

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2019-012**

**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 **2019-012**.

***Location:*** 9910 Hood Road, between Reed Avenue and Christina Lane South

***Real Estate Number(s):*** 149162-0000

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

***Proposed Zoning District:*** Residential Low Density-100A (RLD-100A)

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

***Planning District:*** Southeast, District 3

***Applicant/Owner:*** Oscar & Evia Rivera  
9910 Hood Rd  
Jacksonville, FL 32257

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

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2019-012** seeks to rezone 1.15 acres of land from Residential Rural-Acre (RR-Acre) to Residential Low Density-100A (RLD-100A). According to the Property Appraiser the site is developed with two single-family dwellings. The applicant seeks to rezone the property to allow for a lot split. Currently, under the RR-Acre zoning district the owner is required to have one acre of land for every one dwelling unit. In the requested RLD-100A Zoning District the owner is required to have half an acre for every one dwelling unit.

**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. 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), LDR in the Suburban Area, is intended to provide for low density residential development. Development which includes: Single family and Multi-family dwellings; Commercial retail sales and service establishments when incorporated into mixed use developments.

**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 Sunbeam neighborhood is comprised of a mix of lot sizes, ranging from RR-Acre to PUDs allowing 60-foot wide lots. This lot was platted prior to the Comprehensive Plan. Other large pieces of property along Hood Road have been rezoned and divided over the years. There is a mix of RLD zoning districts within a mile radius of the subject property.

**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.

The subject property is currently served by JEA water but does not have connection to the sewer system. Per the Comprehensive Plan, the proposed lot sizes will not be required to connect to the JEA sewer system.

**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.

The lot currently has two single-family dwellings. The owner wants to divide the lots to have those homes on two separate lots. The lots will be a minimum half-acre if the rezoning is approved. There will be no added density to the area. The properties will remain residential in a residential 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 RLD-100A 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	RR-Acre	Single Family Dwellings
<b>South</b>	LDR	RR-Acre	Single Family Dwellings
<b>East</b>	LDR	RLD-70	Single Family Dwellings
<b>West</b>	LDR	RR-Acre	Single Family Dwellings

The proposed rezoning is located on Hood Road, a 2-lane collector road surrounded by single family dwellings and subdivisions. The area is heavily residential in nature. Lot sizes range from 60 foot wide/6,000 square feet lots to RR-Acre lots. The lot to the east of the subject property was rezoned in 2018 from RR-Acre to RLD-70 with Ord. 2018-376-E.

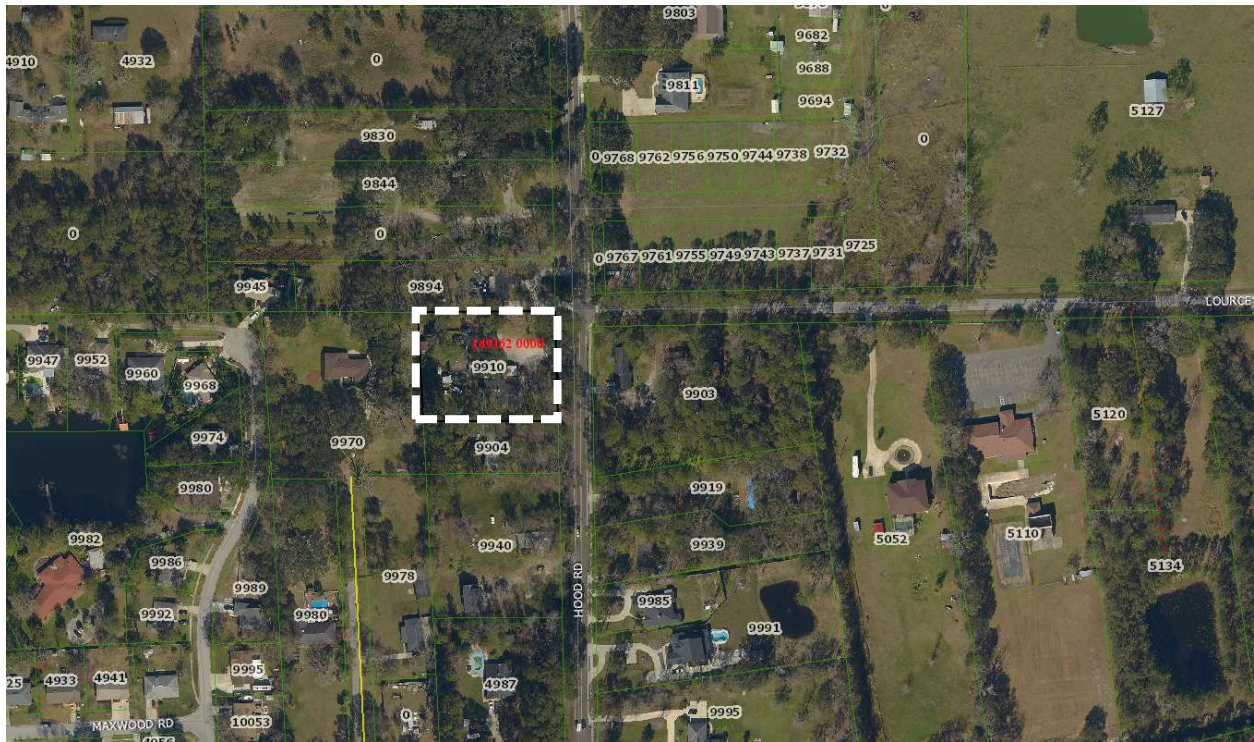
**SUPPLEMENTARY INFORMATION**

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 2019-012 be **APPROVED**.



**Aerial**



**Subject Property**

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



**Property to the east: Single Family Subdivision development (9903 Hood Road)**

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



**Property to the north: Single Family Dwelling (9894 Hood 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:** 2019-012

**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                      Acres: 1.15  
Current Zoning: RR-Acre                  Proposed Zoning: RLD-100A

#### 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 RLD-100A to allow for a lot split.

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

The subject site is located at the western side of Hood Road and across from Lourcey Road. According to the Future Land Use Element (FLUE), LDR in the Suburban Area, is intended to provide for low density residential development. Development which includes: Single family and Multi-family dwellings; Commercial retail sales and service establishments when incorporated into mixed use developments.

**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:

- 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.
- 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.
- Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new 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.

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

**Airport Environment Zone**

The site is located within the 500 foot Height and Hazard Zone for NAS Jax. Zoning will limit development to a maximum height of less than 500 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).



## Future Land Use Element

- 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.

## Application For Rezoning To Conventional Zoning District

### Planning and Development Department Info

**Ordinance #** 2019-0012 **Staff Sign-Off/Date** BEL / 01/02/2019

**Filing Date** 01/02/2019 **Number of Signs to Post** 1

#### Hearing Dates:

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

**Land Use & Zoning** 02/20/2019 **2nd City Council** N/A

**Neighborhood Association** GREATER HOOD ROAD COMM ASSOC

**Neighborhood Action Plan/Corridor Study** NONE

### Application Info

**Tracking #** 2116

**Application Status** PENDING

**Date Started** 11/30/2018

**Date Submitted** 12/06/2018

### General Information On Applicant

**Last Name**

RIVERA

**First Name**

EVIA

**Middle Name**

DENISE

**Company Name**

**Mailing Address**

9910 HOOD RD.

**City**

JACKSONVILLE

**State**

FL

**Zip Code**

32257

**Phone**

9043868689

**Fax**

904

**Email**

EVIA.RIVERA@GMAIL.COM

### General Information On Owner(s)

Check to fill first Owner with Applicant Info

**Last Name**

RIVERA

**First Name**

OSCAR

**Middle Name**

**Company/Trust Name**

**Mailing Address**

9910 HOOD RD.

**City**

JACKSONVILLE

**State**

FL

**Zip Code**

32257

**Phone**

9043868689

**Fax**

**Email**

EVIA.RIVERA@GMAIL.COM

**Last Name**

RIVERA

**First Name**

EVIA

**Middle Name**

DENISE

**Company/Trust Name**

**Mailing Address**

9910 HOOD RD.

<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32257
<b>Phone</b>	<b>Fax</b>	<b>Email</b>
9043868689		EVIA.RIVERA@GMAIL.COM

### Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 149162 0000	6	3	RR-ACRE	RLD-100A

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)

### Justification For Rezoning Application

SPLIT THE PROPERTY TO 1/2 AN ACRE EACH.

### Location Of Property

#### General Location

ON HOOD RD. (ACROSS FROM LOURCEY RD.)

<b>House #</b>	<b>Street Name, Type and Direction</b>	<b>Zip Code</b>
9910	HOOD RD	32257

#### Between Streets

and

### 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

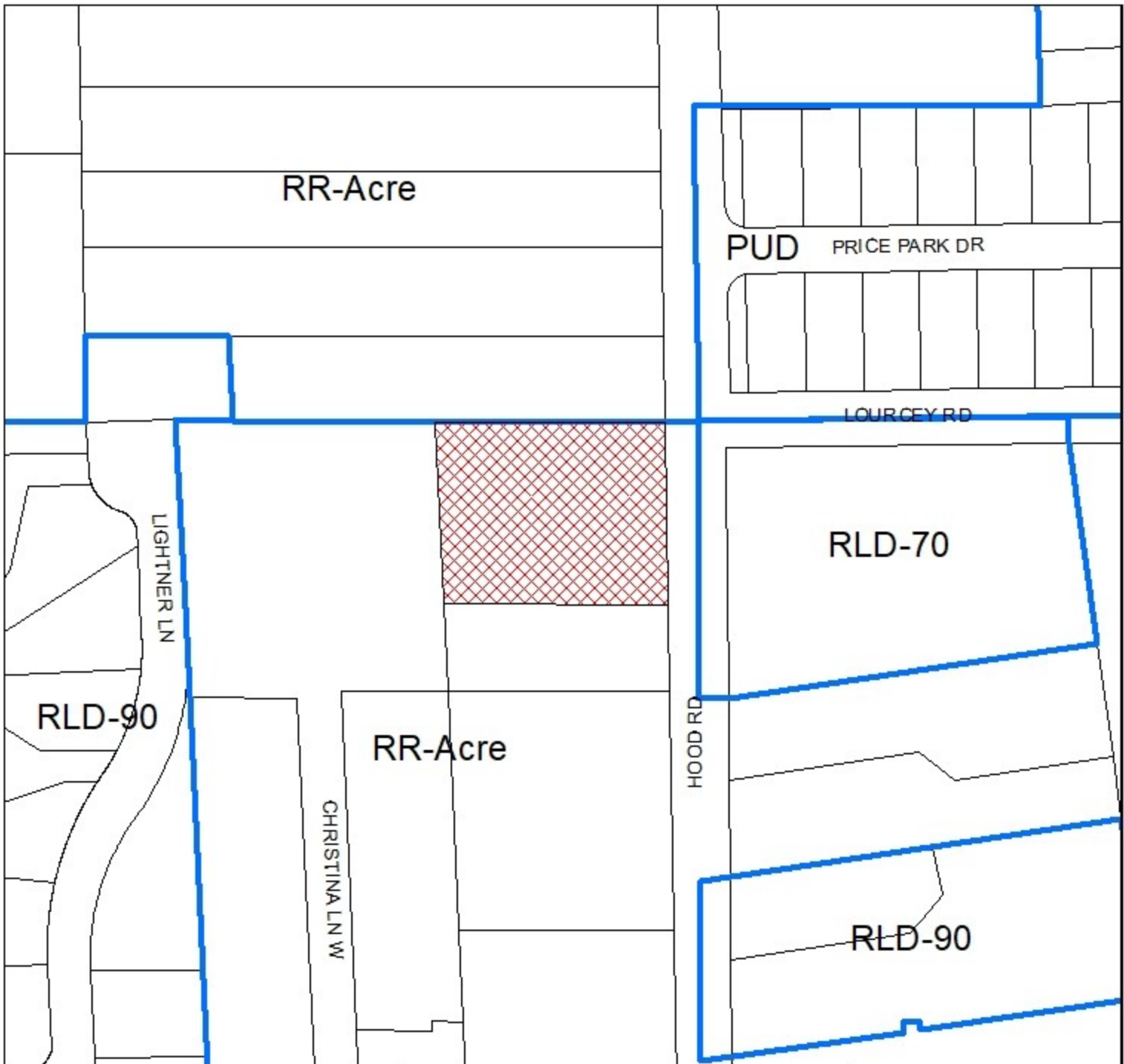
### Filing Fee Information

- 1) Rezoning Application's General Base Fee: \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof  
1.15 Acres @ \$10.00 /acre: \$20.00
- 3) Plus Notification Costs Per Addressee  
19 Notifications @ \$7.00 /each: \$133.00
- 4) Total Rezoning Application Cost: \$2,153.00

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

**Exhibit "A"**

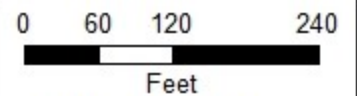
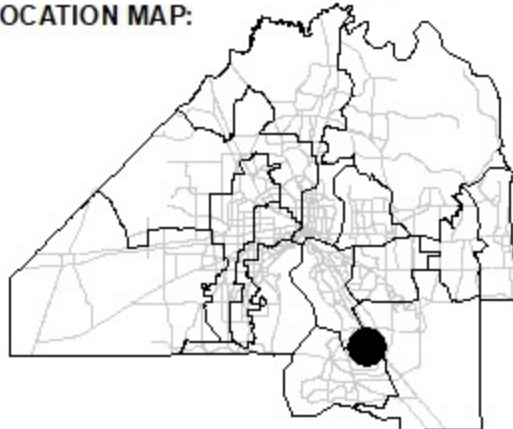
A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH RANGE 27 EAST DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID SOUTHWEST 1/4 AND THE WEST RIGHT OF WAY LINE OF HOOD ROAD A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED, FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH 00 DEGREES 03' 40" WEST ALONG THE SAID WEST RIGHT OF WAY LINE OF HOOD ROAD, A DISTANCE OF 204.27 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 3688, PAGE 38 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, THENCE RUN NORTH 89 DEGREES 00'54" WEST ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 3688, PAGE 38 A DISTANCE OF 243.44 FEET TO A POINT IN THE WEST LINE OF THE EAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THENCE NORTH 02 DEGREES 37'27" WEST ALONG THE SAID WEST LINE, A DISTANCE OF 199.13 FEET TO A POINT IN THE NORTH LINE OF THE SAID SOUTHWEST 1/4 THENCE NORTH 89 DEGREES 44'10" EAST ALONG THE SAID NORTH LINE OF THE SOUTHWEST 1/4 A DISTANCE OF 252.74 FEET TO THE POINT OF BEGINNING.



**REQUEST SOUGHT:**

**FROM: RR-ACRE**  
**TO: RLD-100A**

**LOCATION MAP:**



**COUNCIL DISTRICT:**  
**6**

**TRACKING NUMBER**

**T-2018-2116**

**EXHIBIT 2**

**EXHIBIT A - Property Ownership Affidavit**

Date: 12-4-18

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:  
9910 Hood Rd Jay Fl 32257

To Whom it May Concern:  
Evia RIVERA

I Oscar RIVERA hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for rezoning to conventional zoning submitted to the Jacksonville Planning and Development Department. district

If Owner is Individual:

By: Evia Rivera  
Print Name: Evia RIVERA  
By: Oscar Rivera  
Print Name: Oscar RIVERA

If Owner is Corporate Entity:\*

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

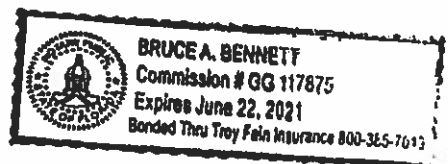
STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 4<sup>th</sup> day of Dec 2018 ~~2014~~, by Evia D Rivera, & Oscar Rivera Reyes, who is personally known to me or who has produced FL Drivers License as identification and who took an oath.

[Signature]  
(Signature of NOTARY PUBLIC)

Bruce A. Bennett  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: 6/22/2021



**RIVERA OSCAR**  
 9910 HOOD RD  
 JACKSONVILLE, FL 32257-1134  
**RIVERA EVIA**

**Primary Site Address**  
 9910 HOOD RD  
 Jacksonville FL 32257

**Official Record Book/Page**  
 04189-00548

**Title #**  
 7534

**9910 HOOD RD**

Property Detail

<b>RE #</b>	149162-0000
<b>Tax District</b>	GS
<b>Property Use</b>	0100 Single Family
<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>	50041

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

	2018 Certified	2019 In Progress
<b>Value Method</b>	CAMA	CAMA
<b>Total Building Value</b>	\$126,936.00	\$125,851.00
<b>Extra Feature Value</b>	\$1,361.00	\$1,361.00
<b>Land Value (Market)</b>	\$81,360.00	\$81,360.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$209,657.00	\$208,572.00
<b>Assessed Value</b>	\$125,002.00	\$125,764.00
<b>Cap Diff/Portability Amt</b>	\$84,655.00 / \$0.00	\$82,808.00 / \$0.00
<b>Exemptions</b>	\$50,000.00	See below
<b>Taxable Value</b>	\$75,002.00	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

Assessed Value	\$125,764.00
Homestead (HX)	- \$25,000.00
Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00
<b>Taxable Value</b>	<b>\$75,764.00</b>

SJRWMD/FIND Taxable Value

Assessed Value	\$125,764.00
Homestead (HX)	- \$25,000.00
Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00
<b>Taxable Value</b>	<b>\$75,764.00</b>

School Taxable Value

Assessed Value	\$125,764.00
Homestead (HX)	- \$25,000.00
<b>Taxable Value</b>	<b>\$100,764.00</b>

**Sales History**

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
<a href="#">04189-00548</a>	6/8/1976	\$18,000.00	WD - Warranty Deed	Unqualified	Improved
<a href="#">04208-01186</a>	8/5/1976	\$100.00	QC - Quit Claim	Unqualified	Improved
<a href="#">04209-00147</a>	7/22/1976	\$19,000.00	WD - Warranty Deed	Unqualified	Improved
<a href="#">04401-00270</a>	7/21/1976	\$100.00	QC - Quit Claim	Unqualified	Improved
<a href="#">04982-01083</a>	10/11/1979	\$53,500.00	WD - Warranty Deed	Unqualified	Improved
<a href="#">08889-02054</a>	3/17/1998	\$83,500.00	WD - Warranty Deed	Qualified	Improved
<a href="#">10955-02419</a>	2/27/2003	\$86,000.00	WD - Warranty Deed	Qualified	Improved

**Extra Features**

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPPR7	Fireplace Prefab	1	0	0	1.00	\$442.00
2	CPWR2	Carport Wood	1	22	20	440.00	\$919.00

**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	1.13	Acreage	\$81,360.00

Legal

LN	Legal Description
1	34-3S-27E 1.13
2	PT NE1/4 OF SW1/4 RECD
3	O/R 10955-2419

**Buildings**

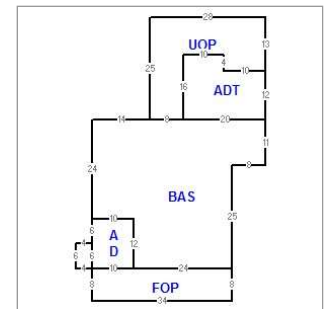
**Building 1**  
 Building 1 Site Address  
 9910 HOOD RD Unit  
 Jacksonville FL 32257

<b>Building Type</b>	0101 - SFR 1 STORY
<b>Year Built</b>	1962
<b>Building Value</b>	\$84,604.00

Type	Gross Area	Heated Area	Effective Area
Unfin Open Porch	420	0	84
Base Area	1192	1192	1192
Addition	120	120	108
Unfin Open Porch	24	0	5
Addition	280	280	252

Element	Code	Detail
Exterior Wall	6	6 Vertical Sheet
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	14	14 Carpet
Int Flooring	11	11 Cer Clay Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code
Stories	1,000





Finished Open Porch	272	0	82
Total	2308	1592	1723

Bedrooms	3.000	
Baths	2.000	
Rooms / Units	1.000	

### **2018 Notice of Proposed Property Taxes Notice (TRIM Notice)**

<b>Taxing District</b>	<b>Assessed Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Last Year</b>	<b>Proposed</b>	<b>Rolled-back</b>
Gen Govt Ex B&B	\$125,002.00	\$50,000.00	\$75,002.00	\$796.17	\$858.17	\$811.76
Public Schools: By State Law	\$125,002.00	\$25,000.00	\$101,227.00	\$400.75	\$409.46	\$405.04
By Local Board	\$125,002.00	\$25,000.00	\$101,227.00	\$212.62	\$227.56	\$214.89
FL Inland Navigation Dist.	\$125,002.00	\$50,000.00	\$75,002.00	\$2.23	\$2.40	\$2.27
Water Mgmt Dist. SJRWMD	\$125,002.00	\$50,000.00	\$75,002.00	\$18.95	\$19.22	\$19.22
Gen Gov Voted	\$125,002.00	\$50,000.00	\$75,002.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$125,002.00	\$25,000.00	\$101,227.00	\$0.00	\$0.00	\$0.00
			Totals	\$1,430.72	\$1,516.81	\$1,453.18
	<b>Just Value</b>	<b>Assessed Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>		
<b>Last Year</b>	\$203,064.00	\$119,584.00	\$50,000.00	\$69,584.00		
<b>Current Year</b>	\$209,657.00	\$125,002.00	\$50,000.00	\$75,002.00		

### **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.

**2018**

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**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](#)

**EXHIBIT B - Agent Authorization Affidavit- Property Owner**

Date: 12-4-18

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

Re: Agent Authorization for the following site location: 9910 Hood RD Jay, FL  
32287

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 \_\_\_\_\_ 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:

By [Signature]  
Print Name: Evia Rivera  
By [Signature]  
Print Name: Oscar Rivera

If Owner is Corporate Entity:\*

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

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

2018 Sworn to and subscribed and acknowledged before me this 4<sup>th</sup> day of December 2014, by Evia D. Rivera, & Oscar R. Rivera, who is personally known to me or who has produced FL Driver's License identification and who took an oath.

[Signature]

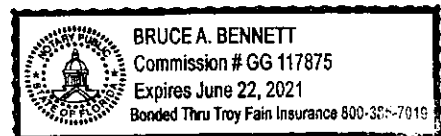
(Signature of NOTARY PUBLIC)

Bruce A. Bennett

(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: 6/22/21



Prepared by:  
Valerie J. Saunders  
Title ClearingHouse  
13500 Sutton Park Drive South, Unit 303  
Jacksonville, Florida 32224

Doc# 2003070516  
Book: 10955  
Pages: 2419 - 2420  
Filed & Recorded  
03/06/2003 03:38:58 PM  
JIM FULLER  
CLERK CIRCUIT COURT  
DUVAL COUNTY  
RECORDING \$ 9.00  
TRUST FUND \$ 1.50  
DEED DOC STAMP \$ 602.00

File Number: 03-0099-J

**5 MIN. RETURN**  
**PHONE # 997-0785**

### General Warranty Deed

Made this February 27, 2003 A.D. By **Carlos A. Carrero and Irma A Carrero, his wife**, conveying non-homestead property, hereinafter called the grantor, to **Oscar Rivera and Evia Rivera, husband and wife**, whose post office address is: 9910 Hood Road, Jacksonville, Florida 32257, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, viz:

See Attached Schedule A

Parcel ID Number: 149162-0000

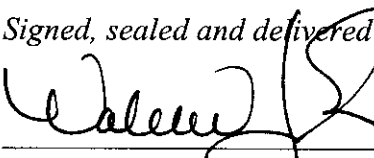
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

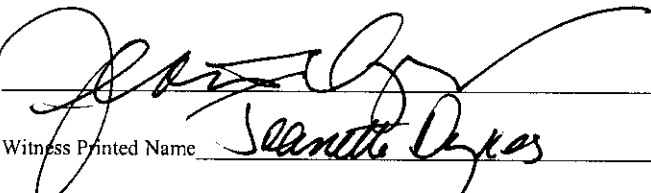
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2002.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

  
\_\_\_\_\_  
Witness Printed Name Valerie J Saunders

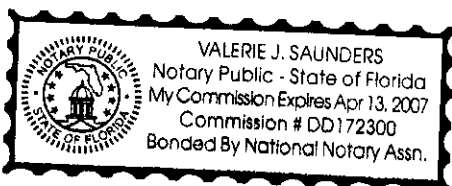
  
\_\_\_\_\_  
Carlos A. Carrero (Seal)  
Address:

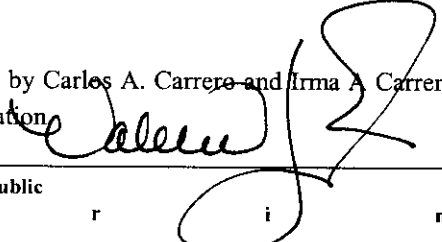
  
\_\_\_\_\_  
Witness Printed Name Jeanette Dyer

  
\_\_\_\_\_  
Irma A Carrero (Seal)  
Address:

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this February 27, 2003, by Carlos A. Carrero and Irma A Carrero, his wife, who is/are personally known to me or who has produced Drivers License as identification



  
\_\_\_\_\_  
Notary Public  
P r i n t Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

2

**Exhibit "A"**

A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH RANGE 27 EAST DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID SOUTHWEST 1/4 AND THE WEST RIGHT OF WAY LINE OF HOOD ROAD A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED, FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH 00 DEGREES 03' 40" WEST ALONG THE SAID WEST RIGHT OF WAY LINE OF HOOD ROAD, A DISTANCE OF 204.27 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 3688, PAGE 38 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, THENCE RUN NORTH 89 DEGREES 00'54" WEST ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 3688, PAGE 38 A DISTANCE OF 243.44 FEET TO A POINT IN THE WEST LINE OF THE EAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THENCE NORTH 02 DEGREES 37'27" WEST ALONG THE SAID WEST LINE, A DISTANCE OF 199.13 FEET TO A POINT IN THE NORTH LINE OF THE SAID SOUTHWEST 1/4 THENCE NORTH 89 DEGREES 44'10" EAST ALONG THE SAID NORTH LINE OF THE SOUTHWEST 1/4 A DISTANCE OF 252.74 FEET TO THE POINT OF BEGINNING.



ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street  
Jacksonville, Florida 32202-3139

Evia Rivera  
Rivera Family  
9910 Hood Road  
Jacksonville, FL, 32257

December 20, 2018

Project Name: 9910 HOOD ROAD  
Availability#: 2018-3377

Attn: Evia Rivera,

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#: 2018-3377  
 Request Received On: 12/19/2018  
 Availability Response: 12/20/2018  
 Prepared by: Robert Cadle

**Project Information**

Name: 9910 HOOD ROAD  
 Type: Single Family  
 Requested Flow: 700 gpd  
 Location: 9910 Hood Road Jacksonville FL 32257 Hood Road/accross from Laurcey Road  
 Parcel ID No.: 149162-0000  
 Description: Need To Rezone property at 9910 Hood Road to divide one acre land with two houses into two 1/2 acre land with one house in each 1/2 acre.

**Potable Water Connection**

Water Treatment Grid: SOUTH GRID  
 Connection Point #1: Existing JEA water customer (9910 Hood Rd).  
 Connection Point #2: Existing 8-inch water main within the Hood Rd ROW, adjacent to this property.  
 Special Conditions: Point of Connection location to be field verified by developer during project design. Layouts are required to be submitted to the Infill Development Team for approval prior to submitting for service. Please review requirements for lot split layouts in the J E A design guidelines located : [https://www.jea.com/engineering\\_and\\_construction/water\\_and\\_wastewater\\_development/reference\\_materials/](https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/). If needed, 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/).

**Sewer Connection**

Sewer Treatment Plant: MANDARIN  
 Connection Point #1: No gravity sewer main abuts this property. Gravity sewer main extension will be required from the existing gravity sewer manhole near the Hood Rd and Price Park Dr intersection, approx. 400 LF north of this property.  
 Connection Point #2: NA  
 Special Conditions: Point of Connection location to be field verified by developer during project design. Each lot will require sewer main construction in right-of-way and individual laterals. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. If gravity flow cannot be achieved, then Sewer POC cannot be utilized unless written approval from the JEA Alternative Connection Committee is granted. Please email [wsedevprojrequests@jea.com](mailto:wsedevprojrequests@jea.com), attention ACC, for more information. If needed, 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/).

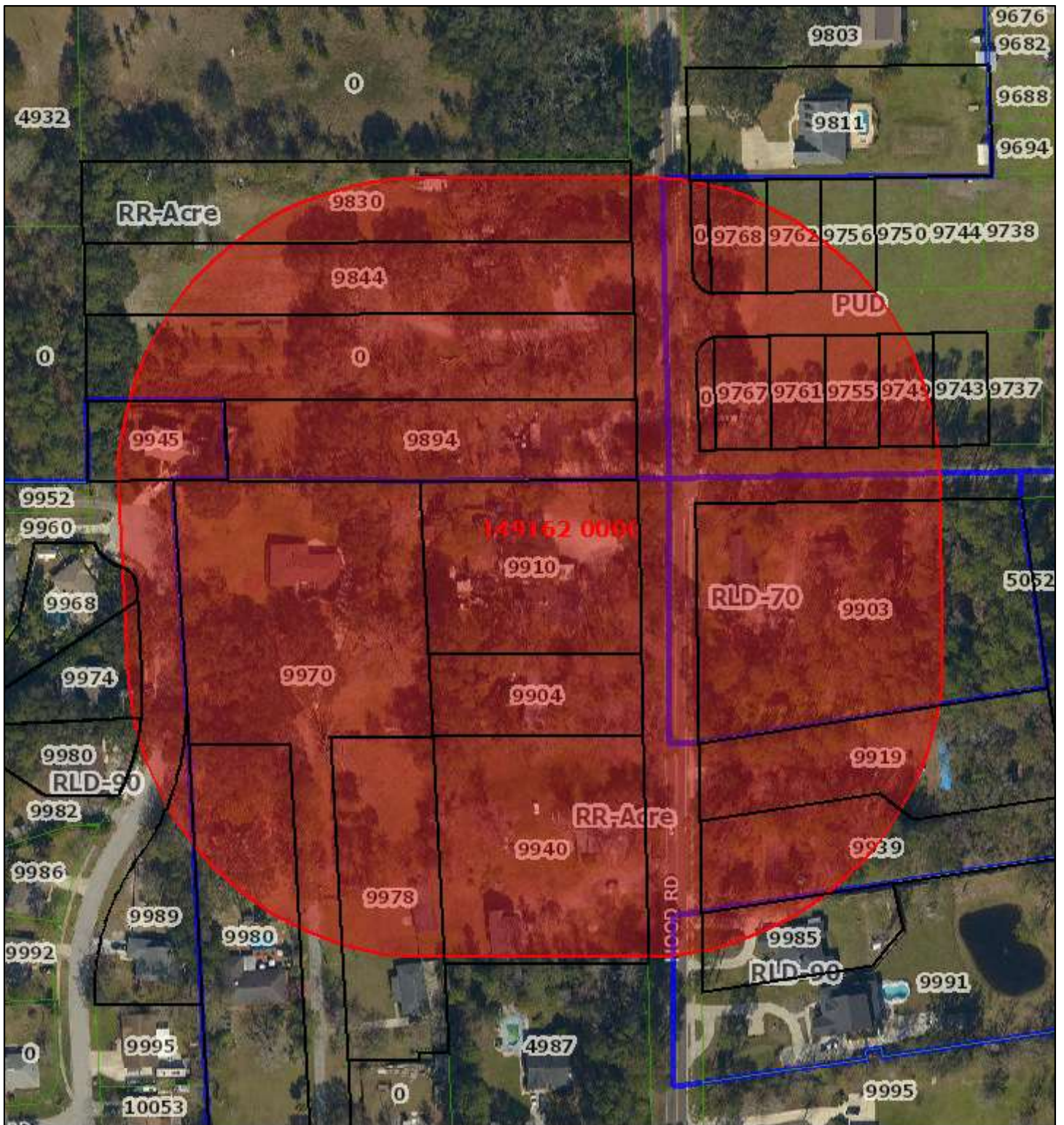
**Reclaimed Water Connection**

Sewer Region/Plant: N/A  
Connection Point #1: No reclaimed water in the foreseeable future.  
Connection Point #2: NA  
Special Conditions: N/A

**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.

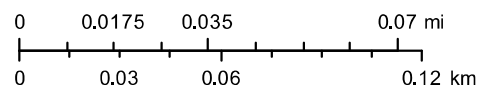
# Land Development Review



December 18, 2018

1:2,257

- Parcels
- Zoning





	A	B	C	D	E	F	G	H	I
1	RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAI	MAIL_CITY	MAIL	MAIL_ZIP
2	149162 0010	BRABENEC RICHARD J		9904 HOOD RD			JACKSONVILLE	FL	32257-1134
3	149140 0130	BRITT DANIEL L III		9985 HOOD RD			JACKSONVILLE	FL	32257
4	149186 1306	BROWN KERRY O ET AL		9968 LIGHTNER LN			JACKSONVILLE	FL	32257
5	149154 0010	BROWN STACEY LANE		9811 HOOD RD			JACKSONVILLE	FL	32257
6	149140 0120	COLLINS BUILDERS GROUP LLC		3840 CROWN POINT RD SUITE C			JACKSONVILLE	FL	32257
7	149093 1070	KB HOME JACKSONVILLE LLC		10475 FORTUNE PKWY STE 100			JACKSONVILLE	FL	32256
8	149186 1304	KEEN CATHERINE D		9974 LIGHTNER LN			JACKSONVILLE	FL	32257-7607
9	149186 1302	LONG TAMARA J		9980 LIGHTNER LN			JACKSONVILLE	FL	32257-7607
10	149140 0100	MURRAY CHEAVIN S		9919 HOOD RD			JACKSONVILLE	FL	32257-1133
11	149160 0000	POWELL LENA H		9980 CHRISTINA LN W			JACKSONVILLE	FL	32257-6402
12	149154 0020	PRICE MILES		9844 HOOD RD			JACKSONVILLE	FL	32257-1132
13	149154 0000	QUEZADA EVER O		5637 JEREMY LN			JACKSONVILLE	FL	32257
14	149162 0000	RIVERA OSCAR		9910 HOOD RD			JACKSONVILLE	FL	32257-1134
15	149140 0000	SCOATES JEAN F ET AL		C/O JEAN SCOATES	5014 LOURCEY RD		JACKSONVILLE	FL	32257
16	149160 0100	SHEPHARD GEORGE E		9970 CHRISTINA LA			JACKSONVILLE	FL	32257-6402
17	149163 0000	VANDERWILT STEVEN M		4744 DEERFOOT LN S			JACKSONVILLE	FL	32257
18	149160 0220	WICKER DANIEL J		9978 CHRISTINA LN W			JACKSONVILLE	FL	32257
19	149154 0050	WIEBENGA SHEILA M		9945 LIGHTNER LN			JACKSONVILLE	FL	32257-7607
20	149186 1332	YOUNG SHAUN T		9989 LIGHTNER LN			JACKSONVILLE	FL	32257
21		GREATER HOOD ROAD COMMUNITY ASSOCIATION	JIM HILL	5608 BLUE PACIFIC DR			JACKSONVILLE	FL	32257
22		SOUTHEAST	DEBBIE JOHNSON	5310 HAMPTON GABLE CT			JACKSONVILLE	FL	32257

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

Duval County Tax Collector

Comments - taxcollector@coj.net  
 Inquiries - (904)630-1916  
 www.coj.net/tc

Date: 12/21/2018 Time: 09:53:16  
 Location: P09 Clerk: RRH  
 Transaction 0749134

Account No: CR487879  
 User: Patterson, Connie  
**REZONING/VARIANCE/EXCEPTION**

Name: EVIA & OSCAR RIVERA  
 Address: 9910 HOOD RD  
 Description: CONVENTIONAL REZONING O

TranCode	IndexCode	SubObject	GLAcct	SubsidNo	UserCode	Project	Proje
701	PDCU011	342504					

Miscellaneous  
 Item: CR - CR487879  
 Receipt 0749134.0001-0001 2,153.00

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Total Paid 2,153.00

CASH 2,200.00  
 LESS CHANGE 47.00

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Total Tendered 2,200.00

Paid By: EVIA RIVERA  
 Thank You

**Total Due: \$2,153.00**

**Jim Overton , Tax Collector**  
**General Collections Receipt**  
**City of Jacksonville, Duval County**

Account No: CR487879  
 Address: 9910 HOOD RD  
 Description: CONVENTIONAL REZONING OF 1.15 ACRES FROM RR-ACRE TO RLD-100A

REZONING/VARIANCE/EXCEPTION  
 Name: EVIA & OSCAR RIVERA

Date: 12/18/2018

**Total Due: \$2,153.00**