

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2019-009**

**FEBRUARY 7, 2019**

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 **2019-009**.

<b><i>Location:</i></b>	12021 Old St Augustine Road, between Princess Labeth Court and Collins Creek Drive
<b><i>Real Estate Number(s):</i></b>	158069-0010
<b><i>Current Zoning District(s):</i></b>	Residential Rural-Acre (RR-Acre)
<b><i>Proposed Zoning District:</i></b>	Public Building & Facility-2 (PBF-2)
<b><i>Current Land Use Category:</i></b>	Low Density Residential (LDR)
<b><i>Proposed Land Use Category:</i></b>	Public Buildings and Facilities (PBF)
<b><i>Planning District:</i></b>	Southeast, District 3
<b><i>Applicant/Owner:</i></b>	Gene A. Youngblood 12021 Old St Augustine Rd Jacksonville, FL 32258
<b><i>Staff Recommendation:</i></b>	<b>APPROVE</b>

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2019-009** seeks to rezone 8.77 acres of land from Residential Rural-Acre (RR-Acre) to Public Building & Facility-2 (PBF-2) with a Public Building & Facility (PBF) Land Use category. The site is developed with an approximately 14,000 square foot, faith-based institution (church) with an approximately 5,500 square foot dwelling unit for the pastor. Approximately 6.25 acres of property is undeveloped. The faith-based institution seeks to rezone the property to allow for additional signage not allowed under the RR-Acre Zoning District as well as to allow for future development of housing for the elder while still allowing current uses (faith-based institution and housing for the pastor). The potential residents would be congregation members who wish to live near their place of worship and under the care of a licensed facility. PBF-2 with PBF land use would allow for both the additional signage and the proposed future use, housing for the elderly.

## 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 Planning and Development Department finds that the subject property is currently located in the Low Density Residential (LDR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Small-Scale Land Use Amendment, L-5341-18C (Ordinance 2019-008) that seeks to amend the subject property land use category from LDR to PBF. Staff is recommending that Application for Small-Scale Land Use Amendment, L-5341-18C be approved. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code. A description of the category is noted below.

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

Yes. According to the Future Land Use Element (FLUE), PBF is a category which is intended to accommodate major public use or community service activities. Activities that provide community service functions vary in character and locational need. Principle uses include but are not limited to churches and places of worship, Nursing homes; Group care homes; Homes for the aged or orphans and other uses normally associated therewith are also permitted within this land use category.

**The proposed application is consistent with the following objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan:**

**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.

The Del Rio and Greenland neighborhoods are known for large single family-subdivisions, faith-based institutions, and schools. This property is one of the largest parcels left along Old St Augustine Rd. The parcel is less than 30% developed. Currently, the parcel is developed with an approximately 14,000 square foot, faith-based institution (church) with an approximately 5,500 square foot dwelling unit for the pastor. There is more than 6.25 acres of land undeveloped. Allowing for housing for the elderly on this parcel would encourage infill and development within the Suburban Development Area.

**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.

Future development of housing for the elderly would require the site to connect to centralized wastewater collection and potable water distribution systems (JEA availability letter attached) if not already connected.

**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.

Old St. Augustine Road is a 4-lane undivided collector in this vicinity and is currently operating at 71% of capacity. This Old St. Augustine Road segment has a maximum daily capacity of 31,941 vpd and a 2017 daily traffic volume of 22,592 vpd. Any development at this site is subject to mobility fee review for all uses including but not limited to senior care living, kitchen facilities, and childcare. The Del Rio and Greenland neighborhoods are known for large single family-subdivisions, faith-based institutions, and schools. There is more than 6.25 acres of land undeveloped on this parcel. Allowing for housing for the elderly on this parcel would encourage infill and development within the Suburban Development Area.

**3. *Does the proposed rezoning conflict with any portion of the City's land use regulations?***

No. The proposed rezoning is not in conflict with any portion of the City's land use regulations. The subject property meets the requirements of the PBF-2 Zoning District as set forth in Section 656.313 of the Zoning Code.

## SURROUNDING LAND USE AND ZONING

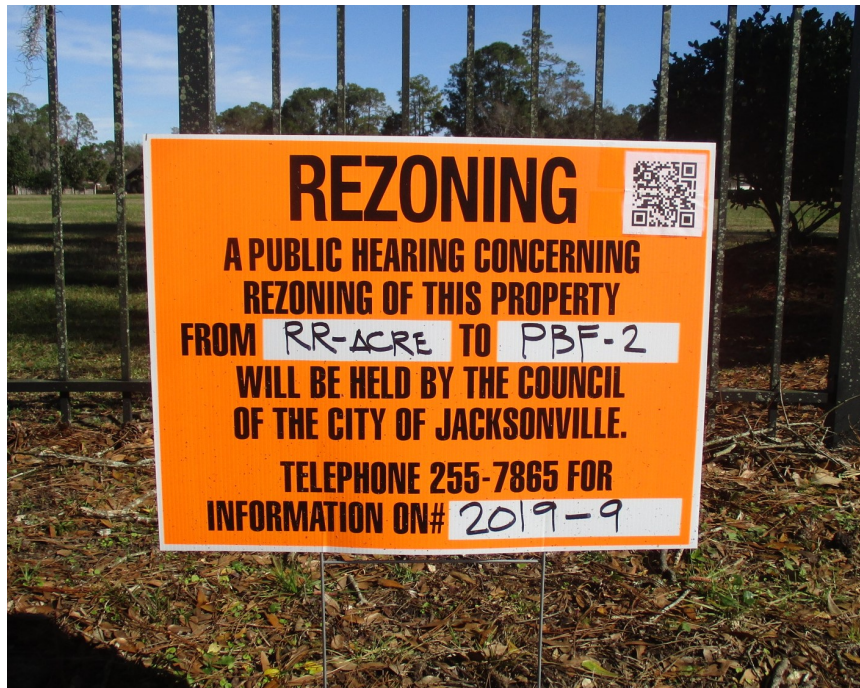
The surrounding uses, land use category and zoning are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use</b>
<b>North</b>	LDR	RLD-90	Single Family Dwellings
<b>South</b>	LDR	RR-Acre	Single Family Dwellings
<b>East</b>	LDR	PUD 1993-1502	Single Family Dwellings
<b>West</b>	LDR	RLD-90	Single Family Dwellings

The proposed rezoning is located on Old St Augustine Road, a 4-lane undivided collector surrounded by single family subdivisions. The area is heavily residential in nature. Other uses within a mile of the subject property including; at least seven (7) faith-based institutions, one nursing home/senior living facility, a high school, two elementary schools, a K-8<sup>th</sup> grade private school, and some commercial uses near I-295.

## SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on January 29,2019, 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 **2019-009** be **APPROVED**.



**Subject Property**

*Source: COJ, Planning & Development Department*  
*Date: January 29, 2019*



**Subject Property**

*Source: COJ, Planning & Development Department*  
*Date: January 29, 2019*



**Old Signage to be removed, if approved.**

*Source: COJ, Planning & Development Department*

*Date: January 29, 2019*



**Properties to the north: Single Family Dwellings (on Princess Labeth Court)**

*Source: COJ, Planning & Development Department*

*Date: January 29, 2019*



**Properties to the southwest: Single Family dwellings (along Old St Augustine Road)**

*Source: COJ, Planning & Development Department  
Date: January 29, 2019*



## Planning and Development Department

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

### MEMORANDUM

**TO:** Connie Patterson, City Planner II  
Current Planning Division

**FROM:** Chris Schoenig, City Planner I  
Community Planning Division

**RE:** 2019-009

**DATE:** January 23, 2019

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

#### Description of Proposed Rezoning Application

Current Land Use: LDR  
Current Zoning: RR-Acre

Proposed Land Use: PBF  
Proposed Zoning: PBF-2

LU Companion Application: L-5341-18C  
Acres: 8.77

#### 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 RR-Acre to PBF-2 to allow for the current uses and a proposed assisted living facility.

#### **LAND USE CATEGORY CONSISTENCY REVIEW:**

The subject site is located on Old St. Augustine Road; between Princess Labeth Court and Collins Creek Drive. The companion land use application seeks to amend the Future Land Use Map series (FLUMs) from LDR to PBF, and if approved, the PBF-2 zoning district would be consistent with the PBF land use category. According to the Future Land Use Element (FLUE), PBF is a category which is intended to accommodate major public use or community service



activities. Activities that provide community service functions vary in character and locational need. Principle uses include but are not limited to churches and places of worship, Nursing homes; Group care homes; Homes for the aged or orphans and other uses normally associated therewith are also permitted within this land use category.

**To ensure compliance with the provisions of the Comprehensive Plan, zoning staff should analyze the proposed zoning application in relation to the following goals, objectives, policies and/or text of the 2030 Comprehensive Plan. This analysis should be included within the staff report for the zoning application.**

**Future Land Use Element (FLUE):**

- Policy 1.1.22            Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.
  
- 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.
  
- 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.
  
- Policy 3.1.10           The City shall include incentives in the Land Development Regulations for projects serving the elderly that are accessible to medical services, transportation, and other necessary support systems.
  
- Objective 6.3           The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

**Recreation and Open Space Element (ROSE):**

- Policy 2.2.1            The City shall require that all new non-residential land uses, except in the Central Business District, provide a minimum of 10% of the property in open space.

**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:**

N/A

PLANNING AND DEVELOPMENT DEPARTMENT



**DATE:** 01/23/2019

**TO:** Connie Patterson  
City Planner II

**FROM:** Soliman Peter Salem  
City Planner Supervisor

**SUBJECT: TRANSPORTATION REVIEW OF 2019-009 CONVENTIONAL  
REZONING**

Old St. Augustine Road, from the Loretto Road to Bartram Park Boulevard, is the directly accessed functionally classified roadway. Old St. Augustine Road is a 4-lane undivided collector in this vicinity and is currently operating at 71% of capacity. This Old St. Augustine Road segment has a maximum daily capacity of 31,941 vpd and a 2017 daily traffic volume of 22,592 vpd.

\*Notes for Conventional Rezoning:

1. This development is subject to mobility fee review for all uses including but not limited to senior care living, kitchen facilities, and childcare.

## Application For Rezoning To Conventional Zoning District

### Planning and Development Department Info

**Ordinance #** 2019-0009 **Staff Sign-Off/Date** CMP / 12/13/2018

**Filing Date** 01/02/2019 **Number of Signs to Post** 4

#### Hearing Dates:

**1st City Council** 02/12/2019 **Planning Commission** 02/07/2019

**Land Use & Zoning** 02/20/2019 **2nd City Council** 03/12/2019

**Neighborhood Association** SADDLEBROOK HOA; SUMMER HAVEN HOA

**Neighborhood Action Plan/Corridor Study**

### Application Info

**Tracking #** 2032

**Application Status** PENDING

**Date Started** 09/28/2018

**Date Submitted** 09/28/2018

### General Information On Applicant

Last Name	First Name	Middle Name
YOUNGBLOOD	GENE	A

#### Company Name

FIRST CONSERVATIVE BAPTIST CHURCH

#### Mailing Address

12021 OLD ST AUGUSTINE ROAD

City	State	Zip Code
JACKSONVILLE	FL	32258

Phone	Fax	Email
9042627777	904	FCBC@CONSERVATIVE.EDU

### General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
YOUNGBLOOD	GENE	A

#### Company/Trust Name

FIRST CONSERVATIVE BAPTIST CHURCH OF JAX FL INC

#### Mailing Address

12021 OLD ST AUGUSTINE ROAD

City	State	Zip Code
JACKSONVILLE	FL	32258

Phone	Fax	Email
9042627777	904	FCBC@CONSERVATIVE.EDU

### Property Information

**Previous Zoning Application Filed For Site?**

**If Yes, State Application No(s)** E-90-212

Map RE#	Council District	Planning From Zoning District	From Zoning District(s)	To Zoning District
Map 158069 0010	6	3	RR-ACRE	PBF-2

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 #**

5341

**Total Land Area (Nearest 1/100th of an Acre)** 8.77

**Justification For Rezoning Application**

TO ALLOW FOR CURRENT USES AND FUTURE DEVELOPMENT OF A ASSISTED LIVING FACILITY

**Location Of Property**

**General Location**

GREENLAND- SOUTH OF GREENLAND RD

**House #**

12021

**Street Name, Type and Direction**

OLD ST AUGUSTINE RD

**Zip Code**

32258

**Between Streets**

PRINCESS LABETH CT

and

COLLINS CREEK DR

**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  
8.77 Acres @ \$10.00 /acre: \$90.00
- 3) Plus Notification Costs Per Addressee  
66 Notifications @ \$7.00 /each: \$462.00
- 4) Total Rezoning Application Cost: \$2,552.00

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

**EXHIBIT 1**

**Legal Description**

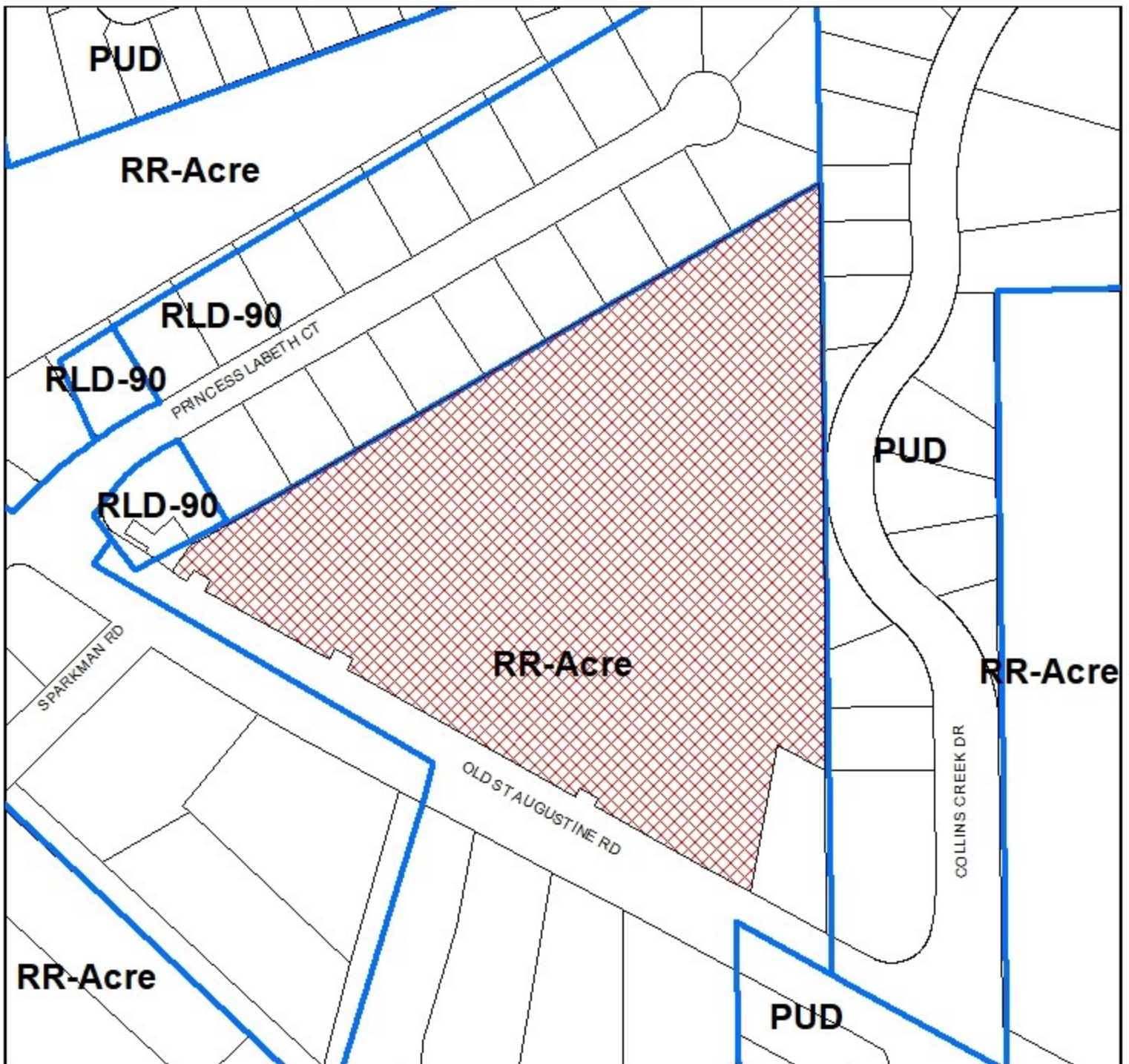
**MAP SHOWING AS-BUILT  
SURVEY OF**

PARCEL 1  
A PORTION OF SECTIONS 16 AND 42, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF OLD ST. AUGUSTINE ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE CENTERLINE OF SPARKMAN ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 46°52'10" EAST ALONG THE NORTHEASTERLY PROLONGATION OF THE CENTERLINE OF SPARKMAN ROAD, 51.00 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID OLD ST. AUGUSTINE ROAD FOR THE POINT OF BEGINNING; THENCE NORTH 54°28'12" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 20.40 FEET; THENCE NORTH 46°52'14" EAST, 47.07 FEET; THENCE NORTH 60°12'38" EAST, 917.68 FEET; THENCE SOUTH 01°06'41" WEST, 777.40 FEET; THENCE NORTH 59°52'00" WEST, 87.53 FEET; THENCE SOUTH 12°04'22" WEST, 183.95 FEET TO THE AFOREMENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE OF OLD ST. AUGUSTINE ROAD; THENCE NORTH 59°52'00" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 532.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY ALONG AND WITH THE ARC OF SAID CURVE AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A CHORD DISTANCE OF NORTH 57°10'06" WEST, 265.04 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 54°28'12" WEST CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 11.66 FEET TO THE POINT OF BEGINNING.

PARCEL 2  
A PORTION OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF OLD ST. AUGUSTINE ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE CENTERLINE OF SPARKMAN ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 46° 52' 10" EAST ALONG THE NORTHEASTERLY PROLONGATION OF THE CENTERLINE OF SAID SPARKMAN ROAD, 51.00 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID OLD ST. AUGUSTINE ROAD; THENCE NORTH 54° 28' 12" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 20.40 FEET; THENCE NORTH 46° 52' 14" EAST, 47.07 FEET; THENCE NORTH 60° 12' 38" EAST, 561.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 60° 12' 38" EAST, 356.27 FEET; THENCE SOUTH 01° 06' 41" WEST, 412.04 FEET; THENCE NORTH 47° 07' 44" WEST, 139.24 FEET; THENCE NORTH 84° 27' 12" WEST, 93.86 FEET; THENCE NORTH 38° 52' 24" WEST, 168.47 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED BEING TOGETHER WITH A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE EXISTING DRIVEWAY AND PARKING AREA FOR ACCESS TO OLD ST. AUGUSTINE ROAD.

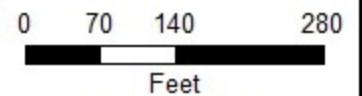
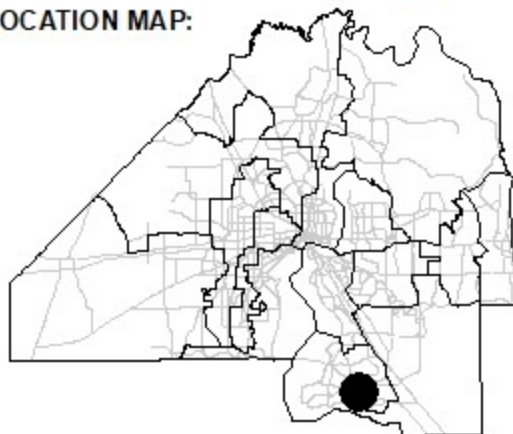
CERTIFIED TO: FIRST CONSERVATIVE BAPTIST CHURCH



REQUEST SOUGHT:

FROM: RR-ACRE  
 TO: PBF-2

LOCATION MAP:



COUNCIL DISTRICT:  
 6

TRACKING NUMBER

T-2018-2032

PAGE 1 OF 1

**EXHIBIT A**

**Property Ownership Affidavit - Individual**

Date: 9-27-18

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 in Jacksonville, Florida:

Address: 12021 Old St. Augustine Rd RE#(s): \_\_\_\_\_

To Whom it May Concern:

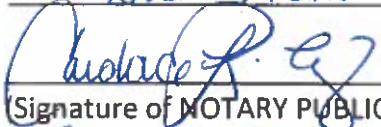
I Dr. Gene A. Youngeblood, Pastor hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for First Conservative Baptist Church submitted to the Jacksonville Planning and Development Department.

By: 

Print Name: Dr. Gene A. Youngeblood, Pastor

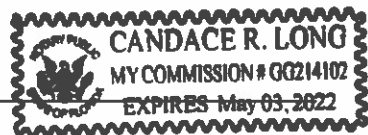
STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 27<sup>th</sup> day of September 2018, by \_\_\_\_\_, who is personally known to me or who has produced DRIVER'S LICENSE as identification and who took an oath.

  
\_\_\_\_\_  
(Signature of NOTARY PUBLIC)

Candace R. Long  
\_\_\_\_\_  
(Printed name of NOTARY PUBLIC)

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





**FIRST CONSERVATIVE BAPTIST CHURCH OF JAX FL INC**  
 12021 OLD SAINT AUGUSTINE RD  
 JACKSONVILLE, FL 32258-2127

**Primary Site Address**  
 12021 OLD ST AUGUSTINE RD  
 Jacksonville FL 32258

**Official Record Book/Page**  
 14473-00951

**Tile #**  
 7616

**12021 OLD ST AUGUSTINE RD**

Property Detail

<b>RE #</b>	158069-0010
<b>Tax District</b>	GS
<b>Property Use</b>	7100 Church
<b># of Buildings</b>	2
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	00000 SECTION LAND
<b>Total Area</b>	381939

Value Summary

	2017 Certified	2018 In Progress
<b>Value Method</b>	CAMA	CAMA
<b>Total Building Value</b>	\$682,075.00	\$681,412.00
<b>Extra Feature Value</b>	\$56,690.00	\$57,074.00
<b>Land Value (Market)</b>	\$719,200.00	\$719,200.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$1,457,965.00	\$1,457,686.00
<b>Assessed Value</b>	\$1,457,965.00	\$1,457,686.00
<b>Cap Diff/Portability Amt</b>	\$0.00 / \$0.00	\$0.00 / \$0.00
<b>Exemptions</b>	\$1,457,965.00	See below
<b>Taxable Value</b>	\$0.00	See below

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. [Learn how the Property Appraiser's Office values property.](#)

**Taxable Values and Exemptions – In Progress**

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value

Assessed Value	\$1,457,686.00
Church (503)	- \$1,457,686.00
<b>Taxable Value</b>	<b>\$0.00</b>

SJRWMD/FIND Taxable Value

Assessed Value	\$1,457,686.00
Church (503)	- \$1,457,686.00
<b>Taxable Value</b>	<b>\$0.00</b>

School Taxable Value

Assessed Value	\$1,457,686.00
Church (503)	- \$1,457,686.00
<b>Taxable Value</b>	<b>\$0.00</b>

**Sales History**

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
<a href="#">14473-00951</a>	4/9/2008	\$100.00	RW - Right of Way	Unqualified	Vacant
<a href="#">06109-02099</a>	3/31/1986	\$193,800.00	WD - Warranty Deed	Unqualified	Improved

**Extra Features**

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVAC1	Paving Asphalt	1	0	0	39,688.00	\$23,813.00
2	PVCC1	Paving Concrete	1	0	0	4,652.00	\$5,885.00
3	GRCC2	Garage/Util Bdg Conc	1	15	12	180.00	\$1,069.00
4	LPCC1	Light Pole Concrct	1	0	0	3.00	\$701.00
5	LITC1	Lighting Fixtures	1	0	0	7.00	\$1,369.00
6	FCLC1	Fence Chain Link	1	0	0	1,896.00	\$6,864.00
7	FWIC1	Fence Wrought Iron	1	0	0	1,155.00	\$14,530.00
8	FPPC6	Fireplace Prefab	2	0	0	1.00	\$1,282.00
9	LPMC1	Light Pole Metal	1	0	0	2.00	\$779.00
10	LITC1	Lighting Fixtures	1	0	0	4.00	\$782.00

**Land & Legal**

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	0103	RES RURAL 2 OR LESS UNITS PER AC	RR-ACRE	0.00	0.00	Common	8.99	Acreage	\$719,200.00

Legal

LN	Legal Description
1	16-4S-27E 8.99
2	PT GOVT LOT 1 & PT F HARTLEY GRANT
3	SEC 42-4S-27E RECD O/R BK 6109-2099
4	(EX PT RW RECD O/R 14473-951 BEING
5	PARCELS 801,801A,801B)

**Buildings**

Building 1

Building 1 Site Address  
 12021 OLD ST AUGUSTINE RD Unit  
 Jacksonville FL 32258

<b>Building Type</b>	7101 - CHURCH
<b>Year Built</b>	1984
<b>Building Value</b>	\$359,315.00

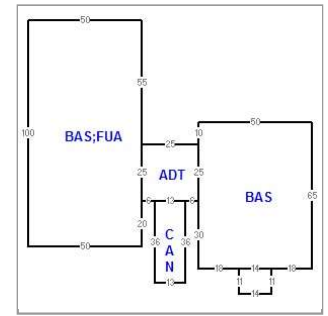
Element	Code	Detail
Exterior Wall	16	16 Frame Stucco
Exterior Wall	25	25 Modular Metal
Roof Struct	10	10 Steel Fr/Trs
Roofing Cover	12	12 Modular Metal
Interior Wall	5	5 Drywall
Int Flooring	14	14 Carpet
Int Flooring	11	11 Cer Clay Tile

Type	Gross	Heated	Effective

Property Appraiser - Property Details

	Area	Area	Area
Canopy	154	0	38
Base Area	3250	3250	3250
Canopy	468	0	117
Base Area	5000	5000	5000
Finished upper story 1	5000	5000	5000
Addition	625	625	625
Total	14497	13875	14030

Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Ceiling Wall Finish	5	5 S Ceil Wall Fin
Comm Htg & AC	1	1 Not Zoned
Comm Frame	5	5 S-Steel



Element	Code	
Stories	2.000	
Baths	14.000	
Rooms / Units	17.000	
Avg Story Height	18.000	

**2018 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	\$1,457,686.00	\$1,457,686.00	\$0.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$1,457,686.00	\$1,457,686.00	\$0.00	\$0.00	\$0.00	\$0.00
By Local Board	\$1,457,686.00	\$1,457,686.00	\$0.00	\$0.00	\$0.00	\$0.00
FL Inland Navigation Dist.	\$1,457,686.00	\$1,457,686.00	\$0.00	\$0.00	\$0.00	\$0.00
Water Mgmt Dist. SJRWMD	\$1,457,686.00	\$1,457,686.00	\$0.00	\$0.00	\$0.00	\$0.00
Gen Gov Voted	\$1,457,686.00	\$1,457,686.00	\$0.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$1,457,686.00	\$1,457,686.00	\$0.00	\$0.00	\$0.00	\$0.00
			Totals	\$0.00	\$0.00	\$0.00
	<b>Just Value</b>	<b>Assessed Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>		
<b>Last Year</b>	\$1,457,965.00	\$1,457,965.00	\$1,457,965.00	\$0.00		
<b>Current Year</b>	\$1,457,686.00	\$1,457,686.00	\$1,457,686.00	\$0.00		

**2018 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**

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**2016**


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**2015**

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**2014**

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- 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 Not For Profit Corporation

FIRST CONSERVATIVE BAPTIST CHURCH OF JACKSONVILLE, FLORIDA, INC.

### Filing Information

<b>Document Number</b>	N09199
<b>FEI/EIN Number</b>	59-2517497
<b>Date Filed</b>	05/09/1985
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	NAME CHANGE AMENDMENT
<b>Event Date Filed</b>	07/16/2003
<b>Event Effective Date</b>	NONE

### Principal Address

12021 OLD ST AUGUSTINE RD  
JACKSONVILLE, FL 32258

Changed: 07/07/1995

### Mailing Address

12021 OLD ST AUGUSTINE RD  
JACKSONVILLE, FL 32258

Changed: 07/07/1995

### Registered Agent Name & Address

YOUNGBLOOD, GENE A, Dr.  
12021 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258

Name Changed: 04/25/2013

Address Changed: 05/01/1994

### Officer/Director Detail

#### **Name & Address**

Title PD

YOUNGBLOOD, GENE A., DR.  
12021 OLD ST AUGUSTINE RD  
JACKSONVILLE, FL 32258

Title TDSV

YOUNGBLOOD, DOROTHY C  
 12021 OLD ST AUGUSTINE RD  
 JACKSONVILLE, FL 32258

Title D

YOUNGBLOOD, GREGORY A  
 P.O. BOX 57037  
 JACKSONVILLE, FL 32241

Title D

YOUNGBLOOD, GEOFFREY A  
 3824 RED'S GAIT  
 JACKSONVILLE, FL 32223

**Annual Reports**

Report Year	Filed Date
2016	05/27/2016
2017	04/27/2017
2018	04/30/2018

**Document Images**

<a href="#">04/30/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/27/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/27/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/21/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/25/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/10/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/26/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/01/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/18/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/01/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/16/2003 -- Name Change</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/07/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/17/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/08/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/04/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/08/1998 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/09/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

<a href="#">05/01/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/07/1995 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

Florida Department of State, Division of Corporations



ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street  
Jacksonville, Florida 32202-3139

Jose M. Perez  
PQH Group Design, Inc.  
4141 Southpoint Drive East  
Jacksonville, FL, 32216

December 17, 2018

Project Name: Sheperd's Care Senior Living  
Availability#: 2018-3314

Attn: Jose M. Perez,

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. If this availability request is for a sewer lateral, prior to relying on the described POC and/or any reference drawings, the applicant shall request and pay for a JEA field locate, for a cost of \$491.00, to determine the actual location and suitability of this potential POC. 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](http://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](http://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,

JEA Water, Sewer Reclaim  
Availability Request Team



21 West Church Street  
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2018-3314  
Request Received On: 12/13/2018  
Availability Response: 12/17/2018  
Prepared by: Susan West

### **Project Information**

Name: Sheperd's Care Senior Living  
Type: Apartments  
Requested Flow: 23,400 gpd  
Location: 12021 OLD ST AUGUSTINE ROAD between Silver Saddle Dr and Princess Labeth Ct  
Parcel ID No.: 158069-0010  
Description: 100 bed Senior Care congregate Living consisting of 1 Bdrm / 1 Ba and 2 Bdrm / 1 Ba units, Kitchen Facilities and Childcare for about 200 children ranging from toddler to 12 years old

### **Potable Water Connection**

Water Treatment Grid: SOUTH GRID  
Connection Point #1: Existing 24 inch water main within Old St Augustine Road right of way along property frontage  
Connection Point #2: NA  
Special Conditions: Fire protection needs to be addressed.

### **Sewer Connection**

Sewer Treatment Plant: MANDARIN  
Connection Point #1: Existing 8 inch gravity main at the intersection of Princess Labeth Ct and Old St Augustine Road  
Connection Point #2: Existing 16 inch force main within right of way of Old St Augustine Road  
Special Conditions: If gravity flow cannot be achieved, then connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.).

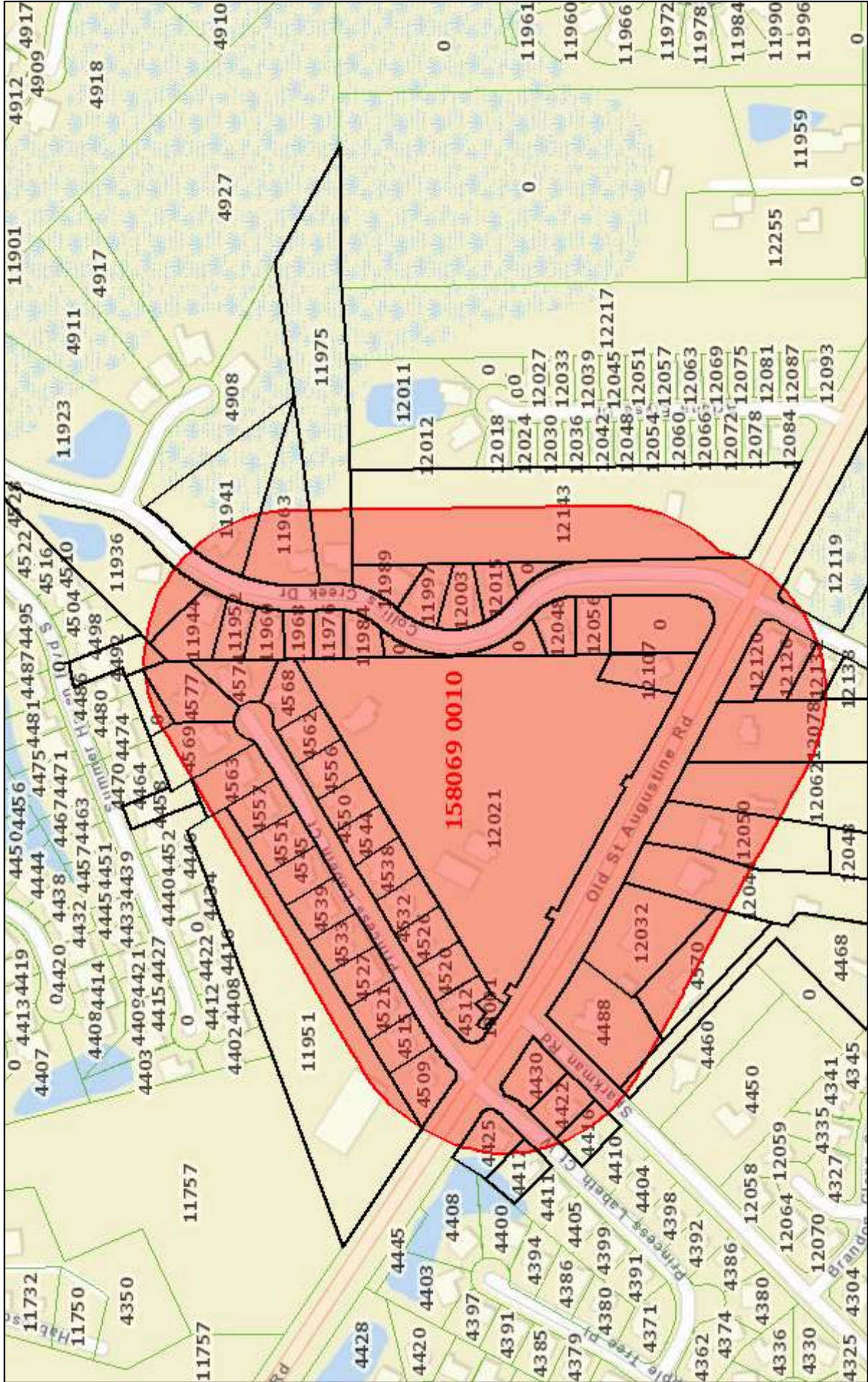
### **Reclaimed Water Connection**

Sewer Region/Plant: SOUTH GRID  
Connection Point #1: Existing 16 inch reclaimed water main within right of way of Old St Augustine Road  
Connection Point #2: NA  
Special Conditions: Reclaimed water shall be used for irrigation.

### **General Comments:**

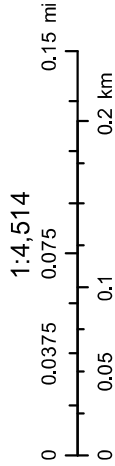
Electric Availability: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations. Point of connection location(s) to be field verified by developer during project design. Send pre-application meeting requests, 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/).

# Land Development Review



September 28, 2018

□ Parcels



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),



	A	B	C	D	E	F	G	H	I
1	RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAI	MAIL_CITY	MAIL	MAIL_ZIP
2	158094 6705	2017 2 IH BORROWER LP		C/O INVITATION HOMES TAX DEPARTMENT	1717 MAIN STREET SUITE 2000		DALLAS	TX	75201
3	158989 7715	ABRAHAM GEEVARGHESE		4458 SUMMER HAVEN BLVD S			JACKSONVILLE	FL	32258-1456
4	157191 1050	BAGGETT CARL M		11989 COLLINS CREEK DR			JACKSONVILLE	FL	32258-1238
5	158094 6655	BERG DENNIS P		4557 PRINCESS LABETH CT			JACKSONVILLE	FL	32258-4199
6	158094 6715	BOWIE STACEY ET AL		4526 PRINCESS LABETH CT			JACKSONVILLE	FL	32258-4199
7	159008 6285	BOYD JAMES C		4417 PRINCESS LABETH CT W			JACKSONVILLE	FL	32258-1311
8	157191 1085	BUI LOAN ANH		11960 COLLINS CREEK DR			JACKSONVILLE	FL	32258
9	158946 0100	BULKLEY MICHAEL F		4577 PRINCESS LABETH CT			JACKSONVILLE	FL	32258
10	157191 1045	CAO TAN PHUONG & NGUYET MINH TRUST		11997 COLLINS CREEK DR			JACKSONVILLE	FL	32258-1238
11	158094 0965	CHLEIL AMAL		12138 SILVER SADDLE DR			JACKSONVILLE	FL	32258-1207
12	158946 0000	CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS		ATTN: TAX ADMINISTRATION	50 E NORTH TEMPLE ST		SALT LAKE CITY	UT	84150-0022
13	157191 1040	CORBILLON MARIA LEA ET AL		12003 COLLINS CREEK DR			JACKSONVILLE	FL	32258-1239
14	158066 0010	CRITZER MICHAEL W		4488 SPARKMAN RD			JACKSONVILLE	FL	32258-2136
15	158094 6665	DE ACEVEDO PEDRO GONZALEZ		4569 PRINCESS LABETH CT			JACKSONVILLE	FL	32258
16	158066 0110	DUNLAP STEVEN A		4468 SPARKMAN RD			JACKSONVILLE	FL	32258
17	158094 6720	DURAN ALBERT L		4520 PRINCESS LABETH CT			JACKSONVILLE	FL	32258-4199
18	157191 1060	ETLIN ALEXANDER		11963 COLLINS CREEK DR			JACKSONVILLE	FL	32258-1241
19	158066 0000	FERRELL JOHN E		4570 SPARKMAN RD			JACKSONVILLE	FL	32258-1282
20	158069 0010	FIRST CONSERVATIVE BAPTIST CHURCH OF JAX FL INC		12021 OLD SAINT AUGUSTINE RD			JACKSONVILLE	FL	32258-2127
21	157191 1095	FRASIER FREDERICK O		11944 COLLINS CREEK DR			JACKSONVILLE	FL	32258-1240
22	158094 6685	FRICKE CHARLES		4562 PRINCESS LABETH CT			JACKSONVILLE	FL	32258
23	157191 1030	FURST MARY JANE		12048 COLLINS CREEK DR			JACKSONVILLE	FL	32258-1237
24	158069 0000	GASKIN JOHN E JR		4957 MOTOR YACHT DR			JACKSONVILLE	FL	32225-4033
25	159008 6105	GINES EVARISTO		4430 PRINCESS LABETH CT W			JACKSONVILLE	FL	32258-1310
26	158094 6610	GIRALDO MARISOL		4515 PRINCESS LABETH CT			JACKSONVILLE	FL	32258
27	158066 0060	GJELI NIKOLIN		12050 OLD ST AUGUSTINE RD			JACKSONVILLE	FL	32258
28	158094 6635	HOLDREN BRENDA L		4533 PRINCESS LABETH CT			JACKSONVILLE	FL	32258
29	158094 6650	HUFF WALTER W		4551 PRINCESS LABETH CT			JACKSONVILLE	FL	32258
30	157191 1090	IH3 PROPERTY FLORIDA LP		C/O INVITATION HOMES TAX DEPARTMENT	1717 MAIN STREET SUITE 2000		DALLAS	TX	75201
31	158094 6620	JACKSONVILLE ELECTRIC AUTHORITY		21 W CHURCH ST	CC-6 REAL ESTATE		JACKSONVILLE	FL	32202
32	157191 1065	JOHNSON HARRISON J		11941 COLLINS CREEK DR			JACKSONVILLE	FL	32258-1241
33	157191 1080	KUS AIMEE N		11968 COLLINS CREEK DR			JACKSONVILLE	FL	32257
34	158066 0005	KUTYLO KAZIMIERZ		12351 TRACY ANN RD			JACKSONVILLE	FL	32223-2066
35	158094 6695	MAIER WILLIAM E JR		4550 PRINCESS LABETH CT			JACKSONVILLE	FL	32258-4199
36	157191 1035	MALIH ROMYO S		12015 COLLINS CREEK DR			JACKSONVILLE	FL	32258
37	159008 6115	MCCRARY HOUSE CONSTANCE M		4416 PRINCESS LABETH CT W			JACKSONVILLE	FL	32258-1310
38	158071 0000	MENSFORTH RONALD GEORGE JR		12062 OLD ST AUGUSTINE RD			JACKSONVILLE	FL	32258-2128
39	157191 1070	MER SOPHAN		11984 COLLINS CREEK DR			JACKSONVILLE	FL	32258-1236
40	158094 6710	MIRUMYAN KARINA		4532 PRINCESS LABETH CT			JACKSONVILLE	FL	32258-4199
41	158094 6680	NAVARRO ELBA		4568 PRINCESS LABETH CT			JACKSONVILLE	FL	32258-4199
42	158094 6700	NGUYEN CALVIN		4544 PRINCESS LABETH CT			JACKSONVILLE	FL	32258-4199
43	158094 0505	ODELL JOHNNIE		12119 SILVER SADDLE DR			JACKSONVILLE	FL	32258
44	158094 6660	OLCZAK JAMES P		4563 PRINCESS LABETH COURT			JACKSONVILLE	FL	32258
45	158094 0970	ORLANDO MARY S		12132 SILVER SADDLE DR			JACKSONVILLE	FL	32258-1207
46	157191 1075	PATEL SACHIN K		11976 COLLINS CREEK DR			JACKSONVILLE	FL	32258

	A	B	C	D	E	F	G	H	I
47	157191 1100	PHAN TRIEU		11936 COLLINS CREEK DR			JACKSONVILLE	FL	32258
48	158094 0980	PRISM HOLDINGS LLC		6971 BUSINESS PARK BLVD N			JACKSONVILLE	FL	32256
49	158070 0000	RAVAGO ROBERTO R		12078 OLD SAINT AUGUSTINE RD			JACKSONVILLE	FL	32258-2128
50	158094 6675	RUCKER LINDA KAY		4574 PRINCESS LABETH CT			JACKSONVILLE	FL	32258-4199
51	158094 0975	SELTZER HOWARD G		12126 SILVER SADDLE DR			JACKSONVILLE	FL	32258-1207
52	159008 6110	SNC NORTH LLC		425 PINEDA CT	STE A		MELBOURNE	FL	32940
53	158094 6630	SOLOMON STEPHEN LIFE ESTATE		4527 PRINCESS LABETH CT			JACKSONVILLE	FL	32258
54	158094 6605	SRB THOMAS A SR		4509 PRINCESS LABETH CT			JACKSONVILLE	FL	32258-4199
55	158094 6615	STURGIS VICTOR		4512 PRINCESS LABETH CT			JACKSONVILLE	FL	32258
56	157191 1025	SWEETWATER CREEK INC		9471 BAYMEADOWS RD STE 404			JACKSONVILLE	FL	32256-7937
57	157191 1010	SWEETWATER CREEK SOUTH HOMEOWNERS ASSOCIATION INC		C/O BCM SERVICES INC	920 3RD ST STE B		NEPTUNE BEACH	FL	32266-5079
58	157215 0000	THIGPEN TERRY A		12143 OLD ST AUGUSTINE RD			JACKSONVILLE	FL	32258-2129
59	158094 6690	TRINKLE TIMOTHY K		4556 PRINCESS LABETH CT			JACKSONVILLE	FL	32258-4199
60	158094 6640	VALERA PAUL P		4539 PRINCESS LABETH CT			JACKSONVILLE	FL	32258-4199
61	159008 6290	VALLE CAMILO E		4425 PRINCESS LABETH CT W			JACKSONVILLE	FL	32258-1311
62	158989 7205	VIRAY RAYNALDO C		4492 SUMMER HAVEN BLVD S			JACKSONVILLE	FL	32258-1445
63	157191 1027	WALLACE DAROLD R		12056 COLLINS CREEK DR			JACKSONVILLE	FL	32258-1237
64	157191 1055	WEISS DAVID		P O BOX 23375			JACKSONVILLE	FL	32241
65	158094 6625	WILKINSON CYNTHIA G TRUST		4521 PRINCESS LABETH CT			JACKSONVILLE	FL	32258-4199
66	158094 6645	WILLIAMS SAMUEL R LIFE ESTATE		4545 PRINCESS LABETH CT			JACKSONVILLE	FL	32258-4199
67	158066 0050	YGLESIA GILBERT B		12044 OLD ST AUGUSTINE RD			JACKSONVILLE	FL	32258-2128
68		SOUTHEAST	DEBBIE JOHNSON	5310 HAMPTON GABLE CT			JACKSONVILLE	FL	32257
69		SADDLEBROOK HOA	GLORIA STEPHENS	12178 CALIBER CT			JACKSONVILLE	FL	32258
70		SUMMER HAVEN HOA	CHRISTINE FUCHS	4402 SUMMER HAVEN BV S			JACKSONVILLE	FL	32258

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

**General Collection Receipt**

Account No: CR484233

User: Patterson, Connie

REZONING/VARIANCE/EXCEPTION

Date: 11/15/2018

Email: ConstanceP@coj.net

Name: GENE YOUNGBLOOD/FIRST CONSERVATIVE BAPTIST CHURCH OF JAX FL INC

Address: 12021 OLD ST AUGUSTINE ROAD

Description: REZONING FROM RR-ACRE TO PBF-2

TranCode	IndexCode	SubObject	GLAcct	SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
701	PDCU011	342504									2552.00

Miscellaneous  
 Item: CR - CR484233  
 Receipt 0729722.0001-0001      2,552.00  
 Total Paid      2,552.00  
 CHECK 009753      2,552.00  
 Total Tendered      2,552.00  
 Paid By: FIRST CNSRVTVE BPTST C  
 Thank You

Duval County Tax Collector  
 Comments - taxcollector@coj.net  
 Inquiries - (904)630-1916  
 www.coj.net/tc  
 Date: 12/12/2018 Time: 14:57:57  
 Location: P13 Clerk: CWM  
 Transaction 0729722

**Total Due: \$2,552.00**

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

Account No: CR484233 REZONING/VARIANCE/EXCEPTION

Name: GENE YOUNGBLOOD/FIRST CONSERVATIVE BAPTIST CHURCH OF JAX FL INC

Address: 12021 OLD ST AUGUSTINE ROAD

Description: REZONING FROM RR-ACRE TO PBF-2

Date: 11/15/2018

**Total Due: \$2,552.00**