

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2018-0128

MARCH 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 **2018-0128**.

Location: 1326 St Johns Bluff Road North; between Causey Lane and Prim Drive

Real Estate Numbers: portion of 161311-1000

Current Zoning District: Commercial Residential Office (CRO)

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

Current Land Use Category: Residential Professional Institutional (RPI)

Planning District: Greater Arlington Beaches, District 2

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

Owner: KB Home Jacksonville LLC
Wes Hinton
10475 Fortune Parkway, Suite 100
Jacksonville, Florida 32256

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2018-0128** seeks to rezone the eastern 2.17± acres of a 7.46 acres property which is currently split zoned Residential Low Density-60 (RLD-60) and Commercial Residential Office (CRO). The application seeks to rezone the CRO portion to Residential Low Density-50 (RLD-50) for the purpose of developing the property with a single-family subdivision. The site has approximately 434 feet of frontage on St Johns Bluff Road North and 188 feet of frontage along Causey Lane. The applicant has indicated that JEA electric, water and sewer service will be provided to the site. The subdivisions located to the south are in

the RLD-60 Zoning District. Lots along Causey Lane are in the RLD-60 Zoning District also but are much larger than the minimum lot area in this zoning district.

In the CRO Zoning District single family dwellings are allowed by Exception on minimum lot areas of 5,000 square feet and minimum lot widths of 50 feet. Therefore, the request for a Rezoning to RLD-50 is consistent with the allowance under an Exception in the current zoning district.

A portion of the subject property falls in the 60DNL Noise Contour. The current owner is required to file an Airport Notice Zone Acknowledgement form before construction. Any Home Owners in this section will be required to file an Airport Notice Zone Acknowledgement form.

A portion of the subject property falls in the Civilian Notice Zone for JAA Jacksonville Executive at Craig Airport. JAA was notified and has provided feedback on this application. JAA is in opposition to the proposed residential rezoning of the subject property.

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 subject site is a portion of a parcel with split land use and split zoning designations. The majority of the western portion of the parcel is designated Low Density Residential (LDR); the portion subject to the rezoning fronts St. Johns Bluff Road, a collector roadway, and is designated Residential Professional Institutional (RPI). According to the Future Land Use Element (FLUE), RPI in the Suburban Area is intended to provide low to medium density development. Development which includes medium density residential and professional office uses is preferred. Generally, the RPI land use category is considered most appropriate for mixed use developments. Single-use developments shall be limited to residential or office. Single use residential developments shall be pursuant to the requirements of the Medium Density Residential (MDR) category, and single-family dwellings as part of a single-use development are considered

a secondary use. The subject site is not located in a flood zone or in an area identified as having wetlands. The site is located within the St. Johns Bluff Corridor Study and is near Craig Airfield.

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:

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

Policy 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

Policy 1.2.9 Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

Policy 1.3.7 Access for corner lots or parcels shall be located the greatest distance from the corner commensurate with property dimensions. For roadways having a functional classification of collector or higher, access shall not be less than 150 feet from the geometric centerline of intersecting roadways, 100 feet from the outside through lane, or commensurate with property dimensions, where the lot frontage is insufficient to meet these requirements, subject to the approval of the Traffic Engineering Division and JPDD.

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.

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

Policy 3.1.17 The City shall, through Land Development Regulations, require higher density residential development and supporting commercial facilities to locate on major arterial or collector roads used for mass transit routes, and in proximity to major employment areas in order to ensure the efficient use of land, public facilities, and services, and transportation corridors.

Policy 4.1.8B The City shall evaluate all proposed amendments to the Comprehensive Plan as to their compliance with the area's vision plan and any existing neighborhood plans and studies. Priority shall be given to those amendments with the greatest potential to further the goals and objectives of the vision plans and neighborhood plans and studies.

Recreation and Open Space Element:

Policy 2.2.2 The City shall require that all new single family and multi-family developments (residential developments) dedicate land for public parkland (active recreation parks) or provide monetary contribution to the appropriate department.

Policy 2.2.4 A residential subdivision 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 adjacent to LDR and RPI land uses which both allow for single family dwellings. The requested RLD-50 rezoning is consistent with the LDR Land Use Category description. Many of the properties along the western side St Johns Bluff Road that are Zoned CRO were originally built as single family dwellings are then converted into offices to create a low intensity transitional commercial corridor. 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.

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 CRO to RLD-50 Zoning District as set forth in Section 656.313 of the Zoning Code.

SURROUNDING LAND USE AND ZONING

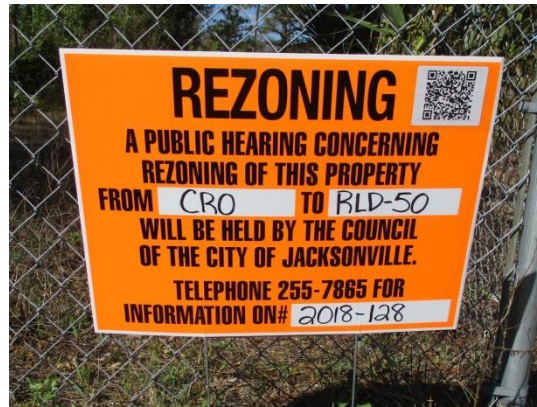
The subject property is located on the west side of St Johns Bluff Road North, south of Monument Road. The surrounding uses, land use category and zoning are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	RPI	CRO	Office
East	BP	IBP	Office & Airport
South	RPI	CRO	Office
West	LDR	RLD-60	Single Family Dwelling

Single Family lots in the subdivisions to the south of the subject property are in the RLD-60 Zoning District. However, if the application had applied for a zoning Exception to allow for single family dwellings in the CRO Zoning District the lots would have the same requirements as the RLD-50 Zoning District. Therefore staff is supportive of the request for RLD-50 for this portion of the property along St Johns Bluff Road.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on March 8, 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 **2018-0128** be **APPROVED**.



Aerial



Subject Property

*Source: City of Jacksonville, Planning & Development Department
Date: March 8, 2018*



Subject Property along St Johns Bluff Road North

*Source: City of Jacksonville, Planning & Development Department
Date: March 8, 2018*



Subject Property along Causey Lane

*Source: City of Jacksonville, Planning & Development Department
Date: March 8, 2018*



Property to the north: Office (1408 St Johns Bluff Rd)

*Source: City of Jacksonville, Planning & Development Department
Date: March 8, 2018*



Property to the north: Single Family Dwelling (10627 Causey Lane)

*Source: City of Jacksonville, Planning & Development Department
Date: March 8, 2018*



Property to the north: Single Family Dwelling (10643 Causey Lane)

*Source: City of Jacksonville, Planning & Development Department
Date: March 8, 2018*



Property to the west: Single Family Dwelling (10572 Causey Lane)

*Source: City of Jacksonville, Planning & Development Department
Date: March 8, 2018*



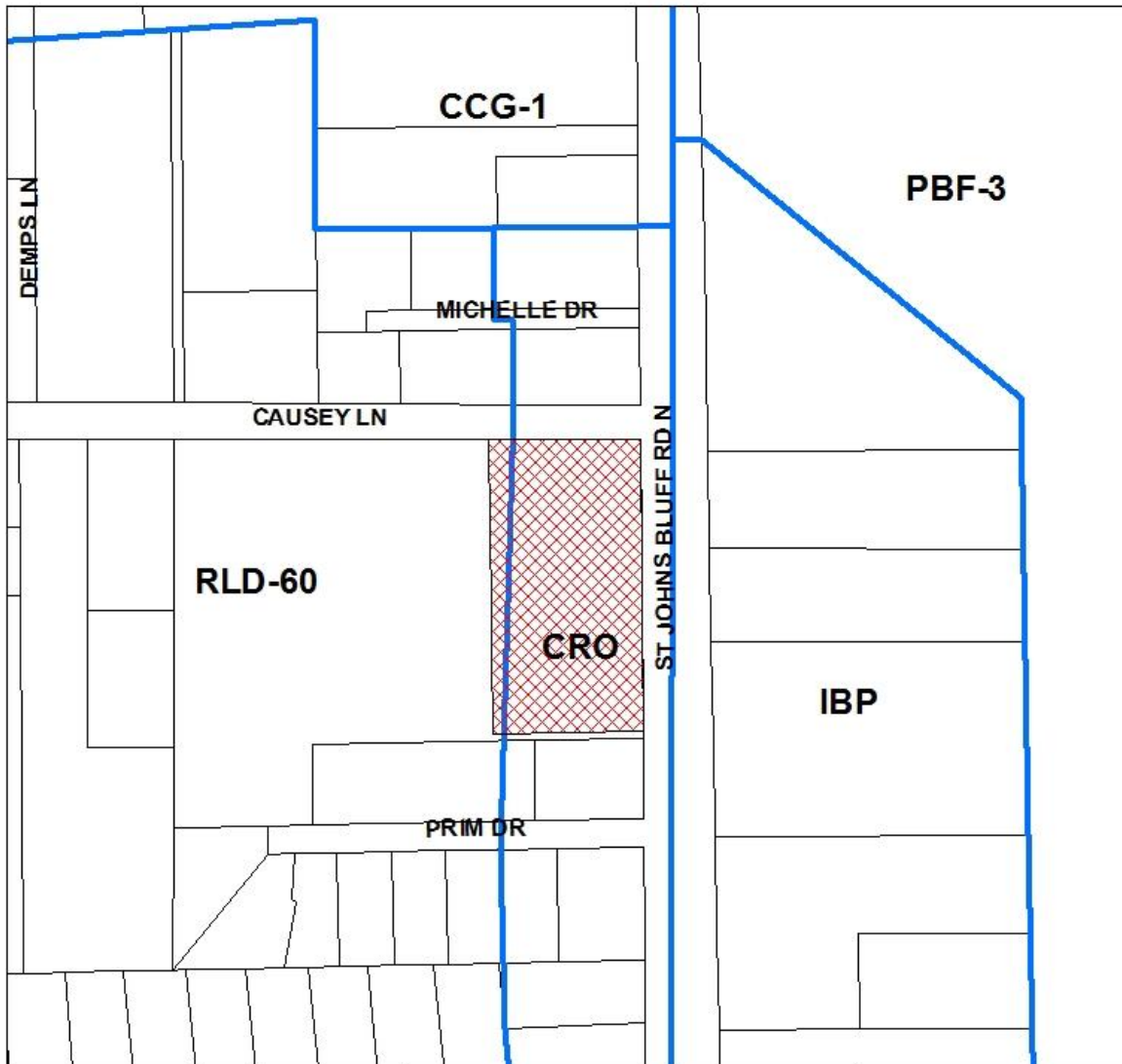
Property to the east: Office (1343 St Johns Bluff Road)

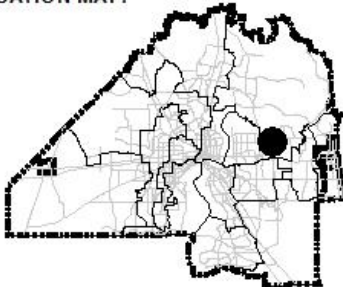

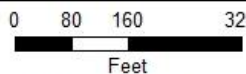
*Source: City of Jacksonville, Planning & Development Department
Date: March 8, 2018*



**Property to the east: JAA: Jacksonville Executive at
Craig Airport (855 St Johns Bluff Road N)**

*Source: City of Jacksonville, Planning & Development Department
Date: March 8, 2018*



<p>REQUEST SOUGHT:</p> <p>FROM: CRO</p> <p>TO: RLD-50</p>	<p>LOCATION MAP:</p> 	  <p>COUNCIL DISTRICT: 2</p>
<p>ORDINANCE NUMBER: ORD-2018-0128</p>	<p>TRACKING NUMBER T-2017-1646</p>	<p>PAGE 1 OF 1</p>



*Planning and Development
Department*

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

MEMORANDUM

TO: Connie Patterson
FROM: Susan Kelly, City Planner II
Community Planning Division
RE: 2018-128
DATE: March 5, 2018

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

Description of Proposed Rezoning Application

Current Land Use: RPI LU Companion Application: N/A
Current Zoning: CRO Proposed Zoning: RLD-50 Acres: 2.17

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 CRO to RLD-50 to allow for development of single-family residential uses consistent with the RLD-50 zoning district.

LAND USE CATEGORY CONSISTENCY REVIEW:

The subject site is a portion of a parcel with split land use and split zoning designations. The majority of the western portion of the parcel is designated Low Density Residential (LDR); the portion subject to the rezoning fronts St. Johns

Bluff Road, a collector roadway, and is designated Residential Professional Institutional (RPI). According to the Future Land Use Element (FLUE), RPI in the Suburban Area is intended to provide low to medium density development. Development which includes medium density residential and professional office uses is preferred. Generally, the RPI land use category is considered most appropriate for mixed use developments. Single-use developments shall be limited to residential or office. Single use residential developments shall be pursuant to the requirements of the Medium Density Residential (MDR) category, and single-family dwellings as part of a single-use development are considered a secondary use. The subject site is not located in a flood zone or in an area identified as having wetlands. The site is located within the St. Johns Bluff Corridor Study and is near Craig Airfield.

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:

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

- Policy 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

- Policy 1.2.9 Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

- Policy 1.3.7 Access for corner lots or parcels shall be located the greatest distance from the corner commensurate with property dimensions. For roadways having a functional classification of collector or higher, access shall not be less than 150 feet from the geometric centerline of intersecting roadways, 100 feet from the outside through lane, or commensurate with property dimensions, where the lot frontage is insufficient to meet these requirements, subject to the approval of the Traffic Engineering Division and JPDD.

- 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.

- Objective 3.1 Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by

requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

Policy 3.1.17 The City shall, through Land Development Regulations, require higher density residential development and supporting commercial facilities to locate on major arterial or collector roads used for mass transit routes, and in proximity to major employment areas in order to ensure the efficient use of land, public facilities, and services, and transportation corridors.

Policy 4.1.8B The City shall evaluate all proposed amendments to the Comprehensive Plan as to their compliance with the area's vision plan and any existing neighborhood plans and studies. Priority shall be given to those amendments with the greatest potential to further the goals and objectives of the vision plans and neighborhood plans and studies.

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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 50-foot Height and Hazard Zone for Craig Airfield. Zoning will limit development to a maximum height of less than 50 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).

Additionally, the site is located within a Civilian School Regulatory Zone. No new educational facility of a public or private school, with the exception of aviation school facilities, shall be permitted within an area extending along the centerline of any runway and within the Civilian School Regulatory Zone as prohibited by Section 656.1009.

The subject site is also located within the 60-64.99 Day-Night Sound Level (DNL) noise contour range. As such this area is within the Civilian Influence Zone for Craig Airfield. In accordance with Section 656.1010, the plat for a subdivision shall indicate which lots are located within a Civilian Influence Zone. No person shall sell, transfer, or lease land within a Civilian Influence Zone, unless the prospective owner, transferee or lessee has been given a disclosure of airport proximity in writing, at the time of contract of sale, transfer, or lease.

Requirements for areas within Height and Hazard Zones and Civilian Influence Zones are specified in the following FLUE policies:

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.

Policy 2.5.5C Within the 60DNL or higher area as depicted on Map L-22, entertainment assembly uses are only permitted in PUD developments or pursuant to preliminary site development reviews in accordance with Section 656.1003 that were approved prior to March 27, 2007 or those uses meeting the nonconforming uses definition in Section 656.1008 of the City of Jacksonville Zoning Code. All other uses are allowed subject to disclosure requirements.

Policy 2.5.6 To ensure safety and education of citizens occupying properties that are located near military and civilian airports, the City requires disclosure of airport proximity to prospective owners or lessees in the Military and Civilian Influence Zones depicted on Map L-22.

Corridor Study

This site is located within the boundaries of the St. Johns Bluff Corridor Study (2003). No direct recommendations are made for the location of the subject site; however, the study recommends that residential areas be protected from intense commercial activity or strip commercial development. Further, the study recommends that where commercial development occurs on lands designated as RPI, that commercial be limited to commercial-office uses and low intensity retail. As a result of those general recommendations, staff has concluded that single family residential development on the subject site is consistent with the corridor study as it ensures an even lower intensity of development than the limitations that the study recommends.

PLANNING AND DEVELOPMENT DEPARTMENT



MEMORANDUM

DATE: 3/8/2018

TO: Connie Patterson
City Planner I

FROM: Soliman Peter Salem
City Planner Supervisor

SUBJECT: TRANSPORTATION REVIEW OF 2018-0128 CONVENTIONAL REZONING

St. Johns Bluff Road, from Monument Road to Atlantic Boulevard, is the directly accessed functionally classified roadway. St. Johns Bluff Road is a 4-lane divided class I collector in this vicinity and is currently operating at 41.19% of capacity. This proposal is for up to 10 dwelling units of ITE 210 Single Family Homes, which would generate 94 vpd. This St. Johns Bluff Road segment has a maximum daily capacity of 35,820 vpd and a 2016 daily traffic volume of 14,756.

(ITE 210 Single Family Homes- 10 Dwelling Units)

Patterson, Connie

From: Kimberly Howard <kimberly.howard@flyjacksonville.com>
Sent: Wednesday, January 31, 2018 2:23 PM
To: Patterson, Connie
Cc: David Dunkley; Rusty Chandler; Rolf Riechmann
Subject: RE: COJ PDD: Application for Rezoning in Civilian Notice Zone

Good afternoon, Connie.

Thank you for the notification. The proposed property is indeed within the 60 dnl noise contour, an aircraft noise impact area, for runway 14/32 and is approximately 800 feet from the aircraft approach and departure route. Given Jacksonville Executive at Craig Airport (JaxEx) is the proud home of a several flight schools, student pilots perform frequent touch and go operations throughout the day and evening, and the typical student's flight pattern would cross directly over the proposed development. While many students are not flying jet aircraft, low flying propeller aircraft are noisy and will likely be a nuisance to a new homeowner. Furthermore, because JaxEx is a public use airport, the FAA precludes the Jacksonville Aviation Authority (JAA) from dictating aircraft type or pattern usage, and the airfield is open 24 hours a day, 365 days a year.

The JAA continually encourages aviation compatible land development including industrial and commercial activities. In consideration of the aircraft noise impact zone, established aircraft flight patterns, and the proximity to the airfield, the JAA opposes the proposed residential rezoning of the parcel located near 1326 St Johns Bluff Rd.

Kind regards,

Kimberly

Kimberly Howard, CM
Senior Manager of Planning
www.flyjacksonville.com
Phone 904.741.2743 | Mobile 615.479.5564 | Fax 904.741.2224
14201 Pecan Park Road • Jacksonville • FL • 32218



From: Patterson, Connie [<mailto:ConstanceP@coj.net>]
Sent: Monday, January 29, 2018 2:04 PM
To: David Dunkley <david.dunkley@flyjacksonville.com>; Kimberly Howard <kimberly.howard@flyjacksonville.com>
Subject: COJ PDD: Application for Rezoning in Civilian Notice Zone

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

Attached to this email is the application for rezoning of the property at **1326 St Johns Bluff Road N** which is in the Civilian Notice Zone, Height Zone-50 ft, and 60DNL Noise Contour Zone. If JAA has any comments or concerns about this application please forward them to me by Friday, February 16th, 2018.

Thank You,
Connie Patterson
City Planner I
City of Jacksonville | Planning & Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904)255-7822
www.coj.net

Please note that under Florida's very broad public records law, e-mail communication to and from the Jacksonville Aviation Authority is subject to public disclosure.

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2018-0128 **Staff Sign-Off/Date** CMP / 02/16/2018
Filing Date 02/27/2018 **Number of Signs to Post** 3
Hearing Dates:
1st City Council 03/27/2018 **Planning Commission** 03/22/2018
Land Use & Zoning 04/03/2018 **2nd City Council** 04/10/2018
Neighborhood Association GREATER ARLINGTON CIVIC COUNCIL; COMMUNITIES OF EAST ARLINGTON
Neighborhood Action Plan/Corridor Study ST JOHNS BLUFF CORRIDOR

Application Info

Tracking # 1646 **Application Status** PENDING
Date Started 12/27/2017 **Date Submitted** 12/27/2017

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 HINTON **First Name** WES **Middle Name**
Company/Trust Name KB HOME JACKSONVILLE LLC
Mailing Address 10475 FORTUNE PARKWAY, SUITE 100
City JACKSONVILLE **State** FL **Zip Code** 32256
Phone 9045966632 **Fax** **Email** WHINTON@KBHOME.COM

Property Information

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

Map RE#	Council District	Planning From District	Zoning District(s)	To Zoning District
Map 161311 1000	2	2	CRO	RLD-50

Ensure that RE# is a 10 digit number with a space (##### #)

Existing Land Use Category

RPI

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 2.17

Justification For Rezoning Application

PROPERTY IS ZONED COMMERCIAL AND IS PART OF A LARGER PARCEL THAT IS ZONED FOR SINGLE FAMILY, WE ARE ASKING TO REZONE TO SINGLE FAMILY TO DEVELOP. WATER AND SEWER JEA.

Location Of Property

General Location

ON THE CORNER OF ST. JOHNS BLUFF ROAD N. AND CAUSEY LANE

House #	Street Name, Type and Direction	Zip Code
1326	ST JOHNS BLUFF RD N	32081

Between Streets

CAUSEY LANE and PRIM DRIVE

Required Attachments For Formal, Complete application

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

- Exhibit 1** A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.

Supplemental Information

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

- One copy of the Deeds to indicate proof of property ownership.

Public Hearings And Posting Of Signs

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

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

Application Certification

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

Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof**
2.17 Acres @ \$10.00 /acre: \$30.00
- 3) Plus Notification Costs Per Addressee**
43 Notifications @ \$7.00 /each: \$301.00
- 4) Total Rezoning Application Cost:** \$2,331.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

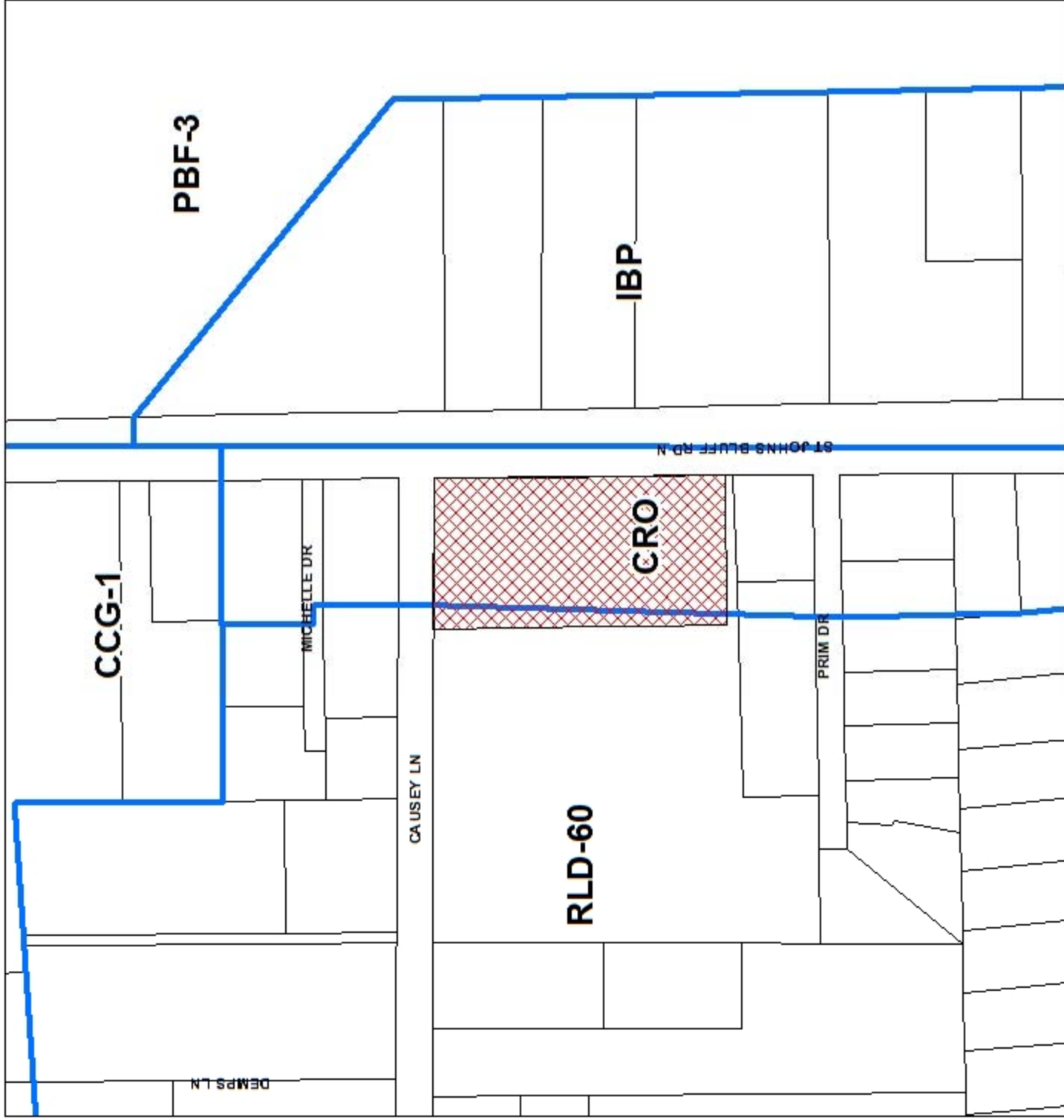
Ordinance

EXHIBIT 1
LEGAL DESCRIPTION ST. JOHNS BLUFF

A PORTION OF LOTS 5, 6, AND 7, ATLANTIC BOULEVARD ESTATES SECTION FIFTEEN, AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGES 89 AND 89A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF ST. JOHNS BLUFF ROAD (A 100' RIGHT OF WAY AS NOW ESTABLISHED) AND THE SOUTHERLY RIGHT OF WAY LINE OF CAUSEY LANE (A 50' RIGHT OF WAY AS NOW ESTABLISHED); THENCE S00°45'52"E, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 425.75 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13119, PAGE 1788 OF SAID PUBLIC RECORDS; THENCE S89°14'08"W, DEPARTING SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE NORTH LINE AND THE WESTERLY PROJECTION THEREOF OF LAST SAID LANDS, A DISTANCE OF 220.69 FEET; THENCE N00°37'40"W, A DISTANCE OF 125.98 FEET; THENCE N00°58'22"W, A DISTANCE OF 50.00 FEET; THENCE N00°37'40"W, A DISTANCE OF 127.47 FEET; THENCE N00°43'30"W, A DISTANCE OF 126.69 FEET TO SAID SOUTHERLY RIGHT OF WAY LINE OF CAUSEY LANE; THENCE S89°37'17"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 220.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.17 ACRES MORE OR LESS.

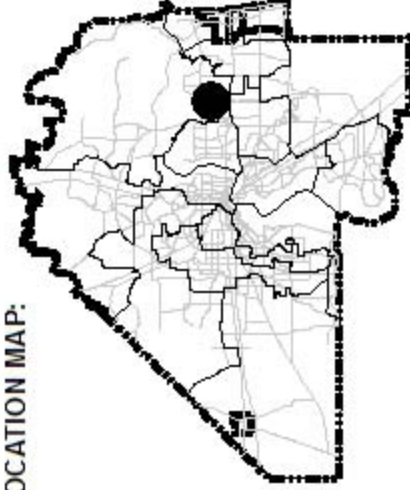


REQUEST SOUGHT:

FROM: CRO

TO: RLD-50

LOCATION MAP:



COUNCIL DISTRICT:

2

TRACKING NUMBER:

T-2017-1646

PAGE 1 OF 1

Checklist / Baseline Review

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	<input style="width: 100%;" type="text" value="NA"/>	Aquatic Preserve	<input style="width: 100%;" type="text" value="No"/>	Civilian Notice Zone	<input style="width: 100%;" type="text" value="Yes"/>
DRI	<input style="width: 100%;" type="text" value="NA"/>	Septic Tank Failure Area	<input style="width: 100%;" type="text" value="No"/>	Civilian School Zone	<input style="width: 100%;" type="text" value="Yes"/>
Springfield Historic District	<input style="width: 100%;" type="text" value="No"/>	Boat Facility Siting Zone	<input style="width: 100%;" type="text" value="No"/>	Civilian Height Zone	<input style="width: 100%;" type="text" value="50 ft"/>
Riverside Historic District	<input style="width: 100%;" type="text" value="No"/>	Coastal High Hazard Zone	<input style="width: 100%;" type="text" value="No"/>	Military Notice Zone	<input style="width: 100%;" type="text" value="No"/>
Riverside Overlay	<input style="width: 100%;" type="text" value="No"/>	Wellhead Protection Zone	<input style="width: 100%;" type="text" value="No"/>	Military School Zone	<input style="width: 100%;" type="text" value="No"/>
Lake Marco Overlay	<input style="width: 100%;" type="text" value="No"/>	State Road	<input style="width: 100%;" type="text" value="No"/>	Military Height Zone	<input style="width: 100%;" type="text" value="No"/>
San Marco Overlay	<input style="width: 100%;" type="text" value="No"/>	Outside Suburban Boundry	<input style="width: 100%;" type="text" value="No"/>	Noise Contour Zone	<input style="width: 100%;" type="text" value="60 - 64 DN"/>
Mandarin Height Overlay	<input style="width: 100%;" type="text" value="No"/>	Industrial Sanctuary	<input style="width: 100%;" type="text" value="No"/>	NAS Jax APZ	<input style="width: 100%;" type="text" value="No"/>
Mandarin Road Overlay	<input style="width: 100%;" type="text" value="No"/>	Industrial Compatibility	<input style="width: 100%;" type="text" value="No"/>	Whitehouse OLF APZ	<input style="width: 100%;" type="text" value="No"/>
Mayport	<input style="width: 100%;" type="text" value="No"/>	Listed Species Report > 50 acres	<input style="width: 100%;" type="text" value="No"/>	Whitehouse OLF Light Restriction Zone	<input style="width: 100%;" type="text" value="No"/>

Planner's Comments

Wetlands: NA

EXHIBIT A - Property Ownership Affidavit

Date: 12/27/2017

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

Re: Property Owner Affidavit for the following site location:
St. Johns Bluff Rd. Subdivision (RE#: 161311-1000)

To Whom it May Concern:

I Wes Hinton 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:

By _____
Print Name: _____

If Owner is Corporate Entity:*

Print Corporate Name:
KB Home Jacksonville LLC
By [Signature]
Print Name: Wes Hinton
Its: Vice President of Land Development

*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.

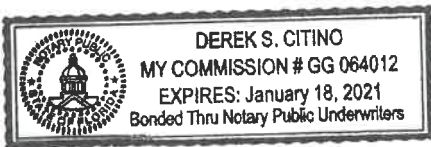
**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 27th day of December 2017, by Wes Hinton, who is personally known to me or who has produced _____ as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)

Derek S. Citino

(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: 1/18/2021

RKD DEVELOPMENT GROUP LLC
 4967 MAYBANK WAY
 JACKSONVILLE, FL 32225

Primary Site Address
 1326 ST JOHNS BLUFF RD
 Jacksonville FL 32225

Official Record Book/Page
 17288-01426

Tile #
 8407

1326 ST JOHNS BLUFF RD

Property Detail

RE #	161311-1000
Tax District	GS
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	02961 ATLANTIC BLVD EST SEC 10
Total Area	329161

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.](#)

Value Summary

	2017 Certified	2018 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$15,359.00	\$14,551.00
Extra Feature Value	\$1,665.00	\$1,662.00
Land Value (Market)	\$330,284.00	\$330,284.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$347,308.00	\$346,497.00
Assessed Value	\$347,308.00	\$346,497.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$347,308.00	See below

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
17288-01426	9/1/2015	\$177,500.00	WD - Warranty Deed	Unqualified	Improved
17288-01424	8/27/2015	\$177,500.00	WD - Warranty Deed	Unqualified	Improved
01692-00399	1/1/1969	\$100.00	MS - Miscellaneous	Unqualified	Vacant
14990-00791	8/31/2009	\$100.00	MS - Miscellaneous	Unqualified	Improved
14989-00755	8/25/2009	\$100.00	MS - Miscellaneous	Unqualified	Improved
14989-00753	8/25/2009	\$100.00	MS - Miscellaneous	Unqualified	Vacant
14989-00751	8/25/2009	\$100.00	MS - Miscellaneous	Unqualified	Vacant
03319-00137	2/14/1972	\$1,700.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	POLR3	Pool	1	0	0	1.00	\$612.00
2	SCNR3	Screen Enclosure	1	0	0	130.00	\$252.00
3	CVPR2	Covered Patio	1	16	6	96.00	\$23.00
4	SHWR2	Shed Wood	1	16	12	192.00	\$55.00
5	FCLC1	Fence Chain Link	1	0	0	272.00	\$720.00

Land & Legal

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	1200	COMM/RES/OFF	CRO	0.00	0.00	Common	72,310.00	Square Footage	\$206,084.00
2	0100	RES LD 3-7 UNITS PER AC	RLD-60	0.00	0.00	Common	5.52	Acreage	\$124,200.00

Legal

LN	Legal Description
1	18-89 07-25-28E 7.18
2	ATLANTIC BLVD ESTATES SEC 15
3	LOTS 5 TO 7, PT LOT 10
4	RECD O/R 17288-1426

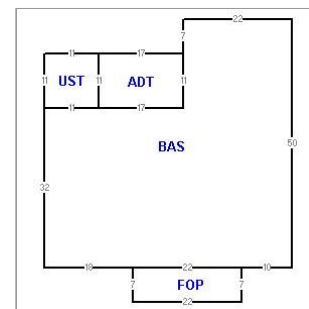
Buildings

Building 1
 Building 1 Site Address
 1326 ST JOHNS BLUFF RD Unit
 Jacksonville FL 32225

Building Type	0101 - SFR 1 STORY
Year Built	1946
Building Value	\$14,551.00

Type	Gross Area	Heated Area	Effective Area
Unfinished Storage	121	0	48
Addition	187	187	168
Base Area	1996	1996	1996
Finished Open	154	0	46

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Exterior Wall	21	21 Stone
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	11	11 Cer Clay Tile
Int Flooring	7	7 Cork/Vnyl Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central



Element	Code

Porch			
Total	2458	2183	2258

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	\$347,308.00	\$0.00	\$347,308.00	\$3,970.06	\$3,973.86	\$3,786.63
Public Schools: By State Law	\$347,308.00	\$0.00	\$347,308.00	\$1,580.13	\$1,471.54	\$1,499.85
By Local Board	\$347,308.00	\$0.00	\$347,308.00	\$780.00	\$780.75	\$740.39
FL Inland Navigation Dist.	\$347,308.00	\$0.00	\$347,308.00	\$11.10	\$11.11	\$10.42
Water Mgmt Dist. SJRWMD	\$347,308.00	\$0.00	\$347,308.00	\$100.10	\$94.61	\$94.61
Gen Gov Voted	\$347,308.00	\$0.00	\$347,308.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$347,308.00	\$0.00	\$347,308.00	\$0.00	\$0.00	\$0.00
			Totals	\$6,441.39	\$6,331.87	\$6,131.90
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$346,976.00	\$346,976.00	\$0.00	\$346,976.00		
Current Year	\$347,308.00	\$347,308.00	\$0.00	\$347,308.00		


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**

- 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
RKD DEVELOPMENT GROUP, LLC

Filing Information

Document Number	L15000145813
FEI/EIN Number	47-4948332
Date Filed	08/25/2015
State	FL
Status	ACTIVE
Last Event	LC STMT OF RAVRO CHG
Event Date Filed	09/26/2017
Event Effective Date	NONE

Principal Address

11301 KINGSLEY MANOR WAY
JACKSONVILLE, FL 32225

Changed: 08/15/2017

Mailing Address

11301 KINGSLEY MANOR WAY
JACKSONVILLE, FL 32225

Changed: 08/15/2017

Registered Agent Name & Address

DAVIS, RAYMOND
11301 KINGSLEY MANOR WAY
JACKSONVILLE, FL 32225

Name Changed: 09/26/2017

Address Changed: 09/26/2017

Authorized Person(s) Detail

Name & Address

Title AP

ARBON, MARK
110 WEST FAYETTE STREET STE 1110
SYRACUSE, NY 13202

Title MGR

DAVIS, RAYMOND
11301 Kingsley Manor Way
JACKSONVILLE, FL 32225

Annual Reports

Report Year	Filed Date
2016	04/27/2016
2017	02/26/2017
2017	11/28/2017

Document Images

11/28/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
09/26/2017 -- CORLCRACHG	View image in PDF format
02/26/2017 -- ANNUAL REPORT	View image in PDF format
04/27/2016 -- ANNUAL REPORT	View image in PDF format
08/25/2015 -- Florida Limited Liability	View image in PDF format



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

Detail by Entity Name

Foreign Limited Liability Company
KB HOME JACKSONVILLE LLC

Filing Information

Document Number	M02000001168
FEI/EIN Number	01-0715147
Date Filed	05/07/2002
State	DE
Status	ACTIVE
Last Event	CORPORATE MERGER
Event Date Filed	09/09/2002
Event Effective Date	NONE

Principal Address

10475 FORTUNE PKWY
#100
JACKSONVILLE, FL 32256

Changed: 04/13/2010

Mailing Address

10990 WILSHIRE BLVD.
7TH FLOOR
LOS ANGELES, CA 90024

Changed: 04/13/2010

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title MGRM

KB HOME FLORIDA LLC
10990 WILSHIRE BLVD, 7TH FL
LOS ANGELES, CA 90024

Annual Reports

Report Year	Filed Date
2015	03/17/2015
2016	04/05/2016
2017	04/13/2017

Document Images

04/13/2017 -- ANNUAL REPORT	View image in PDF format
04/05/2016 -- ANNUAL REPORT	View image in PDF format
03/17/2015 -- ANNUAL REPORT	View image in PDF format
04/08/2014 -- ANNUAL REPORT	View image in PDF format
05/01/2013 -- AMENDED ANNUAL REPORT	View image in PDF format
03/26/2013 -- ANNUAL REPORT	View image in PDF format
04/03/2012 -- ANNUAL REPORT	View image in PDF format
04/11/2011 -- ANNUAL REPORT	View image in PDF format
04/13/2010 -- ANNUAL REPORT	View image in PDF format
02/17/2009 -- ANNUAL REPORT	View image in PDF format
04/01/2008 -- ANNUAL REPORT	View image in PDF format
04/23/2007 -- ANNUAL REPORT	View image in PDF format
04/18/2006 -- ANNUAL REPORT	View image in PDF format
04/26/2005 -- ANNUAL REPORT	View image in PDF format
06/01/2004 -- ANNUAL REPORT	View image in PDF format
04/10/2003 -- ANNUAL REPORT	View image in PDF format
09/09/2002 -- Merger	View image in PDF format
05/07/2002 -- Foreign Limited	View image in PDF format

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: 12/27/2017

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

Re: Agent Authorization for the following site location: St. Johns Bluff Rd. Subdivision (RE#: 161311-1000)

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) 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:

KB Home Jacksonville LLC

By _____

By [Signature]

Print Name: _____

Print Name: Wes Hinton

Its: VP of Land Development

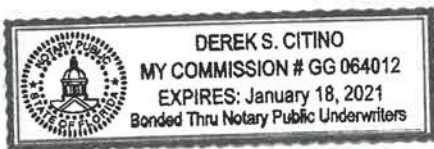
*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 27th day of December 2014, by Wes Hinton, who is personally known to me or who has produced _____ as identification and who took an oath.

[Signature]

(Signature of NOTARY PUBLIC)



Derek S. Citino

(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: 1/18/2021

This instrument prepared by
and should be returned to:
Kevin Bond, Esq.
KB Home Jacksonville LLC
10475 Fortune Parkway, Suite 100
Jacksonville, FL 32256

Parcel Identification No.: 161311-1000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 4th day of December, 2017 between, **RKD DEVELOPMENT GROUP, LLC**, a Florida limited liability company, whose address is 4967 Maybank Way, Jacksonville, FL 3225 (the "Grantor") and **KB HOME JACKSONVILLE LLC**, a Delaware limited liability company, whose address is 10475 Fortune Parkway, Suite 100, Jacksonville, FL 32256, (the "Grantee").

(Whenever 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 of assigns of corporations, trust and trustees.)

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten AND NO/100 Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Duval County, Florida, to wit:

*****See Exhibit "A" attached hereto*****

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements, taxes for the year 2017 and all subsequent years, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

TO HAVE AND TO HOLD in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land; that 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 claiming by, through or under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

Grantor:

Witnessed by:

RKD DEVELOPMENT GROUP, LLC,
a Florida limited liability company

[Signature]
Witness Signature
JOEY GABRIEL
Witness Name (print/type)

By: [Signature]
Print Name: Ray M. Davis
Title: Manager

[Signature]
Witness Signature
Sanjay M. Nayyar
Witness Name (print/type)

STATE OF Florida
COUNTY OF Duval

The foregoing was acknowledged before me, this 4th day of December, 2007
by Raymond Davis, as Manager of RKD DEVELOPMENT
GROUP, LLC, a Florida limited liability company, on behalf of said company who is () personally
known to me or () has produced Id. Davis Lic. as identification.

[SEAL]

Charmaine Dennis
Notary Public Signature
Print Name: Charmaine Dennis
My Commission Expires: 07/10/2011

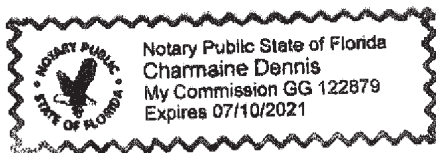


Exhibit "A"

LOT 7 AND PART OF LOT 10, ATLANTIC BOULEVARD ESTATES SECTION FIFTEEN, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 18, PAGES 89 AND 89A, IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID PART OF LOT 10 BEING THAT PART THEREOF LYING NORTH OF AN EXTENSION WEST OF THE SOUTH LINE OF SAID LOT 7 ACROSS SAID LOT 10 TO THE WEST SIDE THEREOF.

LOTS 5 AND 6, ATLANTIC BOULEVARD ESTATES SECTION 15, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 18, PAGE 89, IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

AND

A PART OF LOT 10, SECTION 15, ATLANTIC BOULEVARD ESTATES, AS RECORDED IN PLAT BOOK 18, PAGE 89 AND 89A, IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 8 OF SAID SECTION 15, RUN IN A WESTERLY DIRECTION ALONG THE WESTERLY PROJECTION OF THE NORTH LINE OF SAID LOT 8 A DISTANCE OF 199.96 FEET, TO THE WEST LINE OF SAID LOT 10; THENCE SOUTHERLY ALONG THE SAID WEST LINE OF LOT 10 A DISTANCE OF 116 FEET; THENCE EASTERLY ALONG A LINE LYING 116 FEET SOUTH OF AND PARALLEL TO THE AFOREMENTIONED NORTH LINE A DISTANCE OF 199.96 FEET TO THE WEST LINE OF SAID LOT 8; THENCE NORTHERLY ALONG THE SAID WEST LINE OF LOT 8, A DISTANCE OF 116 FEET TO THE POINT OF BEGINNING.



ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street
Jacksonville, Florida 32202-3139

Eric Almond
Almond Engineering
6277 Dupont Station Court E # 1
Jacksonville, Florida, 32217

September 07, 2017

Project Name: St. Johns Bluff Subdivision
Availability#: 2017-1752

Dear Mr/Mrs Eric Almond,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire one year from the date above.

Point of Connection:

A summary of connection points for WS&R services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA strongly recommends field verification of all POCs prior to any construction to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions.

Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida. All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found on jea.com.

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at the subsequent link, [JEA Stages of a Project](#) or by following the steps below:

- ⇒ Visit www.jea.com
- ⇒ Select Working with JEA
- ⇒ Select Stages of a Project

Sincerely,

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



21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2017-1752
Request Received On: 8/31/2017
Availability Response: 9/7/2017
Prepared by: Mollie Price

Project Information

Name: St. Johns Bluff Subdivision
Type: Single Family
Requested Flow: 11,900 gpd
Location: 1326 St. Johns Bluff Road, Jacksonville, FL
Parcel ID No.: 161311-1000
Description: Proposed Subdivision

Potable Water Connection

Water Treatment Grid: SOUTH GRID
Connection Point #1: Existing 12-in waterline on the west side of St. Johns Bluff Road N (see Special Conditions)
Connection Point #2: NA
Special Conditions: For force main connection conditions, please email fmconnections@jea.com referencing this availability letter. For the estimated cost of connecting to the JEA system, please call the Pre-service Counter at 904-665-5260. Copies of As-Built records can be requested from JEA As-Built & Record section at 665-4403.

Sewer Connection

Sewer Treatment Plant: ARLINGTON EAST
Connection Point #1: Existing manhole with 8-in gravity sewer line on the west side of St. Johns Bluff Road N, approx. 650-ft north of site (see Special Conditions)
Connection Point #2: Existing 4-in forcemain on the east side of St. Johns Bluff Road N, approx. 450-ft north of site (see Special Conditions)
Special Conditions: For force main connection conditions, please email fmconnections@jea.com referencing this availability letter. For the estimated cost of connecting to the JEA system, please call the Pre-service Counter at 904-665-5260. Copies of As-Built records can be requested from JEA As-Built & Record section at 665-4403. Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA.

Reclaimed Water Connection

Sewer Region/Plant: South Grid
Connection Point #1: Existing 36-in reclaimed water line crossing St. Johns Bluff Road N east to west approx. 700-ft north of site (see Special Conditions)
Connection Point #2: NA

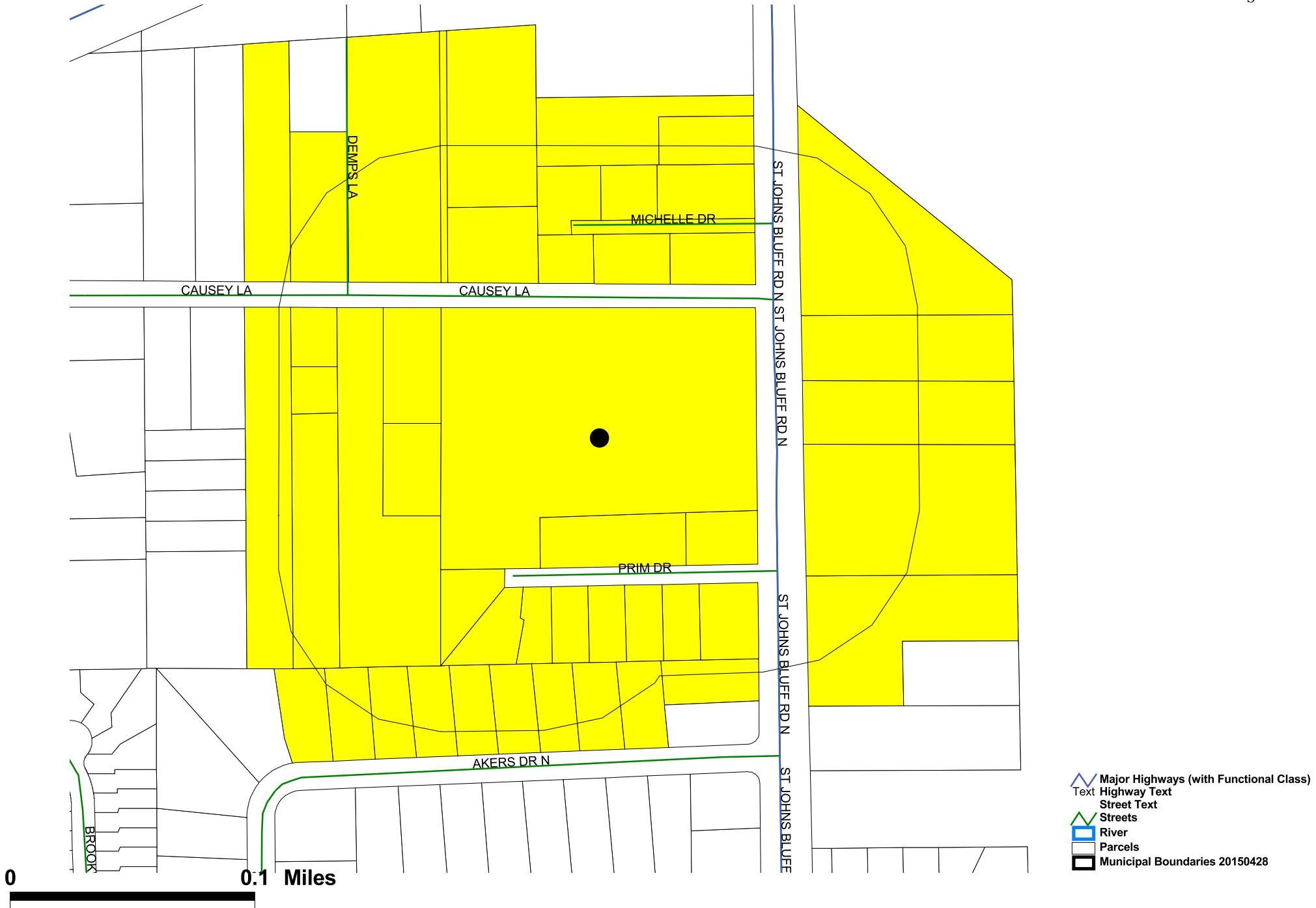
Special Conditions:

Reclaimed water shall be used for irrigation. 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. JEA must approve construction and accept the lines prior to meter issue.

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.

1326 ST JOHNS BLUFF ROAD N



	A	B	C	D	E	F	G	H	I
1	RE	LNAME	LNA	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
2	161802 0000	AKERS WILLIAM C		1249 ST JOHNS BLUFF RD N			JACKSONVILLE	FL	32225
3	161827 0000	ASSET BACKED FUNDING CORPORATION ASSET BACKED CERTIFICATES SERIES 2006 HE1		3217 SOUTH DECKER LAKE DR			SALT LAKE CITY	UT	84119
4	161324 0150	BARTLEY DENNIS S		1321 CAUSEY LN			JACKSONVILLE	FL	32225-7306
5	161335 0010	BARTLEY JAMES L ET AL		10543 CAUSEY LN			JACKSONVILLE	FL	32225-7303
6	161329 0000	BARTLEY JOHNNY		10536 CAUSEY LN			JACKSONVILLE	FL	32225-8360
7	161334 0000	BARTLEY TIMOTHY C		10519 CAUSEY LN			JACKSONVILLE	FL	32225
8	161826 0000	BENSHR FLORIDA LLC		6950 PHILIPS HWY STE 27			JACKSONVILLE	FL	32216
9	161324 0100	BROOKS STANLEY K		10572 CAUSEY LN			JACKSONVILLE	FL	32225-8360
10	161829 0000	BROWN JOSHUA J ET AL		10539 AKERS DR			JACKSONVILLE	FL	32225
11	161310 0000	CARDONA LORI A		1754 E ASTON HALL DR			JACKSONVILLE	FL	32246
12	161336 0000	CHOUAT TIMOTHY L		10605 CAUSEY LN			JACKSONVILLE	FL	32225-8314
13	161306 0000	CITY OF JACKSONVILLE		C/O CITY REAL ESTATE DIV	214 N HOGAN ST 10TH FL		JACKSONVILLE	FL	32202
14	161313 0100	CLARKSON JOHN S		1308 ST JOHNS BLUFF RD			JACKSONVILLE	FL	32225
15	161318 0000	COMBS GREGORY W		10650 PRIM DR			JACKSONVILLE	FL	32225-8330
16	161315 0000	DARLING MARGARET		10662 PRIM DR			JACKSONVILLE	FL	32225-8330
17	161327 0000	DEMPS HOWARD		10548 CAUSEY LN			JACKSONVILLE	FL	32225-8360
18	161328 0000	DEMPS LEON		10542 CAUSEY LN			JACKSONVILLE	FL	32225-8360
19	161320 0000	DICKERSON MAXINE ESTATE		C/O TWILA K DORSEY	10620 PRIM DR		JACKSONVILLE	FL	32225-8330
20	161310 0020	DUKES JOHN A ESTATE		C/O JOSEPH A DUKES	4855 MOTOR YACHT DR		JACKSONVILLE	FL	32225
21	161831 0000	FEENEY MAXINE PETERSON		10601 AKERS DR N			JACKSONVILLE	FL	32225-8355
22	161317 0000	HARNAGE SHIRLEY LYNN LIFE ESTATE		10640 PRIM DR			JACKSONVILLE	FL	32225-8330
23	161804 0000	HAVEN PREMIER PROPERTIES LLC		2515 CEDAR TRACE DR W			JACKSONVILLE	FL	32246
24	161322 0000	HEWELL HOWARD A ET AL		10604 PRIM DR			JACKSONVILLE	FL	32225-8330
25	161804 0010	JACKSONVILLE AVIATION AUTHORITY		14201 PECAN PARK RD			JACKSONVILLE	FL	32218
26	161305 0100	KUEBLER HERMAN J III		3743 FREDERICA LN			DULUTH	GA	30096-3111
27	161309 0000	LAMB JOHN C		10647 MICHELLE DR			JACKSONVILLE	FL	32225-8325
28	161308 0000	LAMB VIRGINIA T		2320 FALLEN TREE DR W			JACKSONVILLE	FL	32246-1011
29	161323 0000	MACE THOMAS R		2700 CORTEZ RD			JACKSONVILLE	FL	32246-3716
30	161835 0000	MCCORMACK PATRICK G		1232 ST JOHNS BLUFF RD			JACKSONVILLE	FL	32225-8365
31	161326 0000	MCQUEEN JANNIE		10542 CAUSEY LN			JACKSONVILLE	FL	32225-8360
32	161803 0000	MOORE GROUP INVESTMENTS INC		1309 SAINT JOHNS BLUFF RD N			JACKSONVILLE	FL	32225-7333
33	161830 0000	OSILKA VIVIAN B ESTATE		10549 AKERS DR			JACKSONVILLE	FL	32225
34	161833 0000	PAFFORD BRIAN S		10619 AKERS DR N			JACKSONVILLE	FL	32225-8355
35	161828 0000	PAFFORD JESSE T ET AL		10531 AKERS DR N			JACKSONVILLE	FL	32225-8355
36	161313 0000	PORTER THOMAS R TRUSTEE		C/O RAMSEY SALEM	638 QUEENS HARBOR BLVD		JACKSONVILLE	FL	32225
37	161832 0000	REALIFE FLORIDA 22 LLC		6950 PHILIPS HWY	STE 27		JACKSONVILLE	FL	32216
38	161311 1000	RKD DEVELOPMENT GROUP LLC		4967 MAYBANK WAY			JACKSONVILLE	FL	32225
39	161309 0010	SAUM RICHARD W ET AL		1432 ST JOHNS BLUFF RD			JACKSONVILLE	FL	32225-8366
40	161316 0000	SHERRILL MARVIN E		1239 N SUNAPEE AVE			JACKSONVILLE	FL	32233
41	161834 0000	SMITH EVELYN		10629 AKERS DR N			JACKSONVILLE	FL	32225-8355
42	161310 0010	TOOLE INA M TRUST		2298 CORTEZ RD			JACKSONVILLE	FL	32246
43	161336 0020	WOOD ROMAILE C		10609 CAUSEY LN			JACKSONVILLE	FL	32225
44	161319 0000	ZALUSKY RAYMOND C		1258 ST JOHNS BLUFF RD N			JACKSONVILLE	FL	32225
45		Communities of East Arlington		1924 W HOLLY LAKE ROAD			JACKSONVILLE	FL	32225
46		Greater Arlington Civic Council		PO Box 8283			JACKSONVILLE	FL	32239
47		GAB CPAC		Dr Ramsey Salem	638 QUEENS HARBOR BLVD		JACKSONVILLE	FL	32225

Duval County, City Of Jacksonville Michael Corrigan, Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

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

Date: 01/17/2018 Time: 10:57:45

Location: P03 Clerk:

Transaction 0033796

Account No: CR441222

User: Patterson, Connie

REZONING/VARIANCE/EXCEPTION

Name: CURTIS HART/KB HOME

Address: 1326 ST JOHNS BLUFF ROAD NORTH

Description: Application for rezoning of 2.17 acres for

Road North (RE# 161311-1000)

TranCode	IndexCode	SubObject	GLAcct	SubstIdNo	UserCode	Project	ProjectDtl
701	PDCU011	342504					

Miscellaneous

Item: CR - CR441222

Receipt 0033796.0001-0001

2.33

Total Paid

2.33

CHECK 07131611

2.33

Total Tendered

2.33

Paid By: KBHOME JACKSONVILLE

Thank You

Patterson, Connie

From: Curtis Hart <CurtisHart@hartresources.net>
Sent: Monday, February 26, 2018 3:12 PM
To: Patterson, Connie
Subject: FW: St Johns Bluff N signs
Attachments: Sign Affidavit.pdf

Connie attached sign Affidavit and photos of St Johns Bluff 2018-128. Thanks Curtis

From: Meagan Perkins [<mailto:thehartperkinsfirm@gmail.com>]
Sent: Monday, February 26, 2018 11:59 AM
To: Curtis Hart <CurtisHart@hartresources.net>
Subject: St Johns Bluff N signs







Sent from my iPhone

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT

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

provided to me for application 2018-0128 were posted on the property/site located at:

141311-1000
Real Estate Number(s)

1324 ST. Johns Bluff Rd
Street Address

JACKSONVILLE, FL 32225
City, State Zip Code

Printed Name _____

Signature Curtis Hart

Dated this 26 day of February, 2018.

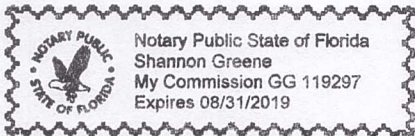
STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 26th day of February, 2018
by Curtis Hart (Applicant/Agent)

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

- is (are) personally known to me; or
- produced a current _____ driver's license as identification; or
- produced _____ as identification.

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



AIRPORT NOTICE ZONE ACKNOWLEDGMENT

Return to
Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, Florida 32202
Attn: Current Planning Division Chief

The City of Jacksonville has determined that persons on the premises may be exposed to significant noise level and/or accident potentials or may be subject to special lighting regulations as a result of the airport operations. The city has established that, within its boundaries, there exist certain Airport Notice Zones as defined in Section 656.1004 (J). The city has also placed certain restrictions on the development; construction methods and use of property within airport environ areas. The property located at

1326 St. Johns Bluff Rd., Jacksonville, FL 32225

(Address)

161311-1000

(Real Estate Parcel Number)

which is more particularly described in the legal description (Exhibit A) attached hereto and made a part hereof, is located within the Airport Notice Zone of

Craig Airport

(Name of Airport)

CERTIFICATION

As the owner/seller/lessor (circle one) of the subject property, I hereby certify that I am aware that the property is located in an Airport Notice Zone. I have been advised to consult Part 10 of Chapter 656, Ordinance Code, concerning the restrictions that have been placed on the subject property. Additionally, I acknowledge that airport operations may change due to changes in type of aircraft operating, changes in flight paths and general operations of the airport, and changes resulting from expansion, reconfiguration or additional runways.

Printed Name Thomas Jinks

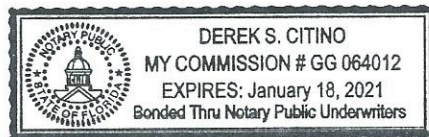
Signature [Handwritten Signature]

Dated this 14th day of March 2018.

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 14th day of March 2018
by Tommy Jinks who is personally known to me or has
produced _____ as identification.

[Handwritten Signature]
(Notary Signature)



Copies will be filed with the City of Jacksonville Planning and Development Department, and will be provided to the Jacksonville Aviation Authority or the United States Navy, as appropriate.

Exhibit A (Legal Description of Overall Property)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DUVAL, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

LOT 7 AND PART OF LOT 10, ATLANTIC BOULEVARD ESTATES SECTION FIFTEEN, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 18, PAGES 89 AND 89A, IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID PART OF LOT 10 BEING THAT PART THEREOF LYING NORTH OF AN EXTENSION WEST OF THE SOUTH LINE OF SAID LOT 7 ACROSS SAID LOT 10 TO THE WEST SIDE THEREOF.

LOTS 5 AND 6, ATLANTIC BOULEVARD ESTATES SECTION 15, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 18, PAGE 89, IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

AND

A PART OF LOT 10, SECTION 15, ATLANTIC BOULEVARD ESTATES, AS RECORDED IN PLAT BOOK 18, PAGE 89 AND 89A, IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 8 OF SAID SECTION 15, RUN IN A WESTERLY DIRECTION ALONG THE WESTERLY PROJECTION OF THE NORTH LINE OF SAID LOT 8 A DISTANCE OF 199.96 FEET, TO THE WEST LINE OF SAID LOT 10; THENCE SOUTHERLY ALONG THE SAID WEST LINE OF LOT 10 A DISTANCE OF 116 FEET; THENCE EASTERLY ALONG A LINE LYING 116 FEET SOUTH OF AND PARALLEL TO THE AFOREMENTIONED NORTH LINE A DISTANCE OF 199.96 FEET TO THE WEST LINE OF SAID LOT 8; THENCE NORTHERLY ALONG THE SAID WEST LINE OF LOT 8, A DISTANCE OF 116 FEET TO THE POINT OF BEGINNING.