the RLD-60 Zoning District. Single family lots within a half mile radius of the subject property range from RR-Acre to RLD-60. There are no RLD-50 lots in the immediate area which makes the request for RLD-50 inconsistent with the surrounding area. Staff recommends that the application be approved for RLD-60. Approval of this rezoning to RLD-60 would provide for the development of similar housing characteristics consistent with the surrounding area.

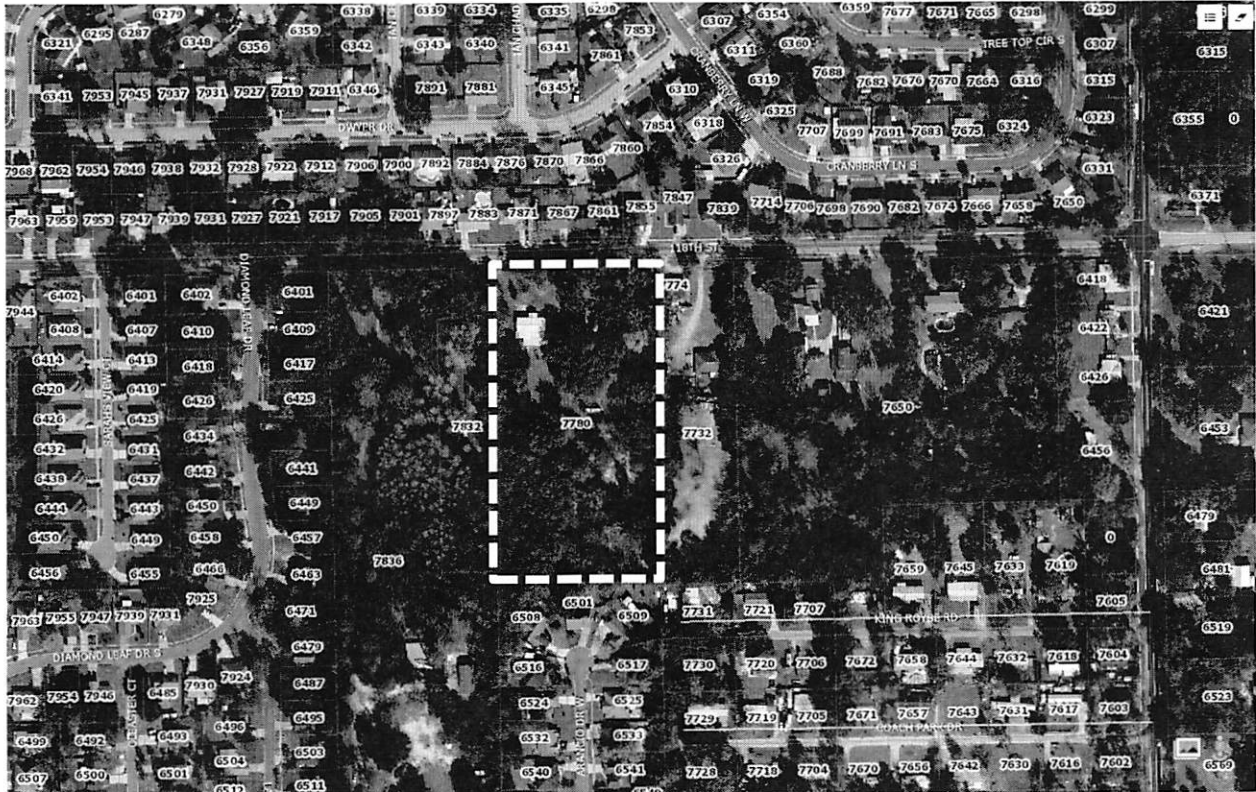
**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on February 1, 2018, the required Notice of Public Hearing signs were posted.



**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2018-0050 be APPROVED for RLD-60.



Aerial



**Subject Property**

*Source: City of Jacksonville, Planning & Development Department  
Date: February 1, 2018*



**Subject Property**

*Source: City of Jacksonville, Planning & Development Department  
Date: February 1, 2018*





**Property to the north: Single Family Dwellings (7867, 7861, 7847 118<sup>th</sup> Street)**

*Source: City of Jacksonville, Planning & Development Department*  
*Date: February 1, 2018*



**Property to the south: Single Family Dwelling (6508 Arancio Dr W)**

*Source: City of Jacksonville, Planning & Development Department*  
*Date: February 1, 2018*





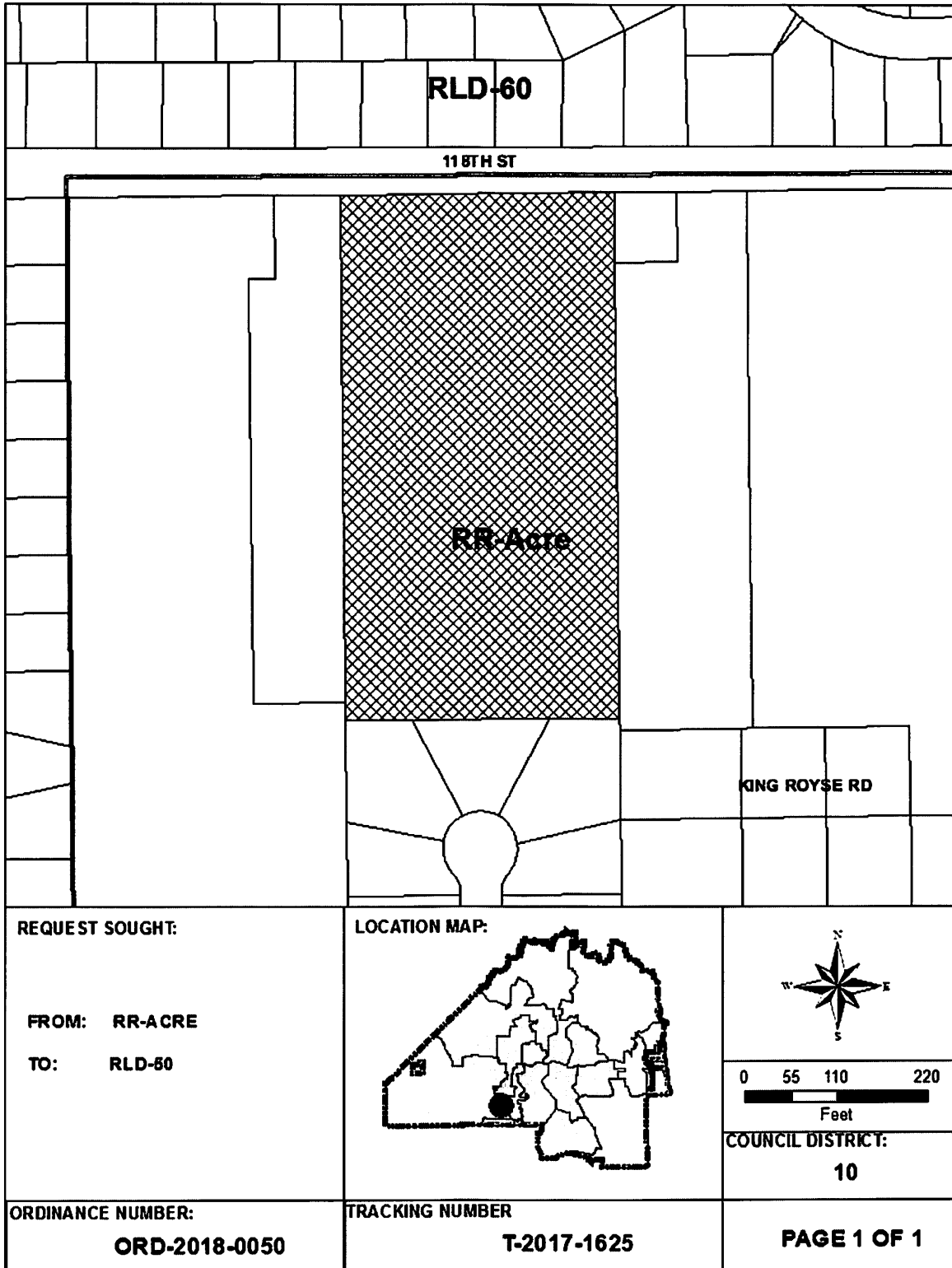
**Property to the south: Single Family Dwelling (6501 Arancio Dr W)**

*Source: City of Jacksonville, Planning & Development Department*  
*Date: February 1, 2018*



**Property to the south: Single Family Dwelling (6509 Arancio Dr W)**

*Source: City of Jacksonville, Planning & Development Department*  
*Date: February 1, 2018*





*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:** 2018-0050  
**DATE:** February 1, 2018

---

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

**Description of Proposed Rezoning Application**

|                   |         |                           |                    |
|-------------------|---------|---------------------------|--------------------|
| Current Land Use: | LDR     | LU Companion Application: | N/A                |
| Current Zoning:   | RR-Acre | Proposed Zoning:          | RLD-50 Acres: 4.84 |

**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 for a rezoning from the RR-Acre zoning district to a RLD-50 zoning district in order to allow for the development of a single-family residential sub-division consistent with the RLD-50 district.

**LAND USE CATEGORY CONSISTENCY REVIEW:**

The site subject to the rezoning is located in the LDR land use category within the Suburban Development Area as identified on the Future Land Use Map series (FLUMs) of the Future Land Use Element (FLUE) of the 2030

Comprehensive Plan. Single family and multi-family dwellings are the principal use for land designated as LDR. As such, all of the RLD zoning districts are primary zoning districts within this land use category. The site is not located in the CHHA or in any flood zones. However, according to the Department's GIS mapping system, wetlands appear to be present on site.

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

Future Land Use Element

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.

Objective 3.1 Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and the Land Development Regulations.

Policy 3.1.11 The City shall require new residential areas to be designed to include an efficient system of internal circulation and connection to adjacent developments and neighborhoods. The Land Development Regulations shall detail the requirements for public access and interconnectivity within and between developments based on standards such as but not limited to a connectivity score, maximum separations between connections to adjacent developments, and rules relative to hours, operations, and public safety considerations for any restriction of access through the use of gates.

Recreation and Open Space Element

Objective 2.2 The City's Land Development Regulations, through the Subdivision Ordinances or other Ordinances, shall ensure the provision of open space by private enterprise.

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.

Policy 2.2.4 A residential subdivision development of 25 lots to 99 lots shall pay a recreation and open space fee of two-hundred-fifty (\$250) dollars per lot, or provide at least four hundred thirty-five (435) square feet of useable uplands for each lot (and any fraction thereof), to be dedicated as common area and set aside for active recreation. The City shall use recreation and open space fees collected pursuant to this subsection to improve, enhance, expand, or acquire recreation areas within the same Planning District in which the fees are paid.

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

Airport Environment Zone

The site is located within the 500-foot Height and Hazard Zone for Naval Air Station Jacksonville and Cecil Field. Zoning will limit development to a maximum height of less than 500 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d). See Objective 2.5 of the Future Land Use Element below:

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

Wetlands

Approximately 0.5 of an acre in the southwest corner of the property appears to contain wetlands, "wetland forest mixed." The Conservation and Coastal Management Element (CCME) recommends avoiding wetlands if possible unless no other on site alternative exists. The site plan should be carefully evaluated to ensure that no other building placement could be used in order to avoid the wetlands on site. A wetland Survey may be needed for further evaluation.

The proposed amendment must meet the requirements of Goal 4 of the CCME of the Comprehensive Plan 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. Mitigation may satisfy Goal 4 and Objective 4.1 to achieve no 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, improve the water quality, and improve fish and wildlife values of wetlands. Requirements for development in wetlands including permitted uses, maintenance of water quality, maintenance of vegetation, and hydrology are specified in the following CCME policies:

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.

Objective 4.1 The City shall protect and conserve the natural functions of its existing wetlands, including estuarine marshes. In order to achieve this objective and its associated policies, the City shall continue to work with the applicable regional, state and federal agencies charged with these regulatory responsibilities.

Policy 4.1.3 The following performance standards shall apply to all development, except public utilities and roadways, permitted within Category I, II, and III wetlands:

(a) Encroachment

Encroachment in Category I, II, or III wetlands is the least damaging and no practicable on-site alternative exists; and

(b) No net loss

Development is designed and located in such a manner that there is no net loss to the wetland functions including but not limited to:

i the habitat of fish, wildlife and threatened or endangered species,

ii the abundance and diversity of fish, wildlife and threatened or endangered species,

- iii the food sources of fish and wildlife including those which are threatened or endangered,
- iv the water quality of the wetland, and
- v the flood storage and flood conveyance capabilities of the wetland; and

(c) Floodplain protection

Buildings are built at an elevation of sufficient height to meet the designated flood zone standards as set forth by the Federal Emergency Management Agency. The design must be in conformance with Chapter 652 (Floodplain Regulations) of the Ordinance Code; and

(d) Stormwater quality

In the design and review of developments which will discharge stormwater into the Category I, II, or III wetlands the following performance standards shall be used to protect water quality:

- i Issuance of a Management and Storage of Surface Waters permit pursuant to Chapter 40C-4 or 40C-40, F.A.C. or a stormwater permit issued pursuant to Chapter 40C-42, F.A.C., provides assurances necessary for compliance with subsections (i) - (iv) above provided the stormwater management system is constructed in accordance with the permit; and
- ii Regular monitoring and maintenance program on an annual basis for the performance of stormwater treatment systems

(e) Septic tanks

Septic tanks, drainfields and/or greywater systems are located outside the Category I, II, or III wetland area and not within 75 feet of the mean high water line of tidal bodies or within 75 feet of any wetland unless the Duval County Health Department grants a variance for a hardship case pursuant to the provisions of Section 381.0065, F.S. Where public utilities are available, development is required to connect to these facilities; and

(f) Hydrology

The design of the fill shall include measures to maintain the wetlands hydrology of the site.

Policy 4.1.6

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

(1) Any use not otherwise listed below, provided all of the basic requirements outlined in Policy 4.1.3 above are met:

(a) Silvicultural uses, provided the following standards are met:

Best Management Practices: Silviculture

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

(b) Agricultural uses, provided the following standards are met:

Best Management Practices: Agriculture

Such activities are to be in compliance with Chapter 40C-44, F.A.C.

(2) Any use that can be shown to be clearly in the public interest, subject to the requirements of (a), (b), (d) and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

Policy 4.1.11

Mitigation shall be considered only as a last resort, and only if it is determined that encroachment in the wetland is the least damaging alternative and no practicable onsite alternative exists. Such mitigation activities should replace similar habitat and function, and shall result in no net loss of wetland functions and shall be subject to all applicable local, State and Federal permitting and regulations.

## Application For Rezoning To Conventional Zoning District

### Planning and Development Department Info

**Ordinance #** 2018-0050 **Staff Sign-Off/Date** CMP / 12/27/2017  
**Filing Date** 01/23/2018 **Number of Signs to Post** 2  
**Hearing Dates:**  
**1st City Council** 02/27/2018 **Planning Commission** 02/22/2018  
**Land Use & Zoning** 03/06/2018 **2nd City Council** 03/13/2018  
**Neighborhood Association** ARGYLE AREA CIVIC COUNCIL  
**Neighborhood Action Plan/Corridor Study** NA

### Application Info

**Tracking #** 1625 **Application Status** PENDING  
**Date Started** 12/01/2017 **Date Submitted** 12/01/2017

### General Information On Applicant

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

### General Information On Owner(s)

Check to fill first Owner with Applicant Info

|                                  |                   |                    |
|----------------------------------|-------------------|--------------------|
| <b>Last Name</b>                 | <b>First Name</b> | <b>Middle Name</b> |
| SIFAKIS                          | ALEX              |                    |
| <b>Company/Trust Name</b>        |                   |                    |
| JWB REAL ESTATE CAPITAL LLC      |                   |                    |
| <b>Mailing Address</b>           |                   |                    |
| 7563 PHILLIPS HIGHWAY, SUITE 109 |                   |                    |
| <b>City</b>                      | <b>State</b>      | <b>Zip Code</b>    |
| JACKSONVILLE                     | FL                | 32256              |
| <b>Phone</b>                     | <b>Fax</b>        | <b>Email</b>       |
| 9046776777                       |                   |                    |

### Property Information

**Previous Zoning Application Filed For Site?**

**If Yes, State Application No(s)**

|                 |                         |                                      |                                |                           |
|-----------------|-------------------------|--------------------------------------|--------------------------------|---------------------------|
| <b>Map RE#</b>  | <b>Council District</b> | <b>Planning From Zoning District</b> | <b>From Zoning District(s)</b> | <b>To Zoning District</b> |
| Map 015765 0000 | 10                      | 4                                    | RR-ACRE                        | RLD-50                    |

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)** 4.84**Justification For Rezoning Application**

JEA WATER AND SEWER ON SITE, INFILL PROPERTY DENSITY ALLOWED UNDER LDR IS UP TO 7 UNITS PER ACRE. WE ARE ASKING FOR LESS THAN 5 PER ACRE.

**Location Of Property****General Location**

EAST OF RICKER SOUTH OF 118TH STREET

| House # | Street Name, Type and Direction | Zip Code |
|---------|---------------------------------|----------|
| 7780    | 118TH ST                        | 32244    |

**Between Streets**RICKER ROAD **and** DIAMOND LEAF 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  
4.84 Acres @ \$10.00 /acre: \$50.00
  - 3) Plus Notification Costs Per Addressee  
65 Notifications @ \$7.00 /each: \$455.00
  - 4) Total Rezoning Application Cost: \$2,505.00
- NOTE: Advertising Costs To Be Billed to Owner/Agent**

**Exhibit 1**

**Legal Description**

Tract 4, Block 2, Section 23, Township 3 South, Range 25 East, Jacksonville Heights, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 93 of the Public Records of Duval County, Florida.

Less and except that portion recorded in Official Records Book 6739, Page 1716 and any part lying with any public right of way, of the Public Records of Duval County, Florida.

**RLD-60**

118TH ST

**RR-Acre**

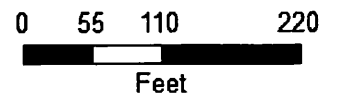
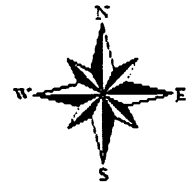
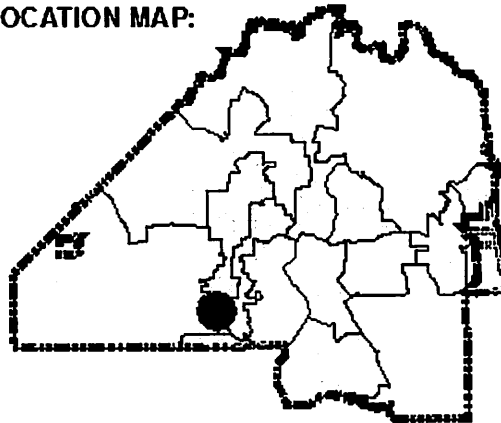
KING ROYSE RD

**REQUEST SOUGHT:**

**FROM: RR-ACRE**

**TO: RLD-50**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**10**

**TRACKING NUMBER:**

**T-2017-1625**

# Checklist / Baseline Review

Print Form

Address/Area

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

Aquatic Preserve

Civilian Notice Zone

DRI

Septic Tank Failure Area

Civilian School Zone

Springfield Historic District

Boat Facility Siting Zone

Civilian Height Zone

Riverside Historic District

Coastal High Hazard Zone

Military Notice Zone

Riverside Overlay

Wellhead Protection Zone

Military School Zone

Lake Marco Overlay

State Road

Military Height Zone

San Marco Overlay

Outside Suburban Boundry

Noise Contour Zone

Mandarin Height Overlay

Industrial Sanctuary

NAS Jax APZ

Mandarin Road Overlay

Industrial Compatibility

Whitehouse OLF APZ

Mayport

Listed Species Report  
> 50 acres

Whitehouse OLF  
Light Restriction Zone

Planner's Comments

Wetlands-YES

**EXHIBIT A**

**Property Ownership Affidavit – Corporation managed by corporate entity**

Date: 11/30/17

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 in Jacksonville, Florida:

Address: 7700 118<sup>th</sup> Street RE#(s): 015765-0000

To Whom it May Concern:

I Alexander Stakis, as Managing Member of JWB Real Estate Companies, LLC organized under the laws of the state of Florida, hereby certify that I have the authority to execute this affidavit for JWB Real Estate Capital corporation, who is the Owner of the property described in Exhibit 1, in connection with filing application(s) for Rezoning submitted to the Jacksonville Planning and Development Department.

Corporate Name: (print) JWB Real Estate Companies, LLC

By: (signature) [Signature]

(print name) Alexander Stakis

Its: (print) Managing Member

On behalf of

Corporate Name: (print) JWB Real Estate Capital, LLC

By: (signature) JWB Real Estate Companies, LLC

(print name) JWB Real Estate Companies, LLC

Its: (print) Manager

On behalf of

Corporate Name: (print) \_\_\_\_\_

By: (signature) \_\_\_\_\_

(print name) \_\_\_\_\_

Its: (print) \_\_\_\_\_

**JWB REAL ESTATE CAPITAL LLC**  
 7563 PHILIPS HWY  
 JACKSONVILLE, FL 32256

**Primary Site Address**  
 7780 118TH ST  
 Jacksonville FL 32244

**Official Record Book/Page**  
 16793-01812

**File #**  
 5523

**7780 118TH ST**  
 Property Detail

|                |   |
|----------------|---|
| RE #           | 015765-0000   |
| Tax District   | GS  |
| Property Use   | 0200 Mobile Home  |
| # of Buildings | 1   |
| Legal Desc.    | For full legal description see Land & Legal section below |
| Subdivision    | 00019 JAX HEIGHTS SEC                                     |
| Total Area     | 209220  |

Value Summary

|                          | 2017 Certified  | 2018 In Progress |
|--------------------------|-----------------|------------------|
| Value Method             | CAMA            | CAMA             |
| Total Building Value     | \$21,553.00     | \$20,321.00      |
| Extra Feature Value      | \$12,125.00     | \$12,036.00      |
| Land Value (Market)      | \$77,440.00     | \$77,440.00      |
| Land Value (Agric.)      | \$0.00          | \$0.00           |
| Just (Market) Value      | \$111,118.00    | \$109,797.00     |
| Assessed Value           | \$111,118.00    | \$109,797.00     |
| Cap Diff/Portability Amt | \$0.00 / \$0.00 | \$0.00 / \$0.00  |
| Exemptions               | \$0.00          | See below        |
| Taxable Value            | \$111,118.00    | 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 |
|-----------------------------|------------|-------------|---------------------------|-----------------------|-----------------|
| <a href="#">16793-01812</a> | 5/14/2014  | \$75,000.00 | WD - Warranty Deed        | Unqualified           | Improved        |
| <a href="#">16492-01678</a> | 8/12/2013  | \$100.00    | MS - Miscellaneous        | Unqualified           | Improved        |
| <a href="#">14186-01540</a> | 9/10/2007  | \$100.00    | MS - Miscellaneous        | Unqualified           | Improved        |
| <a href="#">01758-00441</a> | 12/30/1899 | \$0.00      | - Unknown                 | Unqualified           | Improved        |

**Extra Features**

| LN | Feature Code | Feature Description  | Bldg. | Length | Width | Total Units | Value      |
|----|--------------|----------------------|-------|--------|-------|-------------|------------|
| 1  | CVPR2        | Covered Patio        | 1     | 14     | 45    | 630.00      | \$1,766.00 |
| 2  | SFRR2        | Sun Room Fla Room    | 1     | 13     | 30    | 390.00      | \$4,886.00 |
| 3  | CVPR2        | Covered Patio        | 1     | 10     | 4     | 40.00       | \$101.00   |
| 4  | GRCR2        | Garage/Util Bdg Conc | 1     | 25     | 31    | 775.00      | \$4,480.00 |
| 5  | CPWR2        | Carport Wood         | 1     | 20     | 20    | 400.00      | \$803.00   |

**Land & Legal**

| 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 | 75.00 | 135.00 | Common   | 4.84       | Acreage   | \$77,440.00 |

Legal

| LN | Legal Description    |
|----|----------------------|
| 1  | 5-93 23-3S-25E 4.511 |
| 2  | JACKSONVILLE HEIGHTS |
| 3  | TRACT 4 EX S1/2 RECD |
| 4  | O/R 16793-1812 BLK 2 |

**Buildings**

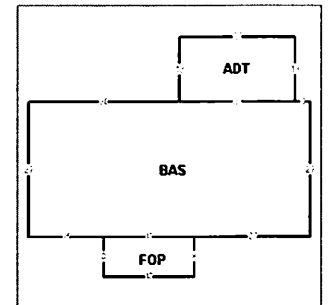
**Building 1**  
 Building 1 Site Address  
 7780 118TH ST Unit  
 Jacksonville FL 32244

|                |                    |
|----------------|--------------------|
| Building Type  | 0201 - MH ASSESSED |
| Year Built     | 1991               |
| Building Value | \$20,321.00        |

| Type                | Gross Area | Heated Area | Effective Area |
|---------------------|------------|-------------|----------------|
| Addition            | 299        | 299         | 299            |
| Base Area           | 1512       | 1512        | 1512           |
| Finished Open Porch | 144        | 0           | 50             |
| Total               | 1955       | 1811        | 1861           |

| Element       | Code | Detail           |
|---------------|------|------------------|
| Exterior Wall | 26   | 26 Alum/Vinyl    |
| Roof Struct   | 3    | 3 Gable or Hip   |
| Roofing Cover | 12   | 12 Modular Metal |
| Interior Wall | 5    | 5 Drywall        |
| Int Flooring  | 14   | 14 Carpet        |
| Int Flooring  | 8    | 8 Sheet Vinyl    |
| Heating Fuel  | 4    | 4 Electric       |
| Heating Type  | 4    | 4 Forced-Ducted  |
| Air Cond      | 4    | 4 Packaged Unit  |

| Element       | Code  |
|---------------|-------|
| Stories       | 1.000 |
| Bedrooms      | 3.000 |
| Baths         | 2.000 |
| Rooms / Units | 1.000 |





**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              | \$111,118.00      | \$0.00                | \$111,118.00      | \$1,229.02           | \$1,271.40 | \$1,211.50  |
| Public Schools: By State Law | \$111,118.00      | \$0.00                | \$111,118.00      | \$489.16             | \$470.81   | \$479.86    |
| By Local Board               | \$111,118.00      | \$0.00                | \$111,118.00      | \$241.47             | \$249.79   | \$236.88    |
| FL Inland Navigation Dist.   | \$111,118.00      | \$0.00                | \$111,118.00      | \$3.44               | \$3.56     | \$3.33      |
| Water Mgmt Dist. SJRWMD      | \$111,118.00      | \$0.00                | \$111,118.00      | \$30.99              | \$30.27    | \$30.27     |
| Gen Gov Voted                | \$111,118.00      | \$0.00                | \$111,118.00      | \$0.00               | \$0.00     | \$0.00      |
| School Board Voted           | \$111,118.00      | \$0.00                | \$111,118.00      | \$0.00               | \$0.00     | \$0.00      |
|                              |                   |                       | Totals            | \$1,994.08           | \$2,025.83 | \$1,961.84  |
|                              | <b>Just Value</b> | <b>Assessed Value</b> | <b>Exemptions</b> | <b>Taxable Value</b> |            |             |
| <b>Last Year</b>             | \$107,414.00      | \$107,414.00          | \$0.00            | \$107,414.00         |            |             |
| <b>Current Year</b>          | \$111,118.00      | \$111,118.00          | \$0.00            | \$111,118.00         |            |             |

**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](#)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Limited Liability Company

~~JWB REAL ESTATE COMPANIES, LLC~~

### Filing Information

**Document Number** L13000127934  
**FEI/EIN Number** APPLIED FOR  
**Date Filed** 09/10/2013  
**State** FL  
**Status** ACTIVE  
**Last Event** LC ARTICLE OF CORRECTION  
**Event Date Filed** 10/08/2013  
**Event Effective Date** NONE

### Principal Address

7563 Philips Hwy  
Ste 109  
JACKSONVILLE, FL 32256

Changed: 04/30/2014

### Mailing Address

7563 Philips Hwy  
Ste 109  
JACKSONVILLE, FL 32256

Changed: 04/30/2014

### Registered Agent Name & Address

McKillop Law Firm  
7563 Philips Hwy  
Ste 101  
Jacksonville, FL 32256

Name Changed: 04/30/2014

Address Changed: 02/20/2015

### Authorized Person(s) Detail

#### **Name & Address**

Title Manager

RIGEL, ADAM

7563 Philips Hwy  
Ste 109  
JACKSONVILLE, FL 32256

Title Manager

SIFAKIS, ALEXANDER  
7563 Philips Hwy  
Ste 109  
JACKSONVILLE, FL 32256

Title Manager

COHEN, GREGORY  
7563 Philips Hwy  
Ste 109  
JACKSONVILLE, FL 32256

Title Manager

Eiseman, Adam  
7563 Philips Hwy  
Ste 109  
JACKSONVILLE, FL 32256

**Annual Reports**

| Report Year | Filed Date |
|-------------|------------|
| 2015        | 02/20/2015 |
| 2016        | 02/17/2016 |
| 2017        | 03/22/2017 |

**Document Images**

|   |  |
|---|--|
| <a href="#">03/22/2017 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">02/17/2016 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">02/20/2015 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">04/30/2014 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">10/08/2013 -- LC Article of Correction</a>  | <a href="#">View image in PDF format</a> |
| <a href="#">09/10/2013 -- Florida Limited Liability</a> | <a href="#">View image in PDF format</a> |



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Limited Liability Company  
JWB REAL ESTATE CAPITAL, LLC

### Filing Information

|                             |              |
|-----------------------------|--------------|
| <b>Document Number</b>      | L06000035600 |
| <b>FEI/EIN Number</b>       | 27-0141157   |
| <b>Date Filed</b>           | 04/05/2006   |
| <b>State</b>                | FL           |
| <b>Status</b>               | ACTIVE       |
| <b>Last Event</b>           | LC AMENDMENT |
| <b>Event Date Filed</b>     | 11/18/2013   |
| <b>Event Effective Date</b> | NONE         |

### Principal Address

7563 Philips Hwy  
Ste 109  
JACKSONVILLE, FL 32256

Changed: 04/30/2014

### Mailing Address

7563 Philips Hwy  
Ste 109  
JACKSONVILLE, FL 32256

Changed: 04/30/2014

### Registered Agent Name & Address

McKillop Law Firm  
7563 Philips Hwy  
Ste 101  
Jacksonville, FL 32256

Name Changed: 04/30/2014

Address Changed: 02/20/2015

### Authorized Person(s) Detail

#### **Name & Address**

Title Manager

JWB Real Estate Companies, LLC

7563 Philips Hwy  
Ste 109  
JACKSONVILLE, FL 32256

**Annual Reports**

| <b>Report Year</b> | <b>Filed Date</b> |
|--------------------|-------------------|
| 2015               | 02/20/2015        |
| 2016               | 02/17/2016        |
| 2017               | 03/22/2017        |

**Document Images**

|   |  |
|---|--|
| <a href="#">03/22/2017 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">02/17/2016 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">02/20/2015 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">04/30/2014 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">11/18/2013 -- LC Amendment</a>              | <a href="#">View image in PDF format</a> |
| <a href="#">06/27/2013 -- LC Name Change</a>            | <a href="#">View image in PDF format</a> |
| <a href="#">03/27/2013 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">12/17/2012 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">02/07/2012 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">02/28/2011 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">03/30/2010 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">01/15/2009 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">03/19/2008 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">01/12/2007 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">04/05/2006 -- Florida Limited Liability</a> | <a href="#">View image in PDF format</a> |

**EXHIBIT B**

**Agent Authorization – Limited Liability Company (LLC)**

Date: 11/30/17

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

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

Address: 1795 North Street RE#(s): 019705 000

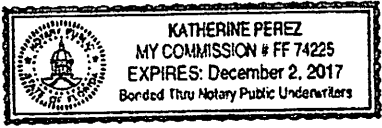
To Whom it May Concern:

You are hereby advised that Alonzo S. Soto, as MANAGING MEMBER of JWB Real Estate Capital, a Limited Liability Company organized under the laws of the state of Florida, hereby certify that said LLC is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Alonzo S. Soto / JWB Real Estate Capital 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 as submitted to the Jacksonville Planning and Development Department.

(signature) [Handwritten Signature]  
(print name) Alonzo S. Soto

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 30<sup>th</sup> day of November 2017, by Alexander Sifakis, as Managing Member, of JWB Real Estate Capital, a Limited Liability Company, who is personally known to me or who has produced DIA as identification and who took an oath.



[Handwritten Signature]  
(Signature of NOTARY PUBLIC)  
Katherine Perez  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: 12/2/2017

Prepared by:

Elite Title & Escrow

Elite Title & Escrow

236 Ponte Vedra Park Drive Ste 201

Ponte Vedra Beach, Florida 32082

File Number: 14-01-0037-PV

## General Warranty Deed

Made this May 14, 2014 A.D. By **Buford Wayne Hurt**, whose address is: 4510 Mt. Vernon Avenue, Titusville, FL 32780, hereinafter called the grantor, to **JWB Real Estate Capital, LLC, A florida limited liability company**, whose post office address is: 7563 Philips Highway, Jacksonville, Florida 32256, 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 Seventy Five Thousand Dollars, (\$75,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, viz:

Tract 4, Block 2, Section 23, Township 3 South, Range 25 East, Jacksonville Heights, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 93, of the Public Records of Duval County, Florida.

Less and Except that portion recorded in Official Records Book 6739, Page 1716 and any part lying with any public right of way, of the Public Records of Duval County, Florida.

Parcel ID Number: 015765-0000

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

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

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

**\*\*GRANTOR WARRANTS THIS IS NOT HIS HOMESTEAD\*\***



Prepared by:  
Elite Title & Escrow  
Elite Title & Escrow  
236 Ponte Vedra Park Drive Ste 201  
Ponte Vedra Beach, Florida 32082

File Number: 14-01-0037-PV

**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:*

James J. Becker  
Witness Printed Name James J. Becker

Ruth Cureton  
Witness Printed Name Ruth Cureton

Buford Wayne Hurt (Seal)  
Address: 3206 S. Hopkins Ave Titusville, FL 32780

3206 S. Hopkins Ave Titusville (Seal)  
Address: Titusville FL 32780

State of Florida  
County of Brevard

The foregoing instrument was acknowledged before me this 14th day of May, 2014, by Buford Wayne Hurt, who is/are personally known to me or who has produced DL # G30 079 41 2540 as identification.

Ruth Cureton  
Notary Public  
Print Name: Ruth Cureton  
My Commission Expires: May 26, 2017





21 West Church Street  
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Curtis Hart  
Hart Resources LLC  
8051 Tara Lane  
Jacksonville, Florida, 32216

December 05, 2017

Project Name: 118th Street  
Availability#: 2017-2467

Dear Mr/Mrs Curtis Hart,

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](http://www.jea.com)
- ↳ Select Working with JEA
- ↳ Select Stages of a Project

Sincerely,

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



21 West Church Street  
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2017-2467  
Request Received On: 11/30/2017  
Availability Response: 12/5/2017  
Prepared by: Mollie Price

**Project Information**

Name: 118th Street  
Type: Single Family  
Requested Flow: 7,000 gpd  
Location: 7780 118th Street, Jacksonville FL 32244  
Parcel ID No.: 015765-0000  
Description: 20 Single Family Home Subdivision

**Potable Water Connection**

Water Treatment Grid: NORTH GRID  
Connection Point #1: Existing 8-in waterline on the northside of 118th Street (see Special Conditions)  
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: SOUTHWEST  
Connection Point #1: Existing 8-in sanitary sewer gravity line located on the northside of 118th Street (see Special Conditions)  
Connection Point #2: Existing 14-in forcemain on 118th St (see Special Conditions)  
Special Conditions: If connection to the gravity sewer system is unavailable, then 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.). For force main connection conditions, please email fmconnections@jea.com referencing this availability letter. Copies of As-Built records can be requested from JEA As-Built & Record section at 665-4403. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA.

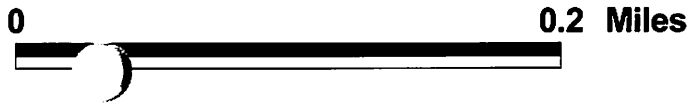
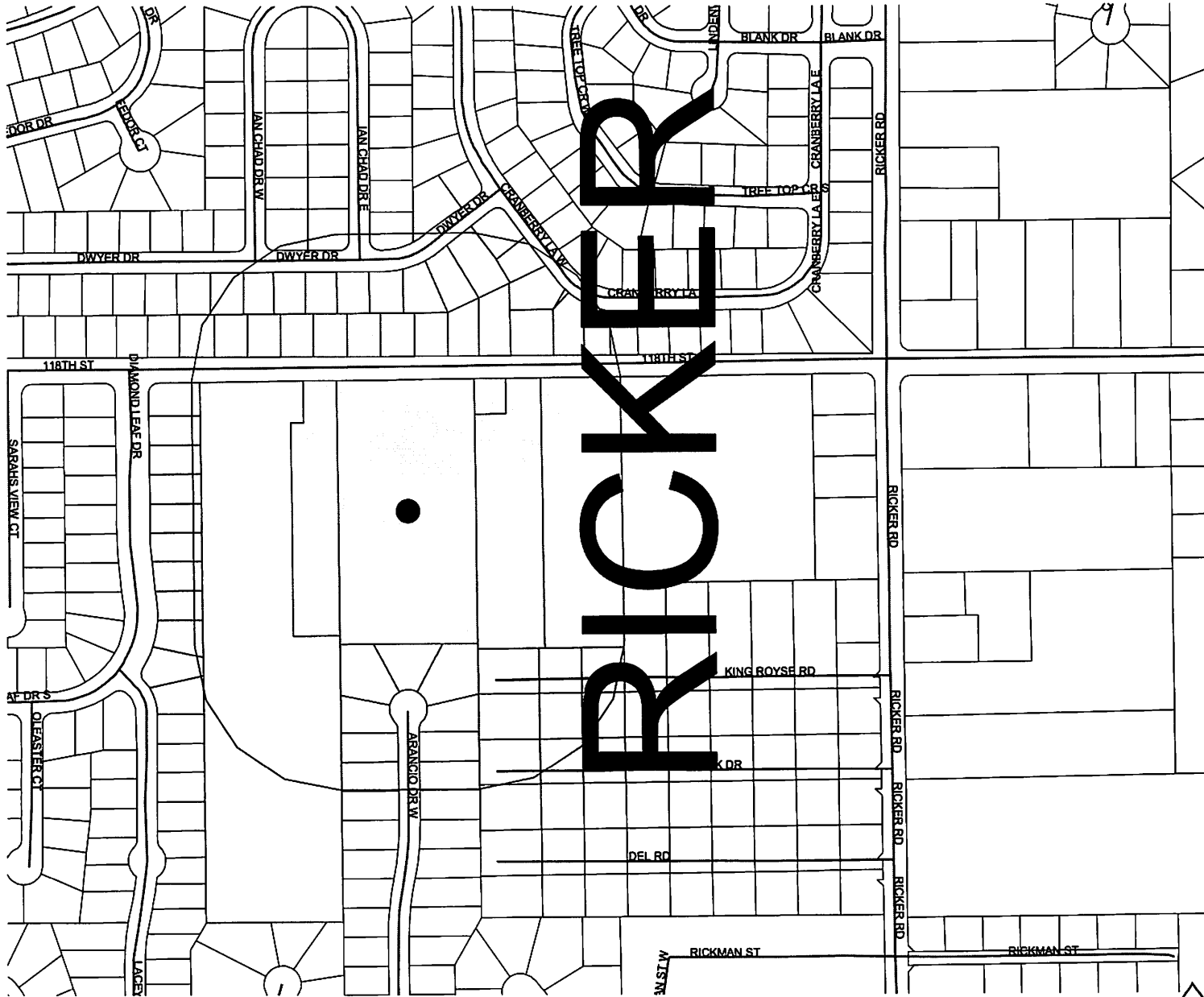
**Reclaimed Water Connection**

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.

# 7780 118th STREET



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

|    | 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  | 015820 5025 | ** CONFIDENTIAL **          |        | ** CONFIDENTIAL **             | ** CONFIDENTIAL **     |        | ** CONF **    | XX         | #####      |
| 3  | 015820 5040 | ALTIDOR MARIE ROSE          |        | 6457 DIAMOND LEAF DR           |                        |        | JACKSONVILLE  | FL         | 32244      |
| 4  | 015820 1125 | AQUINO ESRON                |        | 6524 ARANCIO DR W              |                        |        | JACKSONVILLE  | FL         | 32244-6807 |
| 5  | 015762 0410 | BARKER JOHN W               |        | 7721 KING ROYSE RD             |                        |        | JACKSONVILLE  | FL         | 32244-3419 |
| 6  | 014603 1728 | BEANE DAVID R               |        | 7884 DWYER DR                  |                        |        | JACKSONVILLE  | FL         | 32244-2538 |
| 7  | 015820 1150 | BEASLEY CHRISTOPHER A       |        | PSC 558 BOX 3846               |                        |        | FPO           | AP         | 96375      |
| 8  | 014603 3065 | BERANIA PHILIPPE G          |        | 7897 118TH ST                  |                        |        | JACKSONVILLE  | FL         | 32244-3405 |
| 9  | 015762 0350 | BLAIR WENDY L               |        | 7728 COACH PARK DR             |                        |        | JACKSONVILLE  | FL         | 32244-3408 |
| 10 | 015766 0000 | BOYD JACK R JR              |        | 7732 118TH ST                  |                        |        | JACKSONVILLE  | FL         | 32244      |
| 11 | 014603 3080 | BRYANT ROSALIND V           |        | 7867 118TH ST                  |                        |        | JACKSONVILLE  | FL         | 32244-3405 |
| 12 | 015820 5005 | CARTER TRACEY               |        | 6401 DIAMOND LEAF DR           |                        |        | JACKSONVILLE  | FL         | 32244      |
| 13 | 014603 4420 | CHERY JOHN D                |        | 6318 CRANBERRY LN W            |                        |        | JACKSONVILLE  | FL         | 32244-2547 |
| 14 | 014603 4386 | CITY OF JACKSONVILLE        |        | C/O CITY REAL ESTATE DIV       | 214 N HOGAN ST 10TH FL |        | JACKSONVILLE  | FL         | 32202      |
| 15 | 015762 0330 | CLARK SANDRA N              |        | 1952 SEAGULL COVE              |                        |        | NEPTUNE BEACH | FL         | 32266      |
| 16 | 014603 3060 | CLEMMONS TRACY A ET AL      |        | 7901 118TH ST                  |                        |        | JACKSONVILLE  | FL         | 32244-3459 |
| 17 | 015762 0470 | CRAIG GLENN A               |        | 7705 COACH PARK DR             |                        |        | JACKSONVILLE  | FL         | 32244-3409 |
| 18 | 015767 0100 | DEAN JAMES N                |        | 7832 118TH ST                  |                        |        | JACKSONVILLE  | FL         | 32244-3406 |
| 19 | 014603 4375 | DEJONG KENNETH              |        | 5240 CAMELOT FOREST DR         |                        |        | JACKSONVILLE  | FL         | 32258      |
| 20 | 014603 1726 | DOMIN KAREN MARIE ESTATE    |        | 7892 DWYER DR                  |                        |        | JACKSONVILLE  | FL         | 32244-2538 |
| 21 | 014603 1820 | DUBERY CONIE RIVERA         |        | 7881 DWYER DR                  |                        |        | JACKSONVILLE  | FL         | 32244      |
| 22 | 014603 1730 | DUGUID EVA C B/E            |        | 7876 DWYER DR                  |                        |        | JACKSONVILLE  | FL         | 32244-2538 |
| 23 | 015820 5010 | EPPS LOYD                   |        | 6409 DIAMOND LEAF DR           |                        |        | JACKSONVILLE  | FL         | 32244-3453 |
| 24 | 014603 1720 | FOX MILDRED K               |        | 7912 DWYER DR                  |                        |        | JACKSONVILLE  | FL         | 32244      |
| 25 | 015820 1140 | GAULDING DIANE M            |        | 6501 ARANCIO DR W              |                        |        | JACKSONVILLE  | FL         | 32244-6815 |
| 26 | 014603 1722 | GERON LINDZEN INBAL ET AL   |        | 2215 HOLLY OAKS RIVER DR       |                        |        | JACKSONVILLE  | FL         | 32225      |
| 27 | 014603 1734 | GETTAN ARNOLD B             |        | 7866 DWYER DR                  |                        |        | JACKSONVILLE  | FL         | 32244-2538 |
| 28 | 014603 4390 | GILMORE J B & M V TRUST     |        | C/O J B & M V GILMORE TRUSTEES | 6725 HEARTWOOD DR      |        | OAKLAND       | CA         | 94611-2336 |
| 29 | 015820 5055 | GRAY RANDALL E              |        | 6479 LACEY CT                  |                        |        | JACKSONVILLE  | FL         | 32244-3457 |
| 30 | 014603 4425 | HALL JASON M                |        | 6326 CRANBERRY LA W            |                        |        | JACKSONVILLE  | FL         | 32244      |
| 31 | 015820 1120 | HARRIS DAVID M              |        | 12950 DOE LN                   |                        |        | MACCLENNY     | FL         | 32063      |
| 32 | 015820 1130 | HILTON RANDY L              |        | 6516 ARANCIO DR W              |                        |        | JACKSONVILLE  | FL         | 32244-6807 |
| 33 | 015820 5035 | HOSTETLER JASON R           |        | 6449 DIAMOND LEAF DR           |                        |        | JACKSONVILLE  | FL         | 32244      |
| 34 | 015820 1145 | IBARRA LUIS G               |        | 6509 ARANCIO DR W              |                        |        | JACKSONVILLE  | FL         | 32244-6815 |
| 35 | 014603 3050 | IVEY RUTH M                 |        | 7917 118TH ST                  |                        |        | JACKSONVILLE  | FL         | 32244-3459 |
| 36 | 015767 0000 | JAMES WILLIAM T LIFE ESTATE |        | 7836 118TH ST                  |                        |        | JACKSONVILLE  | FL         | 32244-3406 |
| 37 | 015820 5015 | JOHNSON LASHAWN A           |        | 6417 DIAMOND LEAF DR           |                        |        | JACKSONVILLE  | FL         | 32244-3453 |
| 38 | 014603 1732 | JOINER TAMMIE DENISE        |        | 7870 DWYER DR                  |                        |        | JACKSONVILLE  | FL         | 32244-2538 |
| 39 | 014603 4430 | JONES VANESSA               |        | 7861 DWYER DR                  |                        |        | JACKSONVILLE  | FL         | 32244-2539 |
| 40 | 015765 0000 | JWB REAL ESTATE CAPITAL LLC |        | 7563 PHILIPS HWY               |                        |        | JACKSONVILLE  | FL         | 32256      |
| 41 | 015820 5050 | KNOCK MICHAEL               |        | 6471 DIAMOND LEAF DR           |                        |        | JACKSONVILLE  | FL         | 32244-3453 |
| 42 | 014603 4410 | KOMEMI TZAFRIR              |        | 2215 HOLLY OAKS RIVER DR       |                        |        | JACKSONVILLE  | FL         | 32225      |
| 43 | 015761 0000 | MATA MANUEL                 |        | 7650 118TH ST                  |                        |        | JACKSONVILLE  | FL         | 32244-3402 |

|    | A           | B                              | C           | D                        | E           | F | G              | H  | I          |
|----|-------------|--------------------------------|-------------|--------------------------|-------------|---|----------------|----|------------|
| 44 | 015820 1160 | MATTOX TROY D                  |             | 6533 ARANCIO DR W        |             |   | JACKSONVILLE   | FL | 32244-6815 |
| 45 | 015762 0400 | MCINTOSH DAVID SR              |             | 7731 KING ROYSE RD       |             |   | JACKSONVILLE   | FL | 32244      |
| 46 | 014603 4405 | MCQUADE ISLA M                 |             | 7860 DWYER DR            |             |   | JACKSONVILLE   | FL | 32244-2538 |
| 47 | 014603 1794 | NEEL MICHAEL J                 |             | 221 N HOGAN ST           | UPS BOX 407 |   | JACKSONVILLE   | FL | 32202      |
| 48 | 015820 1135 | NUNN KALONJI                   |             | 6508 ARANCIO DR W        |             |   | JACKSONVILLE   | FL | 32244-6807 |
| 49 | 014603 3085 | PORCIC ASIM                    |             | 7861 118TH ST            |             |   | JACKSONVILLE   | FL | 32244-3405 |
| 50 | 014603 4395 | RAY JAMES E                    |             | 7847 118TH ST            |             |   | JACKSONVILLE   | FL | 32244-3405 |
| 51 | 014603 4415 | RAYMER JUSTIN C                |             | 6310 CRANBERRY LN W      |             |   | JACKSONVILLE   | FL | 32244      |
| 52 | 015820 5045 | RICHARDSON WILLIAM PAUL JR     |             | 6463 DIAMOND LEAF DR     |             |   | JACKSONVILLE   | FL | 32244-3453 |
| 53 | 015820 5030 | RIGGS JIMMY L ET AL            |             | 6441 DIAMOND LEAF DR     |             |   | JACKSONVILLE   | FL | 32244      |
| 54 | 014603 1724 | SKINNER JUDY ELLIS LIFE ESTATE |             | 7900 DWYER DR            |             |   | JACKSONVILLE   | FL | 32224      |
| 55 | 015820 1155 | STIGGONS CRYSTAL DENNIS        |             | 6525 W ARANCIO DR        |             |   | JACKSONVILLE   | FL | 32244      |
| 56 | 015762 0380 | STILWELL HELEN ET AL           |             | 302 S RIDGEWOOD AVE      |             |   | EDGEWATER      | FL | 32132      |
| 57 | 014603 3070 | TAPLEY STEVEN ET AL            |             | 7883 118TH ST            |             |   | JACKSONVILLE   | FL | 32244      |
| 58 | 014603 4385 | TARVER ELISHA                  |             | 7714 CRANBERRY LA S      |             |   | JACKSONVILLE   | FL | 32244      |
| 59 | 014603 3075 | TUCKER WILLIE O                |             | 7871 118TH ST            |             |   | JACKSONVILLE   | FL | 32244-3405 |
| 60 | 015762 0320 | TYREE DONNA P                  |             | 7707 KING ROYSE RD       |             |   | JACKSONVILLE   | FL | 32244      |
| 61 | 015762 0420 | VERNIMO ROBERT                 |             | 11629 LAZY WILLOW LN     |             |   | JACKSONVILLE   | FL | 32223      |
| 62 | 014603 4380 | WEST SUZANNE                   |             | 1911 VISTA LAKE DR       |             |   | FLEMING ISLAND | FL | 32003      |
| 63 | 014603 1736 | WHITMAN DOUGLAS R              |             | 6345 IAN CHAD DR         |             |   | JACKSONVILLE   | FL | 32244      |
| 64 | 014603 4400 | WILLIAMS REGINA MALISAN        |             | 7855 118TH ST            |             |   | JACKSONVILLE   | FL | 32244      |
| 65 | 015820 5020 | WILLIAMS WILLIE CLARENCE       |             | 6425 DIAMOND LEAF DR     |             |   | JACKSONVILLE   | FL | 32244-3453 |
| 66 | 014603 3055 | ZWIESLER JOSHUA A              |             | 7905 118TH ST            |             |   | JACKSONVILLE   | FL | 32244      |
| 67 |             | Southwest CPAC                 | Bruce Tyson | 7214 Old Middleburg Rd   |             |   | JACKSONVILLE   | FL | 32222      |
| 68 |             | ARGYLE AREA CIVIC COUNCIL      | Bill Lewis  | 8852 South Ivymill Place |             |   | JACKSONVILLE   | FL | 32244      |

Michael Corrigan, Tax Collector  
 Duval County/City of Jacksonville  
 Comments - taxcollector@coj.net  
 Inquiries - (904)630-1916  
 www.coj.net/tc  
 Date: 12/22/2017 Time: 09:23:19  
 Location: P13 Clerk: CYW  
 Transaction 0766496

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

**General Collection Receipt**

Date: 12/21/2017  
 Email: ConstanceP@coj.net

MIS L HART/ JWB REAL ESTATE CAPITAL LLC  
 51 Tara Lane  
 : Conventional Rezoning for property located at 7780 118th Street (015765-0000) from  
 RLD-50

Miscellaneous  
 Item: CR - CR438907  
 Receipt 0766496.0001-0001 2,505.00  
 Total Paid 2,505.00  
 CHECK 005920 2,505.00  
 Total Tendered 2,505.00  
 Paid By: HART RESOURCES LLC (C.  
 Thank You

| SubsidNo | UserCode | Project | ProjectDtl | Grant | GrantDtl | DocNo | Amount  |
|----------|----------|---------|------------|-------|----------|-------|---------|
|          |          |         |            |       |          |       | 2505.00 |

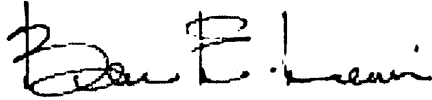
**Total Due: \$2,505.00**



|                            | <u>Aye</u>                          | <u>Nay</u>               | <u>Abstain</u>                      | <u>Absent</u>                       |
|----------------------------|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|
| Daniel Blanchard, Chair    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Nicole Padgett, Vice Chair | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Joshua Garrison, Secretary | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Marshall Adkison           | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Ben Davis                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| David Hacker               | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Chris Hagan                | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Dawn Motes                 | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis  
 City Planner Supervisor – Current Planning Division  
 City of Jacksonville - Planning and Development Department  
 214 North Hogan Street, Suite 300  
 Jacksonville, FL 32202  
 (904) 255-7820  
 blewis@coj.net