

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2018-0614**

**OCTOBER 4, 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 2018-0614.

***Location:*** 9055 Taylor Field Road  
Between Exline Road and Bunion Drive.

***Real Estate Number:*** 016212-0000

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

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

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

***Planning District:*** District 4—Southwest

***Applicant/Agent:*** William Ernest Schaefer  
Dominion Engineering Group, Inc.  
4348 Southpoint Boulevard, Suite 204

***Owners:*** James T Hendry  
5829 Long Branch Cemetery Road.  
Jacksonville, Florida. 32234.

Connie H. Harrison  
5829 Long Branch Cemetery Road.  
Jacksonville, Florida. 32234.

Carrolyn M. Allen  
5829 Long Branch Cemetery Road.  
Jacksonville, Florida. 32234.

Catherine H. Wrigley  
5829 Long Branch Cemetery Road.  
Jacksonville, Florida. 32234.

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

## GENERAL INFORMATION

Application for Rezoning Ordinance **2018-0614** seeks to rezone 19.59± acres of a property from Residential Rural-Acre (RR-Acre) to Residential Low Density-60 (RLD-60). The property is located in the Low Density Residential (LDR) Land Use Category within the Suburban Development Area of the Future Land Use Element of the 2030 Comprehensive Plan. The request is being sought in order to allow for the development of a single-family subdivision.

## 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 located at the north east corner of the Taylor Field Road and Exline Road intersection. According to the Future Land Use Element (FLUE), LDR in the Suburban Area is intended to provide for low density residential development. Single family dwellings are a principal use in the LDR land use category. The applicant has provided a JEA availability letter with their application, which states that the site has access to centralized water and is within 2,100 ft. of a sewer connection point. Therefore, the maximum allowable density for the subject site is 7 units/acre. The site will be required to connect to city water and sewer services.

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

Yes. The proposed rezoning is consistent with the following Goals, Objectives, and policies of the 2030 Comprehensive Plan, Future Land Use Element:

#### 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.

Policies 1.1.1 The City shall ensure that all new development and redevelopment after the effective date of the 2030 Comprehensive Plan is consistent with the Future Land Use

Map series, and textual provisions of this and other elements of the 2030 Comprehensive Plan, as provided in Chapter 163 (Part II), Florida Statutes (F.S.).

**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 1.3.5** The City shall require that access to new single-family residential parcels with frontage along two or more roadways be located in accordance with the following parameters:

1. If one of the roadways is unimproved, access to the parcel may be provided from the improved roadway,
2. If the roadways are of differing functional classes, then access to the parcel shall be provided from the roadway with the lower functional class only,
3. If the roadways are of the same functional class, then access shall be provided as follows:
  - a. In the case of redevelopment of existing parcels, from the roadway where the prevailing pattern of existing driveways are located; or
  - b. In the case of new subdivisions where no pattern currently exists, on the roadway with the lower average daily traffic (ADT) inclusive of development traffic.
4. Driveways should be on the same road on which the parcel is addressed and the front door of the home is located, except in the case of an entirely new planned unit development or traditional neighborhood development where rear entry drives are expressly contemplated.

The above parameters shall be followed unless it can be demonstrated in a professional traffic study submitted for review and approval to the Traffic Engineering Division and the JPDD, and with which the City staff agrees, that such access restrictions would either:

1. present a safety hazard;
2. would cause undue congestion or delay on adjacent road facilities;
3. would cause environmental degradation; or
4. would hinder adequate traffic circulation.

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

**Transportation Element**

**Policy 2.3.5** The City shall require that access to new single-family residential parcels with frontage along two or more roadways be located in accordance with the following parameters:

1. If one of the roadways is unimproved, access to the parcel may be provided from the improved roadway,
2. If the roadways are of differing functional classes, then access to the parcel shall be provided from the roadway with the lower functional class only,
3. If the roadways are of the same functional class, then access shall be provided as follows:
  - a. In the case of redevelopment of existing parcels, from the roadway where the prevailing pattern of existing driveways are located; or
  - b. In the case of new subdivisions where no pattern currently exists, on the roadway with the lower average daily traffic (ADT) inclusive of development traffic.
4. Driveways should be on the same road on which the parcel is addressed and the front door of the home is located, except in the case of an entirely new planned unit development or traditional neighborhood development where rear entry drives are expressly contemplated.

The above parameters shall be followed unless it can be demonstrated in a professional traffic study submitted for review and approval to the Traffic Engineering Division and the JPDD, and with which the City staff agrees, that such access restrictions would either:

1. present a safety hazard;
2. would cause undue congestion or delay on adjacent road facilities;
3. would cause environmental degradation; or
4. would hinder adequate traffic circulation.

**Policy 2.3.7** 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.

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 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.

**SURROUNDING LAND USE AND ZONING**

The subject property is located along Taylor Field Road in the southwestern part of the City of Jacksonville. Taylor Field Road is developed almost exclusively with single-family dwellings with a number of different lot size requirements. The majority of lots along the road follow the RR-Acre zoning standards, but there are other RLD-60, RLD-70, RLD-90, and AGR. The proposed rezoning to RLD-60 would render the lots to have at minimum a 60 foot width and 6,000 square foot area—which, in terms of density, would complement the surrounding residential areas. The adjacent Land Use and Zoning Districts are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use(s)</b>
North	LDR	RR-Acre	Single-Family Dwellings
East	LDR	RR-Acre	Single Family Dwellings
South	LDR	RR-Acre	Single-Family Dwellings
West	LDR	RR-Acre	Single-Family Dwellings/Timber

It is the opinion of the Planning and Development Department that the requested rezoning to RLD-60 will be consistent and compatible with the surrounding uses.

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on September 21, 2018 by the Planning and Development Department, the required Notice of Public Hearing signs were posted.



Source: Planning and Development Department  
Date: September 21, 2018

### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2018-0614** be **APPROVED**.



Aerial View

Source: JaxGIS  
Date: September 21, 2018



View of the subject site from Taylor Field Road.

Source: Planning and Development Department

Date: September 21, 2018



Another view of the subject site from Taylor Field Road.

Source: Planning and Development Department

Date: September 21, 2018



View of the Taylor Field Road looking down the subject property (Right) from the current driveway.

*Source: Planning and Development Department  
Date: September 21, 2018*



View of the under development neighborhood catty-corner to the subject property.

*Source: Planning and Development Department  
Date: September 21, 2018*





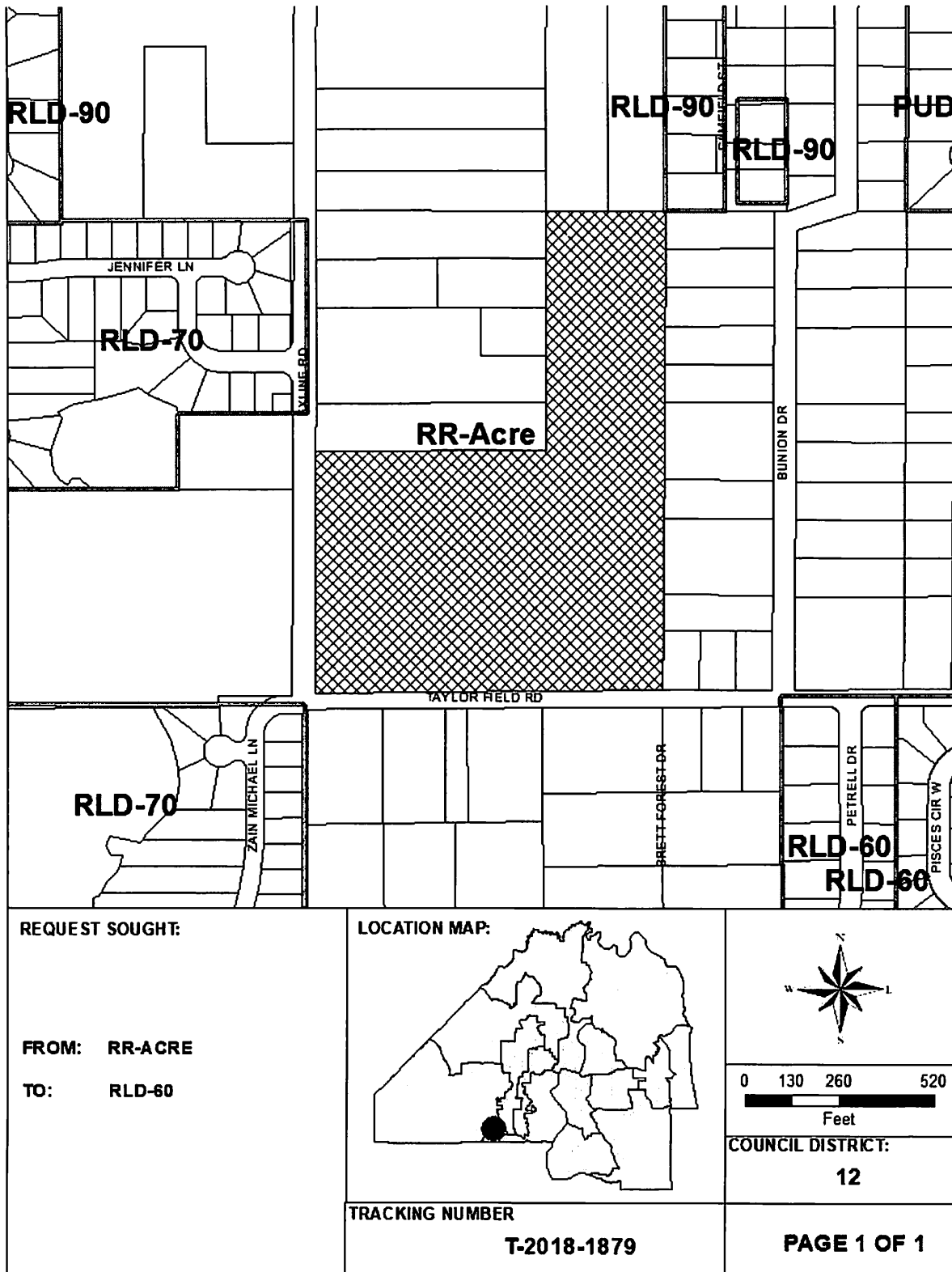
View of the neighboring property to the east.

*Source: Planning and Development Department*  
*Date: September 21, 2018*



View looking down Taylor Field Road from the corner with Exline Road, the subject property is on the left.

*Source: Planning and Development Department*  
*Date: September 21, 2018*



Legal Map

Source: JaxGIS  
Date: September 21, 2018

### Application For Rezoning To Conventional Zoning District

#### Planning and Development Department Info

Ordinance # 2018-0614 Staff Sign-Off/Date CMC / 08/29/2018

Filing Date 09/07/2018 Number of Signs to Post 9

**Hearing Dates:**

1st City Council 10/09/2018 Planning Commission 10/04/2018

Land Use & Zoning 10/16/2018 2nd City Council 10/23/2018

Neighborhood Association ARGYLE AREA CIVIC COUNCIL

Neighborhood Action Plan/Corridor Study

#### Application Info

Tracking # 1879 Application Status PAID

Date Started 06/21/2018 Date Submitted 07/12/2018

#### General Information On Applicant

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
SCHAEFER	WILLIAM	ERNEST

**Company Name**  
DOMINION ENGINEERING GROUP, INC.

**Mailing Address**  
4348 SOUTHPOINT BOULEVARD, SUITE 204

<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32216

<b>Phone</b>	<b>Fax</b>	<b>Email</b>
9048544500	9048544505	BSCHAEFER@DOM-ENG.COM

#### 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>
HENDRY	JAMES	T

**Company/Trust Name**

**Mailing Address**  
5829 LONG BRANCH CEMETRY RD

<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32234

<b>Phone</b>	<b>Fax</b>	<b>Email</b>
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<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
HARRISON	CONNIE	H

**Company/Trust Name**

**Mailing Address**  
5829 LONG BRANCH CEMETRY RD

<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32234

<b>Phone</b>	<b>Fax</b>	<b>Email</b>
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<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
ALLEN	CAROLYN	M

**Company/Trust Name**

**Mailing Address**  
5829 LONG BRANCH CEMETRY RD

<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32234

<b>Phone</b>	<b>Fax</b>	<b>Email</b>
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<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
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WRIGLEY	CATHORINE	H
<b>Company/Trust Name</b>		
<b>Mailing Address</b>		
5829 LONG BRANCH CEMETRY RD		
<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32234
<b>Phone</b>	<b>Fax</b>	<b>Email</b>

**Property Information**

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

Map RE#	Council District	Planning From Zoning District	To Zoning District
Map 016212 0000	12	4 RR-ACRE	RLD-60

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

**Existing Land Use Category**  
LDR

**Land Use Category Proposed?**  
**If Yes, State Land Use Application #**

**Total Land Area (Nearest 1/100th of an Acre)** 19.59

**Justification For Rezoning Application**

TO ALLOW SINGLE FAMILY HOMES WITH A MINIMUM LOT WIDTH OF 60 FEET.

**Location Of Property**

**General Location**  
NORTH EAST CORNER OF THE INTERSECTION OF TAYLOR FIELD ROAD AND EXLINE ROAD

House #	Street Name, Type and Direction	Zip Code
9055	TAYLOR FIELD RD	32222

**Between Streets**  
EXLINE ROAD and BUNION 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  
19.59 Acres @ \$10.00 /acre: \$200.00
- 3) Plus Notification Costs Per Addressee  
54 Notifications @ \$7.00 /each: \$378.00
- 4) Total Rezoning Application Cost: \$2,578.00

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

## EXHIBIT 1

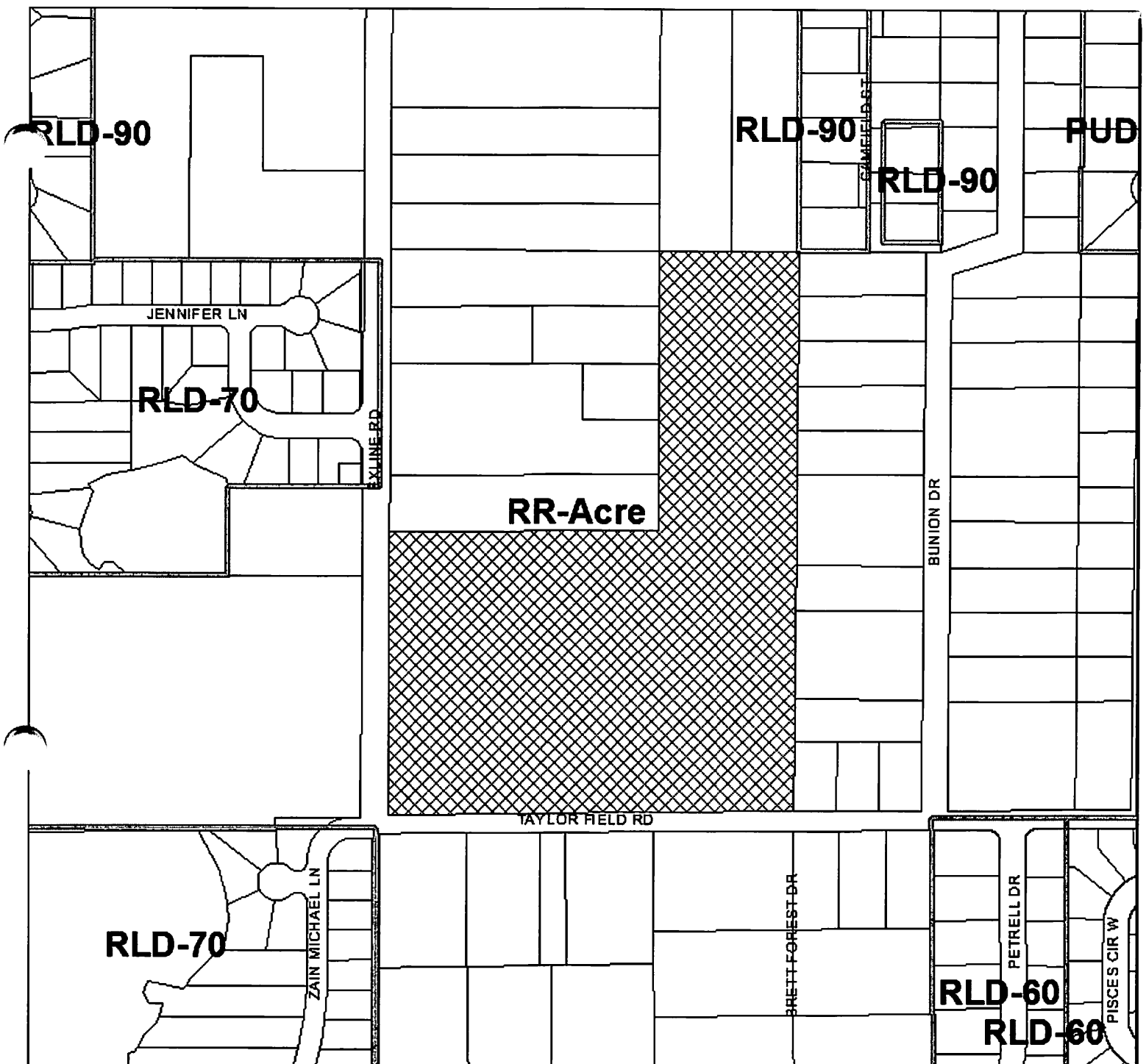
### Legal Description

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Tract 10 and Tract 11, Block 1, Section 28,  
Township 3 South, Range 25 East, as shown on the plat of  
Jacksonville Heights recorded in Plat Book 5, page 93 of the  
records of Duval County, Florida, containing 10 acres more or  
less.

EXCEPTING therefrom a strip of land 15 feet deep  
along the lines of the proposed roads, to be dedicated for public  
use as a throughfare.

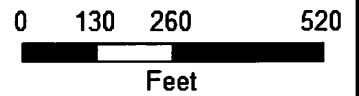
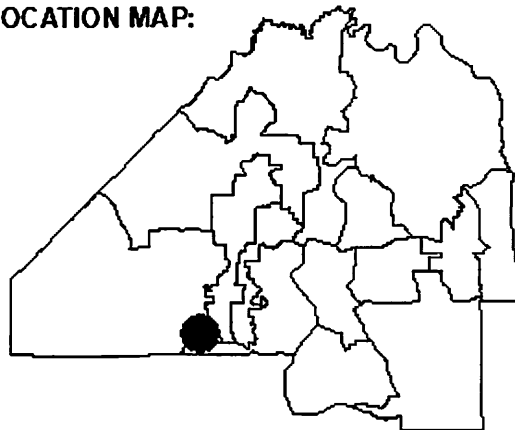
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**REQUEST SOUGHT:**

**FROM: RR-ACRE**  
**TO: RLD-60**

**LOCATION MAP:**



**COUNCIL DISTRICT:**  
**12**

**TRACKING NUMBER**

**T-2018-1879**

QUIT-CLAIM DEED

Made this 2<sup>nd</sup> day of August, A.D., 2001, Between Martha E. Hendry, un-remarried widow of James T. Hendry who died on April 27, 1994, party of the first part, and Carolyn M. Allen, Connie H. Harrison, Catherine H. Wrigley and James T. Hendry, parties of the second part. 9055 Taylorfield Rd., Tex. 77322.

**WITNESSETH:** that the said party of the first part, for and in consideration of the sum of ten and no/100 dollars, in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said parties of the second part, and their heirs, successors and assigns forever the following described land,

situate, lying and being in the County of Duval, State of Florida, to-wit:

Tract 10 and Tract 11, Block 1, Section 28, Township 3 South, Range 25 East, as shown on the plat of Jacksonville Heights recorded in Plat Book 5, page 93 of the records of Duval County, Florida, containing 10 acres more or less.

EXCEPTING therefrom a strip of land 15 feet deep along the lines of the proposed roads, to be dedicated for public use as a throughfare.

Reserving unto the Grantor a life estate in the premises with all the rights thereto appertaining.

Doc# 2001208384  
Book: 10116  
Pages: 1731 - 1733  
Filed & Recorded  
08/21/2001 09:45:00 AM  
JIM FULLER  
CLERK CIRCUIT COURT  
DUVAL COUNTY  
TRUST FUND \$ 2.00  
DEED DOC STAMP \$ 0.70  
RECORDING \$ 13.00

3



TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anyway appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said parties of the second part, their heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal in the day and year first above written.

Signed and Sealed in Our Presence:

Connie H. Harrison  
Witness

Connie H. Harrison  
Printed Name

Martha E. Hendry (SEAL)

Martha E. Hendry  
90 S.S Taylor Field Rd.  
JAX, FL. 32222

Louis A. Chaffin  
Witness

Teeei A. Chaffin  
Printed Name


\_\_\_\_\_ (SEAL)

STATE OF FLORIDA  
COUNTY OF DUVAL

Before me personally appeared Martha E. Hendry known to be the above described individual and who executed the foregoing instrument, and acknowledged to and before me that she executed the same for the purposes therein expressed.

Witness my hand and official seal this 2<sup>nd</sup> day of August  
2001, at County and State aforesaid.

WAYNE D. CLANCE  
NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION # CC887378  
EXPIRES 4/14/2004  
BONDED THRU ASA 1-888-NOTARY1

  
\_\_\_\_\_  
Notary Public  
My Commission Expires:

Personally known  
 Produced Identification - Type \_\_\_\_\_

Ret → \*\*Prepared by and return to: Wayne D. Clance, 326 Lane Ave.,  
South, Jacksonville, Florida 32254\*\*

**EXHIBIT A - Property Ownership Affidavit**

Date: 7-11-2018

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:  
90.55 Taylor Field Rd. Jax FL 32222

To Whom it May Concern:

I Connie H. Harrison hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Rezoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:\*

Print Corporate Name:

By Connie H. Harrison  
Print Name Connie H. Harrison

By \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Its: \_\_\_\_\_

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

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 11 day of July 2014, by Connie H. Harrison, who is personally known to me or who has produced DRIVER LICENSE as identification and who took an oath.

Betty L. Curvat  
(Signature of NOTARY PUBLIC)



BETTY L. CURVAT  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: Oct. 7, 2020

**EXHIBIT A - Property Ownership Affidavit**

Date: June 29, 2018

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:  
9055 Taylor Field Rd. JAX FL 32222

To Whom it May Concern:

I, Catherine H. Whigley hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Rezoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:\*

Print Corporate Name:

Catherine H Whigley  
By by Connie Harrison her attorney in fact  
Print Name: Catherine H. Whigley  
by Connie Harrison her attorney in fact

By \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Its: \_\_\_\_\_

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

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 29 day of June 2018 by Connie Harrison, who is personally known to me or who has produced DRIVER LICENSE as identification and who took an oath.

Betty L. Curvat  
(Signature of NOTARY PUBLIC)



BETTY L. CURVAT  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: Oct. 7, 2020

**EXHIBIT A - Property Ownership Affidavit**

Date: 6/29/18

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:  
\_\_\_\_\_

To Whom it May Concern:

I Carolyn M. Allan hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for \_\_\_\_\_ submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:\*

Print Corporate Name:  
\_\_\_\_\_

By Carolyn M. Allan  
Print Name: CAROLYN M. ALLAN

By \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Its: \_\_\_\_\_

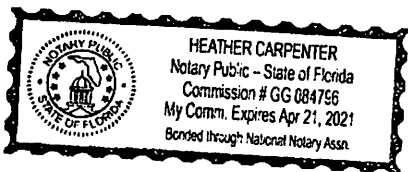
\*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 29 day of JUNE 2018 by Carolyn Allan, who is personally known to me or who has produced Florida DL as identification and who took an oath.

Heather Carpenter  
(Signature of NOTARY PUBLIC)

Heather Carpenter  
(Printed name of NOTARY PUBLIC)



State of Florida at Large.  
My commission expires: April 21, 2021

**EXHIBIT A - Property Ownership Affidavit**

Date: 29 June 18

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:  
90.55 Taylorfield Rd. JAX, FL

To Whom it May Concern:

I James T. Hendry hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for \_\_\_\_\_ submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:\*

Print Corporate Name:

By James T. Hendry  
Print Name: James T. Hendry

By \_\_\_\_\_

Print Name: \_\_\_\_\_

Its: \_\_\_\_\_

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

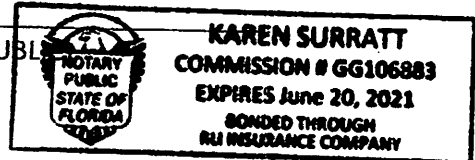
STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 29<sup>th</sup> day of June 2018, by JAMES T. HENDRY, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

Karen Surratt  
(Signature of NOTARY PUBLIC)

(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: \_\_\_\_\_



# EXHIBIT B

## Agent Authorization

Date: 8-15-2018

City of Jacksonville  
Planning and Development Department  
128 East Forsyth Street, Florida Theatre Building, Suite 700  
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location:

Taylor Field Road & Exline Road

Gentleman:

You are hereby advised that the undersigned is the owner of the property described in **Exhibit 1** attached hereto. Said owner hereby authorizes and empowers Dominion Engineering Group 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.

Connie H. Harrison 8-15-2018  
(Owner's Signature)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 15<sup>th</sup> day of Aug. (month), 2018 (year) by Connie Harrison who is personally known to me or has produced DRIVER LICENSE as identification.

Betty L. Curvat  
(Notary Signature)









21 West Church Street  
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Mike Bowles  
Dominion Engineering Group  
4348 Southpoint Blvd, Suite 204  
Jacksonville, Florida, 32216

May 03, 2018

Project Name: Taylor Field Parcel  
Availability#: 2018-1125

Dear Mr/Mrs Mike Bowles,

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,

Susan West  
Water/Wastewater System Planning  
(904) 665-7980



21 West Church Street  
 Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2018-1125  
 Request Received On: 4/24/2018  
 Availability Response: 5/3/2018  
 Prepared by: Susan West

**Project Information**

Name: Taylor Field Parcel  
 Type: Single Family  
 Requested Flow: 20,650 gpd  
 Location: 9055 Taylor Field Road, Jacksonville, FL 32222  
 Parcel ID No.: 016212 0000  
 Description: 59 single family homes

**Potable Water Connection**

Water Treatment Grid: NORTH GRID  
 Connection Point #1: Existing 8-in water line on the east side of Exline Road  
 Connection Point #2: Existing 8-in water line on the north side of Taylor Field Road

Special Conditions: POC location to be field verified by developer during project design. JEA must approve construction and accept the lines prior to meter issuance. A pre-design meeting is required prior to submitting a plan set. Send pre-design meeting requests, with availability number, to [wsedevprojrequests@jea.com](mailto:wsedevprojrequests@jea.com). Copies of reference drawings may be requested from the JEA Record online at [https://www.jea.com/engineering\\_and\\_construction/request\\_an\\_as-built\\_drawing/](https://www.jea.com/engineering_and_construction/request_an_as-built_drawing/). Fire protection needs to be addressed.

**Sewer Connection**

Sewer Treatment Plant: SOUTHWEST  
 Connection Point #1: Existing 16 in force main along Hipps Rd at Exline Rd (approx 2,100 ft from property)  
 Connection Point #2: Existing 10 in force main stub at Collins Ridge Bv and Collins Rd (approx 6,700 ft from property)

Special Conditions: POC location to be field verified by developer during project design. 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.). Send force main connection condition requests, with availability number, to [fmconnections@jea.com](mailto:fmconnections@jea.com).

**Reclaimed Water Connection**

Sewer Region/Plant: North Grid  
 Connection Point #1: No reclaim water available.  
 Connection Point #2: NA

Special Conditions:

**General Comments:**

Electric Availability: The subject property lies within the geographic area legally served by JEA. JEA will provide