

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2019-079

MARCH 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 **2019-079**.

Location: 9681 Noroad; Between Monroe Smith Road and Shaver Driver

Real Estate Number: 012945-0000

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

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

Current Land Use Category: Low Density Residential (LDR)

Planning District: District 4—Southwest

Applicant/Agent: Stephen Michael Starke
Holstar, LLC
6685 Bowie Road
Jacksonville, Florida 32219

Owners: Carolyn S Mann
9681 Noroad
Jacksonville, FL 32210

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2019-079** seeks to rezone 5.5± acres of a property from Residential Rural-Acre (RR-Acre) to Residential Low Density-50 (RLD-50). The property is located in the Low Density Residential (LDR) land use category within the Suburban Development Area of the Future Land Use Element of the 2030 Comprehensive Plan. The request is being sought in order to increase the allowed density and develop the site for a single-family subdivision.

Ordinance 2018-615-E was approved and enacted in 2018. This ordinance approved the rezoning of 40.20 acres of property from Residential Rural-Acre (RR-Acre) to Residential Low Density-50 (RLD-50). The subject property is adjacent to those properties and will be a part of a larger residential subdivision development.

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. In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land* of the Zoning Code, the Planning and Development Department finds the subject property to be located in the Low Density Residential (LDR) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan.

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

Yes. According to the Category Description within the Future Land Use Element (FLUE), LDR in the Suburban Development Area is intended to provide for low density residential development. Single-family dwelling units are the predominant use in this category. The LDR category permits housing densities of up to seven (7) dwelling units per acre when full urban services are available. Given this density and the acreage of the site subject to the rezoning, 38 dwelling units may be allowed provided full urban services are provided. No wetlands have been identified on site, and it is not located in any CHHA/AAA or Flood Zone. The site is also located just south of Herlong Recreational Airport; limitations related to the site's location in an airport environment zone are detailed below.

To ensure compliance with the provisions of the Comprehensive Plan, the proposed zoning application will be reviewed in relation to the following goals, objectives, polices or text of the 2030 Comprehensive Plan:

Future Land Use Element

Policy 1.1.22

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

By allowing the rezoning of this property would allow for a mix of lot sizes in an area. It would also allow for a single family subdivision for more diversity in lot sizes where lots are not currently mixed.

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 may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

JEA water and sewer will be provided to the site in over to allow for the minimum lot requirements for the RLD-50 zoning district.

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.

RLD-50 allows for smaller lot sizes than the RR-Acre Zoning District. This zoning district, if connected to JEA water and sewer would allow lots, to a minimum, 5,000 square feet. This lot size with a mix of larger lots in the area will bring a sense of mixture and balance of residential lot sizes in the area.

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

No. The proposed rezoning is not in conflict with any portion of the City's land use regulations. If approved as recommended by the Staff of the Planning and Development Department, the subject property will be rezoned from RR-Acre to RLD-50 in order to permit the development a single-family subdivision—all while adhering to local, state, and federal regulations governing wetlands.

SURROUNDING LAND USE AND ZONING

The subject property has access along Noroad. Noroad and Monroe Smith Road is developed exclusively with single-family dwellings. Other properties are either undeveloped or contain

estate-sized residences. The proposed rezoning to RLD-50 would render the lots to have a minimum 50 foot width and 5,000 square foot area—which, in terms of density, would complement the nearby Peregrine Meadows subdivision (**PUD 2005-0290**) to the east (70 foot lot widths), the RLD-60 neighborhood to the southwest of the property, and the surrounding rural residential lots. Nonetheless, adjacent land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LDR	RLD-50	Vacant-wooded lot
East	LDR	RLD-50	Vacant-wooded lot
South	LDR	RR-Acre	Single-Family Dwelling
West	LDR	RR-Acre	Single Family Dwellings

It is the opinion of the Planning and Development Department that the requested rezoning to RLD-50 will be consistent and compatible with the surrounding uses.

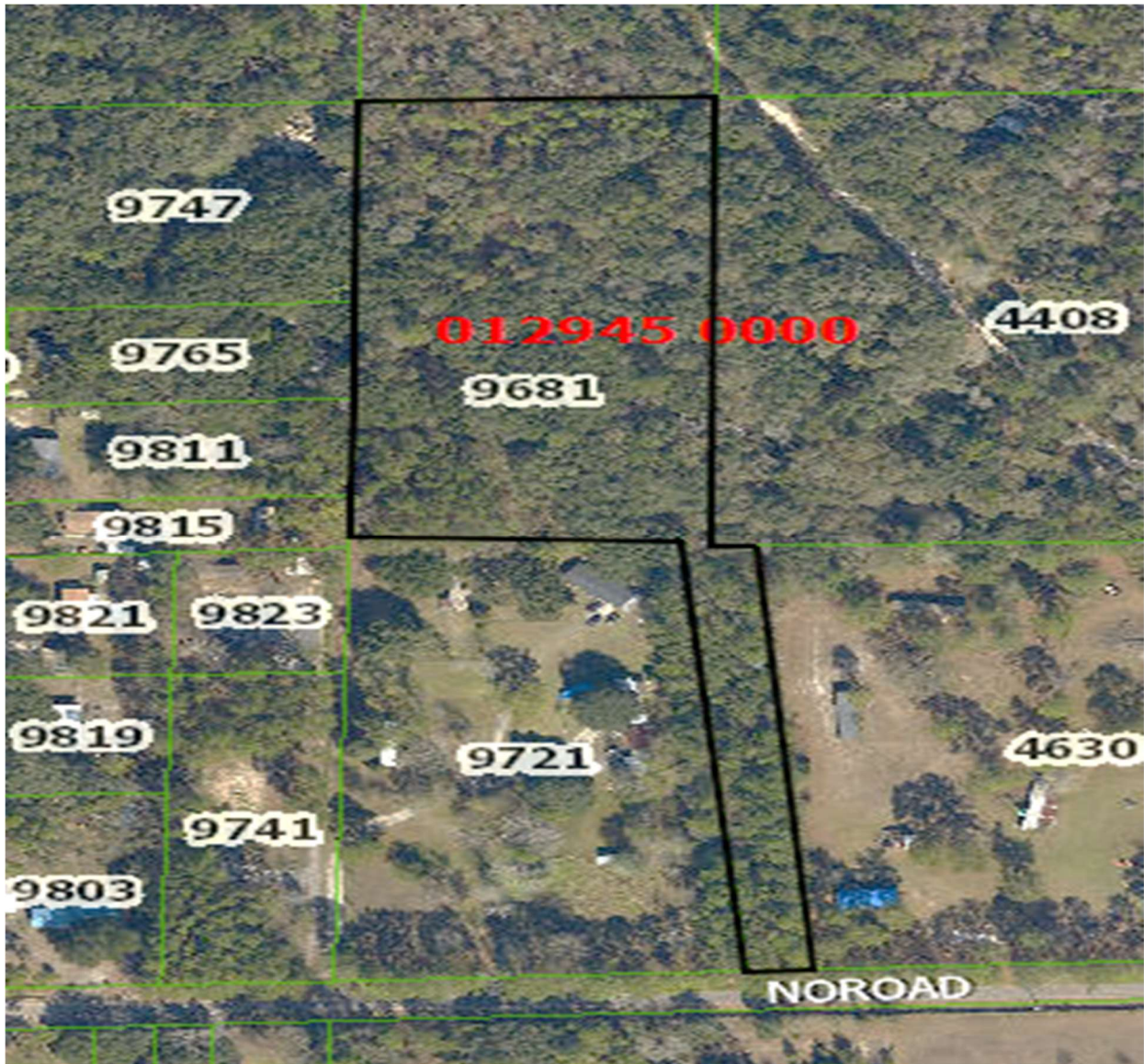
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on February 21, 2019 by the Planning and Development Department, 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 **2019-079** be **APPROVED**.



Aerial



Subject Property

Source: COJ, Planning & Development Department

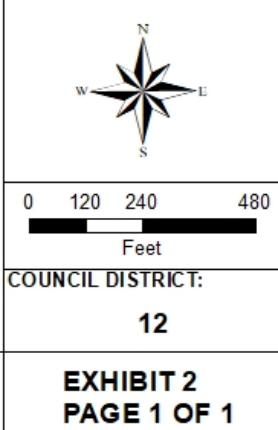
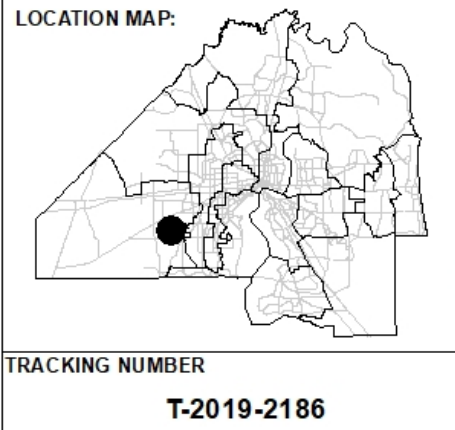
Date: 02/21/2019



REQUEST SOUGHT:

FROM: RR-ACRE

TO: RLD-50





Planning and Development Department

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

MEMORANDUM

TO: Connie Patterson
Current Planning Division

FROM: Susan Kelly
Community Planning Division

RE: 2019-079

DATE: February 21, 2019

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

Description of Proposed Rezoning Application

Current Land Use: LDR	LU Companion Application:	N/A
Current Zoning: RR-Acre	Proposed Zoning: RLD-50	Acres: 5.50

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 conventional rezoning from RR-Acre to RLD-50 in the Low Density Residential (LDR) functional land use category in order to allow increased density for a single-family subdivision.

LAND USE CATEGORY CONSISTENCY REVIEW:

According to the Category Description within the Future Land Use Element (FLUE), LDR in the Suburban Development Area is intended to provide for low density residential development. Single-family dwelling units are the predominant use in this category. The LDR category permits housing densities of up to seven (7) dwelling units per acre when full urban services are available. Given this density and the acreage of the site subject to the rezoning, 38 dwelling units

may be allowed provided full urban services are provided. No wetlands have been identified on site, and it is not located in any CHHA/AAA or Flood Zone. The site is also located just south of Herlong Recreational Airport; limitations related to the site's location in an airport environment zone are detailed below.

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.

Recreation and Open Space Element

Policy 2.2.2

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

Policy 2.2.4

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

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 150 foot Height and Hazard Zone for Herlong Recreational Airport and Cecil Field. Zoning will limit development to a maximum height of less than 150 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d). See Objective 2.5 of the Future Land Use Element below:

Objective 2.5

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

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2019-0079 **Staff Sign-Off/Date** CMP / 01/28/2019
Filing Date 02/12/2019 **Number of Signs to Post** 1
Hearing Dates:
1st City Council 03/12/2019 **Planning Comission** 03/07/2019
Land Use & Zoning 03/19/2019 **2nd City Council** N/A
Neighborhood Association WEST JAX CIVIC ASSOC
Neighborhood Action Plan/Corridor Study

Application Info

Tracking # 2186 **Application Status** PENDING
Date Started 01/14/2019 **Date Submitted** 01/14/2019

General Information On Applicant

Last Name STARKE **First Name** STEPHEN **Middle Name** MICHAEL
Company Name HOLSTAR, LLC
Mailing Address 6685 BOWIE RD
City JACKSONVILLE **State** FL **Zip Code** 32219
Phone 9048916080 **Fax** 904 **Email** STEVESTARKE65@GMAIL.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name MANN **First Name** CAROLYN **Middle Name** S
Company/Trust Name
Mailing Address 9681 NOROAD
City JACKSONVILLE **State** FL **Zip Code** 32210
Phone 9048916080 **Fax** **Email** STEVESTARKE65@GMAIL.COM

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning From Zoning District	Zoning District(s)	To Zoning District
Map 012945 0000	12	4	RR-ACRE	RLD-50

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

Existing Land Use Category
 LDR

Land Use Category Proposed?

If Yes, State Land Use Application #

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

Justification For Rezoning Application

THIS PARCEL ABUTS OUR OTHER 3 PARCELS THAT WERE REZONED TO RLD-50 FOR A RESIDENTIAL SUB DIVISION.

Location Of Property

General Location

House # **Street Name, Type and Direction** **Zip Code**

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**
5.50 Acres @ \$10.00 /acre: \$60.00
- 3) Plus Notification Costs Per Addressee**
17 Notifications @ \$7.00 /each: \$119.00
- 4) Total Rezoning Application Cost:** \$2,179.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT 1

A part of Tracts 14 and 16, Block 1, Section 8, Township 3 South, Range 25 East, Jacksonville Heights, as recorded in Plat Book 5, page 93, current public records, Duval County, Florida, being more particularly described as follows: Commence at the intersection of the West right of way line of Monroe Smith Road and the North right of way line of Noroad Street, a/k/a Norode; thence South 88 degrees 40 minutes 40 seconds West along the North right of way line of Noroad Street, a/k/a Norode, a distance of 516.46 feet to point of beginning; thence North 4 degrees 06 minutes West a distance of 618.5 feet to a point in the North line of said Tract 16; thence South 88 degrees 29 minutes West along said North line a distance of 40 feet to the Northwest corner of said Tract 16; thence North 1 degree 51 minutes 25 seconds East along the East line of Tract 14, a distance of 648.6 feet to the Northeast corner of said Tract 14; thence South 88 degrees 21 minutes West along the North line of Tract 14, a distance of 327.72 feet to the Northwest corner of said Tract 14; thence South 1 degree 44 minutes West along the West line of said Tract 14, a distance of 631 feet more or less to a point that lies 634 feet North of Noroad Street a/k/a Norode, as measured along the West line of said Tract; thence South 88 degrees 16 minutes East a distance of 295.8 feet; thence South 5 degrees 02 minutes 40 seconds East a distance of 618.04 feet to a point in the North right of way line of Noroad Street a/k/a Norode; said point lies 44 feet East of the East line of Tract 14; thence North 88 degrees 40 minutes 40 seconds East along said right of way line a distance of 60 feet to the point of beginning.

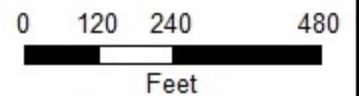
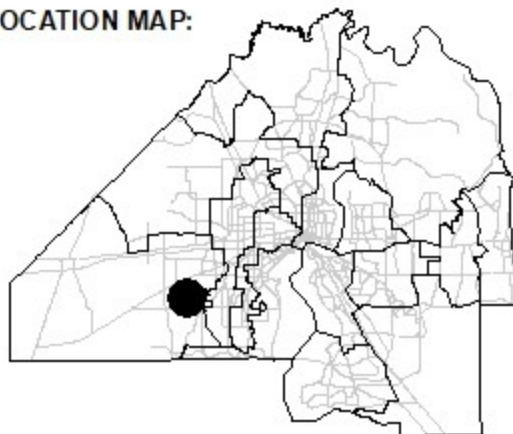


REQUEST SOUGHT:

FROM: RR-ACRE

TO: RLD-50

LOCATION MAP:



COUNCIL DISTRICT:

12

TRACKING NUMBER

T-2019-2186

**EXHIBIT 2
PAGE 1 OF 1**

EXHIBIT A - Property Ownership Affidavit

Date: 1/10/19

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:
9681 NORROAD, JACKSONVILLE, FL 32210

To Whom it May Concern:

I CAROLYN S. MANN hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for REZONING submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

By Carolyn S. Mann
Print Name: CAROLYN S. MANN

By _____
Print Name: _____
Its: _____

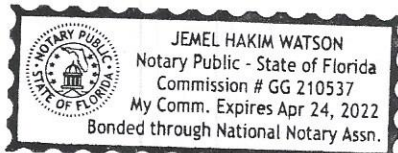
*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 10 day of January 2019, by CAROLYN S. MANN, who is personally known to me or who has produced FL DL as identification and who took an oath.

Jemel H. Watson
(Signature of NOTARY PUBLIC)

Jemel H Watson
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: April 24th 2022

MANN CAROLYN S
1665 MOUNT VERNON DR
JACKSONVILLE, FL 32210-1228

Primary Site Address
9681 NOROAD
Jacksonville FL 32210

Official Record Book/Page
03441-00848

Title #
5508

9681 NOROAD

Property Detail

RE #	012945-0000
Tax District	GS
Property Use	0000 Vacant Res < 20 Acres
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00019 JAX HEIGHTS SEC
Total Area	238256

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
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$93,820.00	\$93,820.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$93,820.00	\$93,820.00
Assessed Value	\$93,820.00	\$93,820.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$93,820.00	See below

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
03441-00848	12/9/1972	\$100.00	WD - Warranty Deed	Unqualified	Improved
03190-00187	2/13/1971	\$15,000.00	MS - Miscellaneous	Unqualified	Improved

Extra Features

No data found for this section

Land & Legal

Land										Legal	
LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value	LN	Legal Description
1	0103	RES RURAL 2 OR LESS UNITS PER AC	RR-ACRE	0.00	0.00	Common	4.70	Acreage	\$92,990.00	1	5-93 08-3S-25E
2	9400	RIGHT-OF-WAY & STS	RR-ACRE	0.00	0.00	Common	0.83	Acreage	\$830.00	2	JACKSONVILLE HEIGHTS
										3	PT TRACTS 14,16 RECD O/R BK
										4	3441-848 BLK 1

Buildings

No data found for this section

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	\$93,820.00	\$0.00	\$93,820.00	\$1,073.48	\$1,073.48	\$1,015.43
Public Schools: By State Law	\$93,820.00	\$0.00	\$93,820.00	\$397.52	\$379.50	\$375.40
By Local Board	\$93,820.00	\$0.00	\$93,820.00	\$210.91	\$210.91	\$199.17
FL Inland Navigation Dist.	\$93,820.00	\$0.00	\$93,820.00	\$3.00	\$3.00	\$2.83
Water Mgmt Dist. SJRWMD	\$93,820.00	\$0.00	\$93,820.00	\$25.56	\$24.04	\$24.04
Gen Gov Voted	\$93,820.00	\$0.00	\$93,820.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$93,820.00	\$0.00	\$93,820.00	\$0.00	\$0.00	\$0.00
			Totals	\$1,710.47	\$1,690.93	\$1,616.87
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$93,820.00	\$93,820.00	\$0.00	\$93,820.00		
Current Year	\$93,820.00	\$93,820.00	\$0.00	\$93,820.00		

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

2017

2016

2015

2014

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

More Information

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: 1/10/19

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

Re: Agent Authorization for the following site location: 9681 NORROAD, JACKSONVILLE FL
32210

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 GLP HOMES, LLC to act as agent for REZONING for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

By Carolyn S. Mann
Print Name: CAROLYN S. MANN

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 10 day of January 2019 by CAROLYN S. MANN, who is personally known to me or who has produced FL DL as identification and who took an oath.

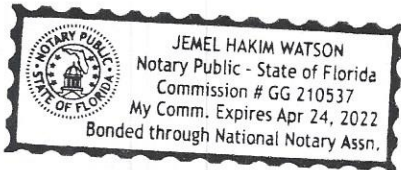
[Signature]

(Signature of NOTARY PUBLIC)

Jemel H Watson

(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: April 24, 2022



OFFICIAL RECORDS.

WARRANTY DEED

THIS INDENTURE, made this 9th day of December,

Return to

A. D. 1972 BETWEEN LOYD G. MORRIS and LOIS C. MORRIS, his wife, of the County of Duval, State of Florida, parties of the first part, and HENRY MANN V and CAROLYN S. MANN, his wife, whose present mailing address is: 6434 Ledbury, Jacksonville, Florida,

of the County of Duval, State of Florida, parties of the second part,

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said parties of the second part, their heirs and assigns forever, the following described land, situate, lying and being in the County of Duval, State of Florida, to wit:

This Instrument Prepared By
Roper & Loper, P.A., Attorneys
Box 8, SADEK
914 South Atlantic Avenue
Jacksonville, Florida 32202

A part of Tracts 14 and 16, Block 1, Section 8, Township 3 South, Range 25 East, Jacksonville Heights, as recorded in Plat Book 5, page 93, current public records, Duval County, Florida, being more particularly described as follows: Commence at the intersection of the West right of way line of Monroe Smith Road and the North right of way line of Noroad Street, a/k/a Norode; thence South 88 degrees 40 minutes 40 seconds West along the North right of way line of Noroad Street, a/k/a Norode, a distance of 516.46 feet to point of beginning; thence North 4 degrees 06 minutes West a distance of 618.5 feet to a point in the North line of said Tract 16; thence South 88 degrees 29 minutes West along said North line a distance of 40 feet to the Northwest corner of said Tract 16; thence North 1 degree 51 minutes 25 seconds East along the East line of Tract 14, a distance of 648.6 feet to the Northeast corner of said Tract 14; thence South 88 degrees 21 minutes West along the North line of Tract 14, a distance of 327.72 feet to the Northwest corner of said Tract 14; thence South 1 degree 44 minutes West along the West line of said Tract 14, a distance of 631 feet more or less to a point that lies 634 feet North of Noroad Street a/k/a Norode, as measured along the West line of said Tract; thence South 88 degrees 16 minutes East a distance of 295.8 feet; thence South 5 degrees 02 minutes 40 seconds East a distance of 618.04 feet to a point in the North right of way line of Noroad Street a/k/a Norode; said point lies 44 feet East of the East line of Tract 14; thence North 88 degrees 40 minutes 40 seconds East along said right of way line a distance of 60 feet to the point of beginning.

"Being the property conveyed to LOYD G. MORRIS and LOIS C. MORRIS, his wife, by WILLIS S. POTTER and BAMA M. POTTER, his wife, under Warranty Deed dated Feb. 13, 1971, filed Feb. 16, 1971, recorded in Official Record Book 3190, page 187, current public records, Duval County, Florida."

SUBJECT to any taxes or assessments levied or assessed subsequent to December 31, 1971.

602

OFFICIAL RECORDS.

And the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

SIGNED AND SEALED IN OUR PRESENCE:

Harriet Maxwell *Loyd G. Morris* (SEAL)
 LOYD G. MORRIS
Will H. Davis *Lois C. Morris* (SEAL)
 LOIS C. MORRIS

STATE OF FLORIDA

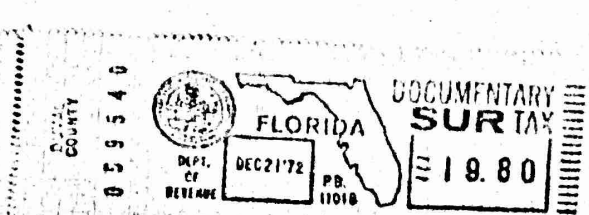
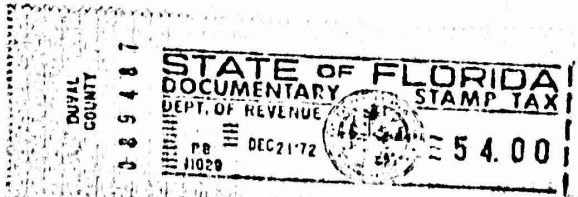
COUNTY OF DUVAL

Before me personally appeared LOYD G. MORRIS and LOIS C. MORRIS, his wife, to me well known and known to me to be the individuals described in and who executed the foregoing instrument, and acknowledged to and before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 9th day of December, 1972 at Jacksonville, County and State aforesaid.



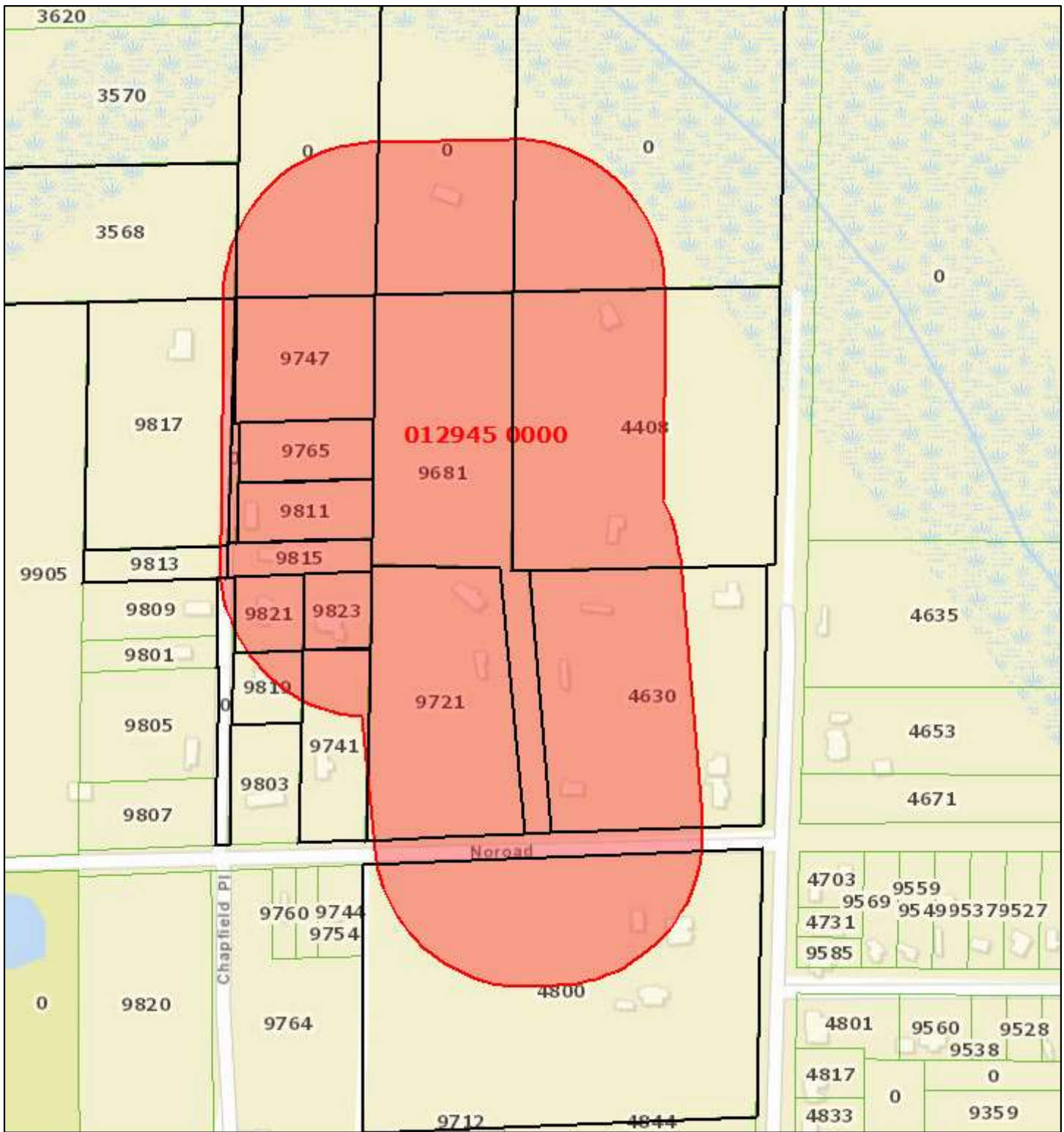
Harriet Maxwell
Notary Public, State of Florida
My Commission Expires: 6-7-75



72- 83102
Dec 21 3 13 PM '72


FILED AND RECORDED IN PUBLIC RECORDS OF DUVAL COUNTY, FLA.
S. Maya Slaughter
CLERK OF COUNTY RECORDS

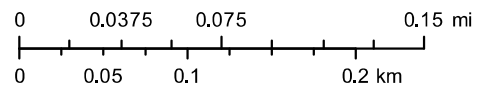
Land Development Review



January 28, 2019

1:4,514

 Parcels



A	B	C	D	E	F	G	H	I
RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MA	MAIL_CITY	MAIL	MAIL_ZIP
012945 0010	BAUTISTA GENE		3490 LIVE OAK HOLLOW			ORANGE PARK	FL	32065
012944 0010	BIVINS MELANIE		9823 NOROAD			JACKSONVILLE	FL	32210
012945 0020	COOPER JAMES EDWARD		4630 MONROE SMITH RD			JACKSONVILLE	FL	32210-9014
012937 0020	ELLISON JOHN A		C/O JOHN T ELLISON	9813 NOROAD		JACKSONVILLE	FL	32210-9025
012944 0040	FULLUM TROY DWAYNE JR		9741 NOROAD			JACKSONVILLE	FL	32210
012932 0000	GLP HOMES LLC		1200 RIVERPLACE STE 800			JACKSONVILLE	FL	32207
012944 0020	GONZALEZ LESLIE GAYLE		9819 NOROAD			JACKSONVILLE	FL	32210
012934 0000	GRAY JOHN J		9747 NOROAD			JACKSONVILLE	FL	32210-9023
012944 0030	HARRELL JOHN W		9821 NOROAD			JACKSONVILLE	FL	32210-9025
012937 0010	HOLLIDAY BARBARA GAIL		9815 NOROAD			JACKSONVILLE	FL	32210-9025
012945 0000	MANN CAROLYN S		1665 MOUNT VERNON DR			JACKSONVILLE	FL	32210-1228
012943 0000	ONG PHILIFE		10668 PLUM HOLLOW DR			JACKSONVILLE	FL	32222
012939 0000	PEREZ ROBERT D III		9817 NOROAD			JACKSONVILLE	FL	32210
012939 0010	SELLERS DEBORAH LYNN		9813 NOROAD			JACKSONVILLE	FL	32210-9025
012942 0000	SINGER DANIEL		9811 NOROAD			JACKSONVILLE	FL	32210-9025
012924 0300	WALDROP DANIEL		3568 STRATTON RD			JACKSONVILLE	FL	32221-2327
012976 0000	WARREN FAMILY TRUST		4800 MONROE SMITH RD			JACKSONVILLE	FL	32210-9016
	WEST JAX CIVIC ASSOCIATION	PAUL CARNEAL	886 CRESSWELL LN W			JACKSONVILLE	FL	32221
	SOUTHWEST	BRUCE TYSON	7214 OLD MIDDLEBURG RD			JACKSONVILLE	FL	32222

Date: 01/29/2019 Time: 15:20:04

Location: P10

Clerk: MON

Transaction 0060215

General Collection Receipt

Date: 1/28/2019

Email: ConstanceP@coj.net

EVE STARKE/CAROLYN MANN

6685 BOWIE RD

on: CONVENTIONAL REZONING OF 5.78 ACRES AT 9681 NOROAD FROM RR-
) RLD-50

Miscellaneous

Item: CR - CR493408

Receipt 0060215.0001-0001 2,179.00

SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
							2179.00

Total Paid 2,179.00

CHECK 001754 2,179.00

Total Tendered 2,179.00

Paid By: STEVE STARKE 221 OLEAN

Thank You

Total Due: \$2,179.00

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT

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

provided to me for application 2019-0792-2186 were posted on the property/site located at:

012945-0000

Real Estate Number(s)

9681 NOROAD

Street Address

Jacksonville, FL

City, State Zip Code

Printed Name Stephen M. Starke

Signature [Handwritten Signature]

Dated this 19 day of FEB, 20 19.

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 19th day of February, 20 19
by Stephen M Starke (Applicant/Agent)

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

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

[Handwritten Signature]
[print or type name]
Notary Public, State of Florida at Large

