

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FO**APPLICATION FOR REZONING ORDINANCE 2019-0275****MAY 23, 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 2019-0275.

Location: 2003 Faye Road, 2007 Faye Road, 2007 Faye Road, 2011 Faye Road, and 2538 Longreene Road West; Between Faye Road and Interstate 295 (SR 9A)

Real Estate Number: 110915-5000, 110915-0000, 110968-0000, 110969-0000 and 110975-0000

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

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

Current Land Use Category: Low Density Residential (LDR)

Planning District: District 6—North

Applicant/Agent: Zach Miller, Esq.
501 Riverside Avenue, Suite 901
Jacksonville, FL 32202

Owner: Frederick A. Bryan
Bryan F A Estate
2003 Faye Road
Jacksonville, FL 32218

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance 2019-0275 seeks to rezone 11.89± acres of a property from Residential Rural-Acre (RR-Acre) to Residential Low Density-60 (RLD-60). The property is located in the Low Density Residential (LDR) land use category within the Suburban Development Area of the Future Land Use Element of the 2030 Comprehensive Plan. The request is being sought in order to allow for the development of a single-family subdivision.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to Section 656.125 of the Zoning Code, an applicant for a proposed rezoning bears the burden of proving, by substantial competent evidence, that the proposed rezoning is consistent with the City's comprehensive plan for future development of the subject parcel. In determining whether a proposed rezoning is consistent with the 2030 Comprehensive Plan, the Planning and Development Department considers several factors, including (a) whether it is consistent with the functional land use category identified in the Future Land Use Map series of the Future Land Use Element; (b) whether it furthers the goals, objectives and policies of the Comprehensive Plan; and (c) whether it conflicts with any portion of the City's land use regulations. Thus, the fact that a proposed rezoning is permissible within a given land use category does not automatically render it consistent with the 2030 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

1. *Is the proposed rezoning consistent with the 2030 Comprehensive Plan?*

Yes. 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. The proposed rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. Low Density Residential (LDR) in the Suburban Area is intended to provide for low-density residential development. The subject site is located at the northwest corner of Faye Road, a collector roadway, and Longreene Road and lies immediately to the south of I-295. The site is also located in Planning District 6 and Council District 2. The applicant seeks to rezone the property from RR-Acre to RLD-60 in order to develop a single-family subdivision.

According to the Future Land Use Element (FLUE), LDR in the Suburban Area is intended to provide for low density residential development. Single family dwellings are a principal use in the LDR land use category. The maximum allowable density for the LDR land use category is seven (7) units/acre when full urban services are available. Based on information in the JEA availability letter provided with the application and dated February 19, 2019, the site can be served by centralized water with an existing water main within the Faye Road right-of-way (R.O.W.) in front of the subject site. The site can also be served with centralized sewer as an existing force main is located within the Faye Road R.O.W. in front of the site. The subject site is located in an area identified as an "Industrial Situational Compatibility Zone" but is already designated as Low Density Residential and is therefore considered appropriate for low density residential development.

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 (FLUE):

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.

In reference to the attached JEA Availability Letter, 2019-0441, the proposed development shall connect to City water and sewer with an estimated flow of 21,000 gpd.

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 proposed rezoning at the subject site would directly address the projected growth along Faye Road by providing for a greater variety of housing options for local citizens.

Recreation and Open Space Element (ROSE):

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.

The proposed rezoning shall adhere to the policy mentioned herein once development of the site commences.

Policy 2.2.4

A residential subdivision of 25 lots to 99 lots shall pay a recreation and open space fee of two-hundred-fifty (\$250) dollars per lot, or provide at least four hundred thirty-five (435) square feet of useable upland 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.

In accordance with the policy mentioned above, the proposed rezoning shall satisfy this requirement once subdivision development commences.

Transportation Element (TE):

Policy 2.3.5

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

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

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

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

The proposed rezoning shall adhere to the following policy mentioned above once development of a subdivision commences.

Infrastructure Element – Sanitary Sewer Sub-Element

Policy 1.2.6

Within the Suburban Boundary Map as defined in the Future Land Use and Capital Improvements Elements, new septic tanks will be forbidden pursuant to the Septic Environmental Protection Board – Rule 3; however, they may be permitted as interim facilities, provided the following requirements are satisfied;

1. Single family/commercial (estimated flows of 600 gpd or less):

- a. Requirements of Chapter 64E-6, Florida Administrative Code (F.A.C.) are accommodated.
- b. The collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
- 2. Commercial (above 600 gpd)
 - a. Requirements of Chapter 64E-6, F.A.C. are accommodated.
 - b. The collection system of a regional utility company is not within 50 feet of the property.
- 3. Subdivision (commercial or single family):
 - a. Requirements of Chapter 64E-6, F.A.C. are accommodated.
 - b. The collection system of a regional utility company is greater than ¼ mile from the proposed subdivision.
 - c. Each lot is a minimum of 1 acre unsubmerged property.
 - d. Alternative (mounded) systems are not required.

The proposed rezoning shall adhere to the following policy mentioned above once development of a subdivision commences.

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-60 in order to permit the development of a single-family subdivision—all while adhering to local, state, and federal regulations governing wetlands.

SURROUNDING LAND USE AND ZONING

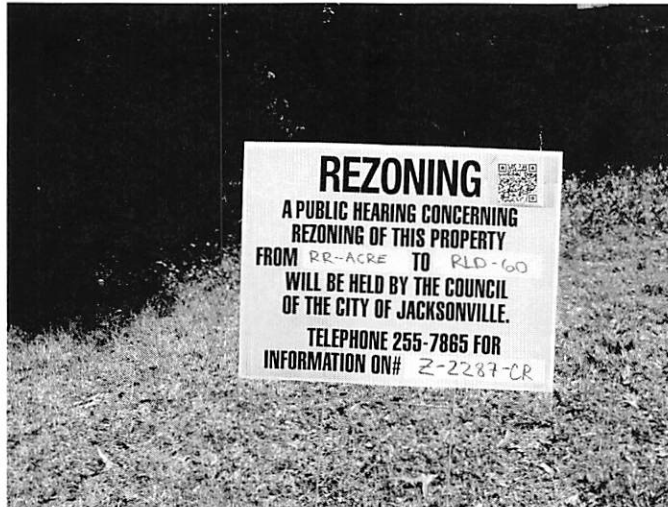
The subject property is located at the intersection of Faye Road and Longreene Road West. Moreover, these two corridors are developed almost exclusively with single-family dwellings. Other properties are either undeveloped or contain a sporadic mix of lot sizes. The proposed rezoning to RLD-60 would render the lots to have a 60 foot width and 6,000 square foot area—which, in terms of density, would complement the abutting residential lots to the south of the subject property. Nonetheless, adjacent land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LDR	RR-Acre	Interstate 295 (SR 9A)
East	LDR	RLD-60	Single-Family Dwellings
South	LDR	RR-Acre	Single-Family Dwellings
West	LDR	RR-Acre	Single-Family Dwelling

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

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **May 14, 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 **2019-0275** be **APPROVED**.

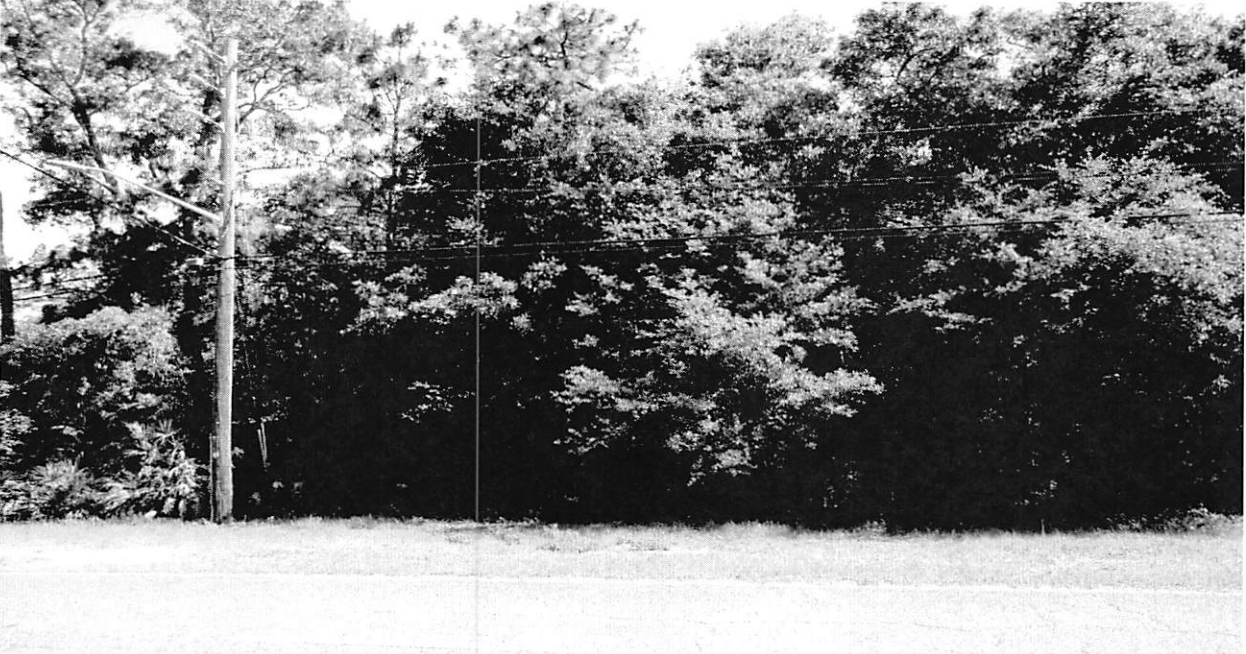
Figure A:



Source: Planning & Development Dept, 3/13/19

Aerial view of the subject site and parcel, facing north.

Figure C:



Source: Planning & Development Dept, 5/16/19

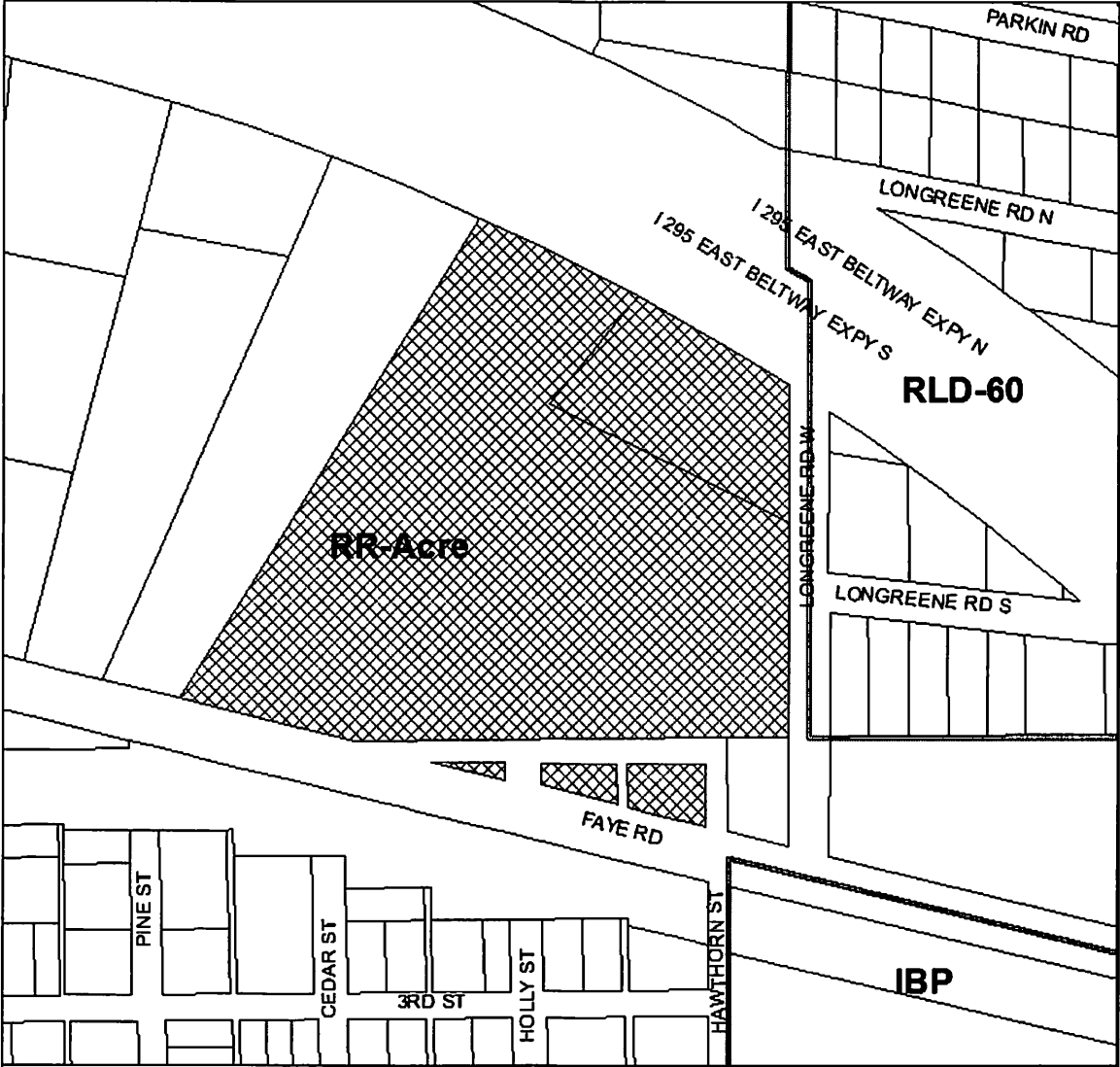
View of Faye Road and the subject parcel, facing north

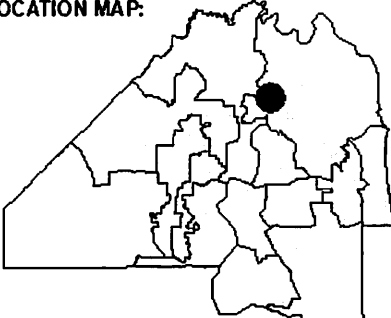

Figure D:



Source: Planning & Development Dept, 5/16/19

View of Longreene Road West and the subject parcel, facing west.



<p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE</p> <p>TO: RLD-60</p>	<p>LOCATION MAP:</p> 	 <p>0 80 160 320 Feet</p> <p>COUNCIL DISTRICT:</p> <p>2</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2019-0275</p>	<p>TRACKING NUMBER</p> <p>T-2019-2287</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>



*Planning and Development
Department*

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

MEMORANDUM

TO: Arimus Wells
Current Planning Division

FROM: Susan Kelly
Community Planning Division

RE: 2019-275

DATE: April 22, 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 Proposed Land Use: N/A
Current Zoning: RR-Acre Proposed Zoning: RLD-60 Acres: 11.89

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-60 to allow for a single-family subdivision.

LAND USE CATEGORY CONSISTENCY REVIEW:

The subject site is located at the northwest corner of Faye Road, a collector roadway, and Longreene Road and lies immediately to the south of I-295. The applicant seeks to rezone the property from RR-Acre to RLD-60 in order to develop a single-family subdivision. The application site is located in the LDR land use category within the Suburban Development Area as identified in the Future Land Use Map series (FLUMs) of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. The site is also located in Planning District 6 and Council District 2.

According to the Future Land Use Element (FLUE), LDR in the Suburban Area is intended to provide for low density residential development. Single family dwellings are a principal use in the LDR land use category. The maximum allowable density for the LDR land use category is seven (7) units/acre when full urban services are available. Based on information in the JEA availability letter provided with the application and dated February 19, 2019, the site can be served by centralized water with an existing water main within the Faye Road right-of-way (R.O.W.) in front of the subject site. The site can also be served with centralized sewer as an existing force main is located within the Faye Road R.O.W. in front of the site. The subject site is located in an area identified as an "Industrial Situational Compatibility Zone" but is already designated as Low Density Residential and is therefore considered appropriate for low density residential development.

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.
- Policy 3.1.11 The City shall require new residential areas to be designed to include an efficient system of internal circulation and connection to adjacent developments and neighborhoods. The Land Development Regulations shall detail the requirements for public access and interconnectivity within and between developments based on standards such as but not limited to a connectivity score, maximum separations between connections to adjacent developments, and rules relative to hours, operations, and public safety considerations for any restriction of access through the use of gates.

Recreation and Open Space Element:

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

Policy 2.2.4 A residential subdivision of 25 lots to 99 lots shall pay a recreation and open space fee of two-hundred-fifty (\$250) dollars per lot, or provide at least four hundred thirty-five (435) square feet of useable upland 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.

Transportation Element

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

1. If one of the roadways is unimproved, access to the parcel may be provided from the improved roadway,
2. If the roadways are of differing functional classes, then access to the parcel shall be provided from the roadway with the lower functional class only,
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 - a. In the case of redevelopment of existing parcels, from the roadway where the prevailing pattern of existing driveways are located; or
 - b. In the case of new subdivisions where no pattern currently exists, on the roadway with the lower average daily traffic (ADT) inclusive of development traffic.
4. Driveways should be on the same road on which the parcel is addressed and the front door of the home is located, except in the case of an entirely new planned unit development or traditional neighborhood development where rear entry drives are expressly contemplated. The above parameters shall be followed unless it can be demonstrated in a professional traffic study submitted for review and approval to the Traffic Engineering Division and the JPDD, and with which the City staff agrees, that such access restrictions would either:
 1. present a safety hazard;
 2. would cause undue congestion or delay on adjacent road facilities;
 3. would cause environmental degradation; or
 4. would hinder adequate traffic circulation.

Infrastructure Element, Sanitary Sewer Sub-element:

Policy 1.2.6 Within the Suburban Boundary Map as defined in the Future Land Use and Capital Improvements Elements, new septic tanks will be forbidden pursuant to the Septic Environmental Protection Board – Rule 3; however, they may be permitted as interim facilities, provided the following requirements are satisfied:

1. Single family/commercial (estimated flows of 600 gpd or less):
 - a. Requirements of Chapter 64E-6, Florida Administrative Code (F.A.C.) are accommodated.
 - b. The collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
2. Commercial (above 600 gpd)
 - a. Requirements of Chapter 64E-6, F.A.C. are accommodated.
 - b. The collection system of a regional utility company is not within 50 feet of the property.
3. Subdivision (commercial or single family):
 - a. Requirements of Chapter 64E-6, F.A.C. are accommodated.

- b. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.
- c. Each lot is a minimum of 1 acre unsubmerged property.
- d. Alternative (mounded) systems are not required.

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 Jacksonville International Airport (JIA). 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 # 2019-0275 **Staff Sign-Off/Date** ATW / 04/12/2019
Filing Date 04/19/2019 **Number of Signs to Post** 6
Hearing Dates:
1st City Council 05/28/2019 **Planning Commission** 05/23/2019
Land Use & Zoning 06/04/2019 **2nd City Council** N/A
Neighborhood Association M & M DAIRY INC / THE EDEN GROUP INC
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 2287 **Application Status** FILED COMPLETE
Date Started 03/06/2019 **Date Submitted** 03/06/2019

General Information On Applicant

Last Name MILLER **First Name** ZACH **Middle Name**
Company Name
Mailing Address
 501 RIVERSIDE AVE., SUITE 901
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9043965731 **Fax** 9043995461 **Email** ZACH_MILLER@BELLSOUTH.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name BRYAN **First Name** FREDERICK **Middle Name** A
Company/Trust Name
 BRYAN F A ESTATE
Mailing Address
 2003 FAYE ROAD
City JACKSONVILLE **State** FL **Zip Code** 32218
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map	RE#	Council District	Planning District	From Zoning District	To Zoning District
Map	110915 5000	2	6	RR-ACRE	RLD-60
Map	110915 0000	2	6	RR-ACRE	RLD-60
Map	110968 0000	2	6	RR-ACRE	RLD-60

Map 110969 0000 2 6 RR-ACRE RLD-60
 Map 110975 0000 2 6 RR-ACRE RLD-60
 Ensure that RE# is a 10 digit number with a space (##### #)

Existing Land Use Category
 LDR

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

Total Land Area (Nearest 1/100th of an Acre) 11.89

Justification For Rezoning Application
 TO DEVELOP THE PROPERTY WITH 60 FOOT MINIMUM LOT WIDTHS. *REVISED: 4/1/19

Location Of Property

General Location
 ON THE SOUTH SIDE OF I-295 NORTH OF FAYE RD

House #	Street Name, Type and Direction	Zip Code
2003	FAYE RD	32218

Between Streets
 FAYE RD and I-295

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
11.89 Acres @ \$10.00 /acre: \$120.00
- 3) Plus Notification Costs Per Addressee
37 Notifications @ \$7.00 /each: \$259.00
- 4) Total Rezoning Application Cost: \$2,379.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE

Legal Description

March 28, 2019

2003 Faye Road 110915-0000

18-53 46-1S-27E 10.028

DUNNS CREEK GARDENS S/D PT SEC 17

PT LOTS 36,37 RECD O/R 7834-2311

2011 Faye Road 110968-0000

6-29 46-1S-27E .247

ROBERTS S/D

LOTS 10,11,12(EX PT IN RD) BLK 1

2007 Faye Road 110969-0000

46-1S-27E .149

ROBERTS S/D OF NW1/4 OF NW1/4

SEC 18

LOTS 13,14,15(EX PT IN CO RD) BLK 1

0 Faye Road 110975-0000

6-29 46-1S-27E

ROBERTS S/D

LOT 15(EX PT IN CO RD) BLK

2538 Longreene Rd W 110915-5000

18-54 46-1S-27E 1.506

DUNNS CREEK GARDENS S/D PT SEC 17, PT LOT 37 RECD O/R 9122-399

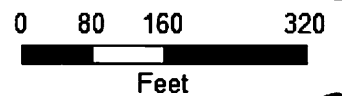
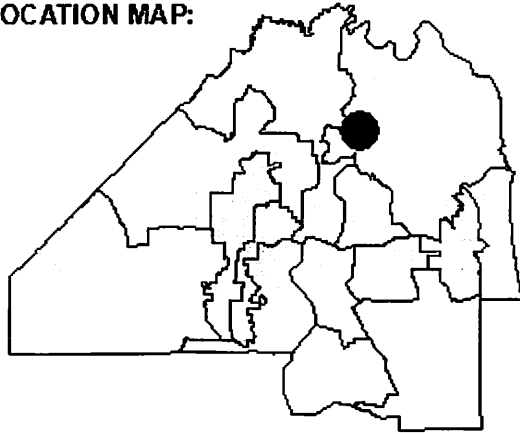


REQUEST SOUGHT:

FROM: RR-ACRE

TO: RLD-60

LOCATION MAP:



COUNCIL DISTRICT:

2

TRACKING NUMBER

T-2019-2287

**EXHIBIT 2
PAGE 1 OF 1**

EXHIBIT A - Property Ownership Affidavit

Date: 2.12.19

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:

2003 Faye Rd, 2011 Faye Rd, 2007 Faye Rd, 2538 Longvue Rd W
Jacksonville, Fla 32218

To Whom it May Concern:

I, Natalie Price hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for see above submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

Natalie Price
Personal Rep. of Estate
By of Frederick A. Bryan
Print Name: Natalie Price

If Owner is Corporate Entity:*

Print Corporate Name:

By _____

Print Name: _____

Its: _____

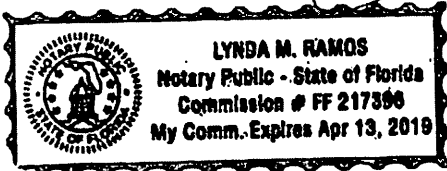
*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 12th day of February 2014, by Natalie Price, who is personally known to me or who has produced FL Drivers License as identification and who took an oath.

Lynda Ramos
(Signature of NOTARY PUBLIC)

Lynda Ramos
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: 4/13/19



BRYAN F A ESTATE
 C/O NATALIE PRICE
 1114 BOLD RULER CT
 JACKSONVILLE, FL 32218
PRICE NATALIE ROUSSEAU

Primary Site Address
 2003 FAYE RD
 Jacksonville FL 32218

Official Record Book/Page
 17457-01456

Title #
 7303

2003 FAYE RD

Property Detail

RE #	110915-0000
Tax District	GS
Property Use	0810 Residential Mixed Units 3-9
# of Buildings	3
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01933 DUNNS CREEK GARDENS
Total Area	435374

Value Summary

Value Description	2018 Certified	2019 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$90,942.00	\$90,440.00
Extra Feature Value	\$4,702.00	\$4,578.00
Land Value (Market)	\$126,753.00	\$126,753.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$222,397.00	\$221,771.00
Assessed Value	\$222,397.00	\$221,771.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$222,397.00	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
 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
17457-01456	2/8/2016	\$100.00	MS - Miscellaneous	Unqualified	Improved
07834-02311	4/14/1994	\$77,900.00	WD - Warranty Deed	Qualified	Improved
07730-01741	12/9/1993	\$1,500.00	QC - Quit Claim	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	GBDR2	GP Barn Class D	1	40	20	800.00	\$2,376.00
2	SCPR2	Screen Porch	1	27	10	270.00	\$1,558.00
3	DKWR2	Deck Wooden	3	8	7	56.00	\$322.00
4	DKWR2	Deck Wooden	3	8	7	56.00	\$322.00

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	10.02	Acreage	\$126,753.00

Legal

LN	Legal Description
1	18-53 46-15-27E 10.028
2	DUNNS CREEK GARDENS S/D PT SEC 17
3	PT LOTS 36,37 RECD O/R 7834-2311

Buildings

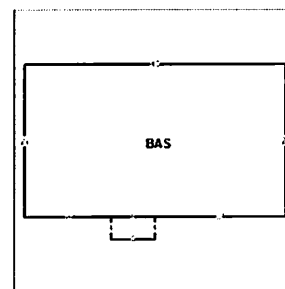
Building 1

Building 1 Site Address
 2003 FAYE RD Unit
 Jacksonville FL 32218

Building Type	0101 - SFR 1 STORY
Year Built	1981
Building Value	\$71,332.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1344	1344	1344

Element	Code	Detail
Exterior Wall	17	17 C.B. Stucco
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	8	8 Sheet Vinyl
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central



Finished Open Porch	32	0	10
Total	1376	1344	1354

Element	Code	Detail
Stories	1.000	
Bedrooms	3.000	
Baths	2.000	
Rooms / Units	1.000	

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	\$222,397.00	\$0.00	\$222,397.00	\$2,661.31	\$2,544.64	\$2,407.05
Public Schools: By State Law	\$222,397.00	\$0.00	\$222,397.00	\$985.50	\$899.60	\$889.88
By Local Board	\$222,397.00	\$0.00	\$222,397.00	\$522.87	\$499.95	\$472.13
FL Inland Navigation Dist.	\$222,397.00	\$0.00	\$222,397.00	\$7.44	\$7.12	\$6.72
Water Mgmt Dist. SJRWMD	\$222,397.00	\$0.00	\$222,397.00	\$63.36	\$56.98	\$56.98
Gen Gov Voted	\$222,397.00	\$0.00	\$222,397.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$222,397.00	\$0.00	\$222,397.00	\$0.00	\$0.00	\$0.00
			Totals	\$4,240.48	\$4,008.29	\$3,832.76

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$232,593.00	\$232,593.00	\$0.00	\$232,593.00
Current Year	\$222,397.00	\$222,397.00	\$0.00	\$222,397.00

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: [\[Link\]](#)

More Information

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

FILED FEB 10 16 PM 0443 FUSSELL

IN THE CIRCUIT COURT FOR
DUVAL COUNTY, FLORIDA

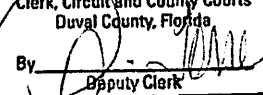
PROBATE DIVISION
FILE NO. 2016-CP- 172
DIVISION PR-A

IN RE: ESTATE OF
FREDERICK ANDREW BRYAN, SR.,
Deceased.

STATE OF FLORIDA
DUVAL COUNTY

I, THE UNDERSIGNED Clerk of the Circuit Court, Duval County, Florida, DO HEREBY CERTIFY the within and foregoing is a true and correct copy of the original as it appears on record and file in the office of the Clerk of Circuit of Duval County, Florida, and the same is in full force and effect.

WITNESS my hand and seal of the Clerk of Circuit Court at Jacksonville, Florida, this the 8 day of February, A.D., 2016

RONNIE FUSSELL
Clerk, Circuit and County Courts
Duval County, Florida
By 
Deputy Clerk


LETTERS OF ADMINISTRATION
(single personal representative)

TO ALL WHOM IT MAY CONCERN

WHEREAS, FREDERICK ANDREW BRYAN, SR., a resident of 2003 Faye Road, Jacksonville, Florida 32218, died on January 2, 2016, owning assets in the State of Florida, and

WHEREAS, NATALIE ROUSSEAU PRICE has been appointed personal representative of the estate of the decedent and has performed all acts prerequisite to issuance of Letters of Administration in the estate,

NOW, THEREFORE, I, the undersigned circuit judge, declare NATALIE ROUSSEAU PRICE duly qualified under the laws of the State of Florida to act as personal representative of the estate of FREDERICK ANDREW BRYAN, SR., deceased, with full power to administer the estate according to law; to ask, demand, sue for, recover and receive the property of the decedent; to pay the debts of the decedent as far as the assets of the estate will permit and the law directs; and to make distribution of the estate according to law.

DONE and ORDERED on this 8 day of , 2016.


Circuit Judge

Copies to:
R. Kellen Bryant, Esquire
Attorney for Natalie Rousseau Price

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: 2.12.19

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

2003 Faye Rd Jacksonville, FL 32217
2011 Faye Rd Jacksonville, FL 32218
2007 Faye Rd Jacksonville, FL 32218
2538 Longcree Rd W Jacksonville, FL 32218

Re: Agent Authorization for the following site location:

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 Zach Miller rezoning See above to act as agent to file application(s) 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:-

Natalie Price
Personal Rep. of Estate
of Frederick A. Bryan, SR.
By Natalie Price
Print Name: Natalie Price

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

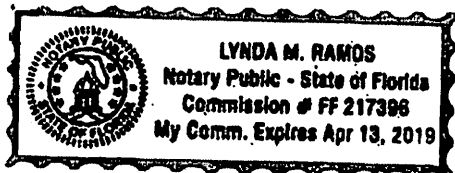
Sworn to and subscribed and acknowledged before me this 12th day of February 2019, by Natalie Price, who is personally known to me or who has produced Florida Drivers License as identification and who took an oath.

Lynda Ramos
(Signature of NOTARY PUBLIC)

(Signature of NOTARY PUBLIC)

Lynda Ramos
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 4/13/19



This Warranty Deed

Made this 4th day of November A.D. 19 98
by
WILLIE M. GOBLE AND LINDA GOBLE, HIS WIFE

Book 9122 Pg 399

hereinafter called the grantor, to
**FREDERICK A. BRYAN AND CATHERINE BOATRIGHT
BRYAN, HIS WIFE**

Bk: 9122
Pg: 399 - 400
Doc# 98270509
Filed & Recorded
11/05/98
12:53:29 P.M.
HENRY W. COOK
CLERK CIRCUIT COURT
DUVAL COUNTY, FL
REC. \$ 10.50
DEED \$ 140.00

whose post office address is: **2003 FAYE ROAD
JACKSONVILLE, FLORIDA
32218**

Grantees' SSN:
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 \$ **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 Schedule A attached hereto and by this reference made a part hereof.

**SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.
TOGETHER WITH A 1971 DOUBLE WIDE DODG MOBILE HOME I.D. #0313A171 AND 0313B171**

Parcel Identification Number: 110915-5000

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, 19 98

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:

Stacey R. Ivey
Name: Stacey R. Ivey

Willie M. Goble
Name & Address: WILLIE M. GOBLE LS

John Houston
Name: John Houston

Linda Goble
Name & Address: LINDA GOBLE LS

Name: _____

Name & Address: _____ LS

Name: _____

Name & Address: _____ LS

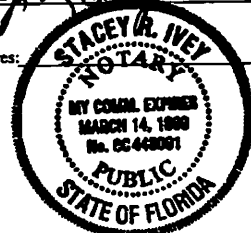
State of **Florida**
County of **Duval**

The foregoing instrument was acknowledged before me this 4th day of **November**, 19 **98**, by **WILLIE M. GOBLE AND LINDA GOBLE, HIS WIFE**

who is personally known to me or who has produced and who take an oath.

A FLORIDA DRIVER'S LICENSE & IDENTIFICATION I.D. CARD & A MILITARY I.D.

Stacey R. Ivey
Print Name: _____
Notary Public
My Commission Expires: _____

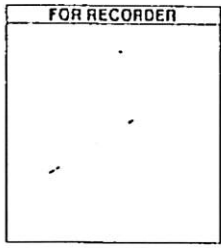


PREPARED BY:
RECORD & RETURN TO:
Sun State Title & Abstract, Inc.
3829 Atlantic Boulevard
Jacksonville, Florida 32207
File No: 98-10666

RECORD AND RETURN TO GRANTEE

2

OFFICIAL RECORDS



THIS INSTRUMENT PREPARED BY: Keith Watson, Attorney WATSON & OSBORNE, P.A. 1566-2 Dunn Avenue Jacksonville, Florida 32218

RECORD AND RETURN TO: WATSON & OSBORNE, P.A. 1566-2 Dunn Avenue Jacksonville, Florida 32218

RE PARCEL ID #: 110915-0000 BUYER'S TIN: 263-64-7229

WARRANTY DEED

THIS WARRANTY DEED made this 14th day of April, 1994 by Ivaughn E. Burnsed, an unmarried widow, hereinafter called Grantor, and whose address is Route 3, Box 142, Viola, Arkansas 72583 to F. A. Bryan and Catherine B. Bryan, his wife, hereinafter called Grantee and whose address is 2003 Faye Road, Jacksonville, Florida 32226. (Wherever 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 and NO/100 Dollars 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, lying and being in Duval County, Florida, viz:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Documentary Tax P.F.S. 20104 54530
Documentary Tax P.F.S. 20104
Intangible Tax P.F.S. 177 959288
Receipt:
Henry W. Cook, Clerk of Duval County
P. Burke

SUBJECT TO taxes accruing subsequent to December 31, 1993. SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereunto 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.

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:

Kathleen Walling
Witness Signature

Ivaughn E Burnsed
Ivaughn E. Burnsed

KATHALEEN Walling
Witness Printed Signature

G. L. Daniel
Witness Signature

G. L. DANIEL
Witness Printed Signature

STATE OF ARKANSAS
COUNTY OF FULTON

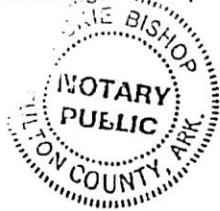
The foregoing instrument was acknowledged before me this 14th day of April, 1994 by Ivaughn E. Burnsed, an unmarried widow who produced FL ID card as identification and who did not take an oath.

Notary Public, State and County Aforesaid
Vickie Bishop
Notary Signature

Notary Public
(Title or Rank)

Vickie Bishop
Notary Printed Signature

(Serial No., if any)



Comm expire 7-1-94

THIS INSTRUMENT PREPARED BY:

Dale G. Westling, Sr., PA
331 East Union Street
Jacksonville, FL 32202

Doc# 2004220938
Book: 11916
Pages: 2426 - 2427
Filed & Recorded
07/07/2004 02:47:05 PM
JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
RECORDING \$ 9.00
TRUST FUND \$ 1.50
DEED DOC STAMP \$ 7.00
REC ADDITIONAL \$ 8.00

RECORD AND RETURN TO:

F. A. Bryan
2003 Faye Road
Jacksonville, FL 32218

RE PARCEL ID #: 110975-0000
BUYERS TIN:

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is made this 1st day of July, 2004 by **MICHAEL J. GROSSBERG** and **CYNTHIA W. GROSSBERG**, his wife, hereinafter called Grantor, and whose address is Post Office Box 50961, Jacksonville Beach, Florida 32240-0961 to **F.A. BRYAN** and **CATHERINE BRYAN**, his wife, hereinafter called Grantee and whose address is 2003 Faye Road, Jacksonville, Florida 32218.

(Wherever 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 and NO/100 Dollars and other valuable considerations in hand paid to the Grantor, receipt whereof is hereby acknowledged, does remise, release and quit-claim unto the Grantee, all that certain land situate, lying and being in Duval County, Florida; viz:

Lot 15 (Except part in County Road), Block 2, Roberts Subdivision, according to plat thereof as recorded in Plat Book 6, page 29, of the current public records of Duval County, Florida.

This instrument prepared without benefit of title examination, title insurance or attorney's opinion of title.

SUBJECT TO taxes accruing subsequent to December 31, 2004
SUBJECT TO covenants, restrictions and easements of record, if any, however this reference thereto shall not operate to reimpose same.

SUBJECT TO taxes for the current year.

TO HAVE AND TO HOLD the same together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and all the estate, right title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper, use, benefit and behoof of the Grantee.

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:

Amy Thrower
Witness Signature

Michael J. Grossberg
Michael J. Grossberg

Amy Thrower
Witness Printed Signature

Cynthia W. Grossberg
Cynthia W. Grossberg

[Signature]
Witness Signature

Louis J. Abraham
Witness Printed Signature

STATE OF FLORIDA

COUNTY OF Duval

The foregoing instrument was acknowledged before me this 1st day of July 2004 by Michael J. Grossberg and Cynthia W. Grossberg, his wife. He/She is personally known to me or has produced Florida Drivers License as identification.

Notary, Public, State and County Aforesaid

Amy Thrower
Notary Signature

FSR
(Title or Rank)

Amy Thrower
Notary Printed Signature

(Serial No., if any)



FOR RECORDER

OFFICIAL RECORDS

THIS INSTRUMENT PREPARED BY:

Dale G. Westling, Sr.
331 East Union Street
Jacksonville, Florida 32202

RECORD AND RETURN TO:

Dale G. Westling, Sr.
331 East Union Street
Jacksonville, Florida 32202

RE PARCEL ID #: 110968-0000-7
BUYER'S TIN: 263-64-7229

WARRANTY DEED

THIS WARRANTY DEED made this 11th day of July, 1994 by Michael J. Grossberg, a married man, hereinafter called Grantor, and whose address is Post Office Box 50961, Jacksonville Beach, Florida 32240-0961 to F. A. Bryan and Catherine B. Bryan, his wife, hereinafter called Grantee and whose address is 2003 Faye Road, Jacksonville, Florida 32218.

(Wherever 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 and NO/100 Dollars 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, lying and being in Duval County, Florida, viz:

That part of Lots 10, 14 and 15, Block 1, of Samuel T. Roberts Subdivision, also known as Sewell's Subdivision, lying North of Faye Road, according to plat thereof recorded in Plat Book 6, page 29, of the current Public Records of Duval County, Florida, less and except any part thereof lying within Faye Road as now established.

The real property described in this instrument is not the constitutional homestead nor the primary physical residence of the Grantor.

Documentary Tax Fed.S. 201.02 \$ 14.00
Documentary Tax Pd.F.S. 201.03 \$ _____
Intangible Tax Pd.F.S. 179 _____
Receipt # 1074661
Henry W. Cook, Clerk of Circuit Court Duval County
By M. Jeffers Deputy Clerk

SUBJECT TO taxes accruing subsequent to December 31, 1993.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereunto 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.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

OFFICIAL RECORDS

Signed, sealed and delivered in our presence:

Michael J. Grossberg
Michael J. Grossberg

Cheryl Coy
Witness Signature

Cheryl Coy
Witness Printed Signature

[Signature]
Witness Signature

Dale G. Washburn Sr.
Witness Printed Signature

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 14th day of July, 19 94 by Michael J. Grossberg, a married man who produced Florida Drivers License identification and who did not take an oath.

Notary Public, State and County Aforesaid

Cheryl Coy
Notary Signature

(Title or Rank)

Cheryl Coy
Notary Printed Signature

(Serial No., if any)



94-0104083

94 JUL 15 PM 2:08

FILED AND RECORDED
IN PUBLIC RECORDS
OF DUVAL COUNTY FLA

RECORD VERIFIED
Haywood
CLERK OF CIRCUIT COURT



21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Tiffany Gayton
Corner Lot Development Group
1538-2 Hendricks Ave
Jacksonville, FL, 32207

February 19, 2019

Project Name: Faye Rd
Availability#: 2019-0441

Attn: Tiffany Gayton,

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.

Reservation of Capacity:

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

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

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

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team



21 West Church Street
 Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2019-0441
 Request Received On: 2/11/2019
 Availability Response: 2/19/2019
 Prepared by: Susan West

Project Information

Name: Faye Rd
 Type: Single Family
 Requested Flow: 21,000 gpd
 Location: 2003, 2011 & 2007 Faye Rd 2538 Longreene Rd W110915-0000, 110968-0000, 110969-0000, 110915-5000
 Parcel ID No.: 110915-0000
 Description: 60 SFR

Potable Water Connection

Water Treatment Grid: NORTH GRID
 Connection Point #1: Existing 16 inch water main within the ROW of Faye Road in front of site
 Connection Point #2: NA
 Special Conditions: Fire protection needs to be addressed.

Sewer Connection

Sewer Treatment Plant: DISTRICT 2/CEDAR BAY
 Connection Point #1: Existing 16 inch force main within the ROW of Faye Road in front of site
 Connection Point #2: NA
 Special Conditions: Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Send force main connection condition requests, with availability number, to fmconnections@jea.com.

Reclaimed Water Connection

Sewer Region/Plant: NORTH GRID
 Connection Point #1: This property is located within the JEA Reclaimed Water System Service Area.
 Connection Point #2: NA
 Special Conditions: Reclaimed water mains are not currently within the developer required main extension limits. In the interim, a temporary connection to the potable water system will be required. Coordinate the temporary connection with the JEA Development group so the configuration is designed to simplify the transition to reclaimed water when it becomes available. Exceptions to this condition may be requested and will be considered on a case-by-case basis.

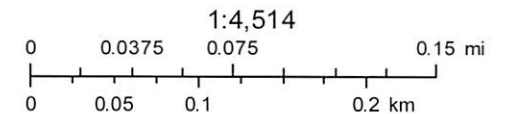
General Comments:

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. 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/.

Land Development Review



March 13, 2019



- | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> 1382539_T-2019-2287 Parcels Zoning | <p>Functional Highway Classifications</p> <ul style="list-style-type: none"> Limited Major Minor | <p>Streets</p> <ul style="list-style-type: none"> Collector Private Road Public Road | <ul style="list-style-type: none"> Military Streets Proposed or Closed Transportation Management Area |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_CITY	MAIL_STATE	MAIL_ZIP
110948	0010	ADCOX BARBARA A	8746 MCKENNA DR		JACKSONVILLE	FL	32226
110978	0000	ALLEN TIMOTHY D	15131 N CAPE DR		JACKSONVILLE	FL	32226
111021	0000	ATTAWAY THEODORE A	2170 3RD ST		JACKSONVILLE	FL	32218-2212
110926	0000	BEVERLY LLOYD EUGENE	2226 LONGREENE RD S		JACKSONVILLE	FL	32218
110982	0000	BHJM HOLDINGS LLC	4656 TUNIS ST		JACKSONVILLE	FL	32205
110937	0000	BRITA CAROLYN	2235 LONGREENE RD S		JACKSONVILLE	FL	32218
110915	0000	BRYAN F A ESTATE	C/O NATALIE PRICE	1114 BOLD RULER CT	JACKSONVILLE	FL	32218
110915	5000	BRYAN FREDERICK A	2003 FAYE RD		JACKSONVILLE	FL	32218-2233
110985	0000	BUNTING GEORGE DORRELL JR	11166 PINE ST		JACKSONVILLE	FL	32218-2254
109480	6100	C S X TRANSPORTATION INC	500 WATER ST STE 800		JACKSONVILLE	FL	32202
110928	0000	CLARK TINA K	2208 LONGREENE RD S		JACKSONVILLE	FL	32218-2148
110913	0000	FLOWERS DAVID J ET AL	1435 JAN LN		JACKSONVILLE	FL	32218
110923	0090	FRIEND PATRICIA M ESTATE	C/O PAMEAL JEAN BRANTON	2232 LONGREENE RD S	JACKSONVILLE	FL	32218-2148
110972	0000	GALARZA SILBIA	3545 ST JOHNS BLUFF RD S		JACKSONVILLE	FL	32224
110967	0100	GARMON JEREMY DANIEL	5170 SADDLEHORN DR S		JACKSONVILLE	FL	32257
110927	0000	HEREFORD RICHARD CHARLES ET AL	2214 LONGRENNE RD S		JACKSONVILLE	FL	32218
110963	0000	HESS ROBERT W	3839 HEMLOCK ST		JACKSONVILLE	FL	32218-1507
110970	0000	HOLLGARTH GEORGE W	2061 3RD ST		JACKSONVILLE	FL	32218
110939	0000	HUGHES VICKY SUZANNE ET AL	C/O LULA K HEREFORD	2219 S LONGREENE RD	JACKSONVILLE	FL	32218
110914	0000	JOHNSON BRIAN MICHAEL	1991 FAYE RD		JACKSONVILLE	FL	32218
110910	0000	KAPETANOVIC NEDIM	11520 AMERICANA LN		JACKSONVILLE	FL	32218
110925	0000	KLINE KATHERINE	2220 LONGREENE RD S		JACKSONVILLE	FL	32218
110966	0000	LASSEN THELMA C	2149 3RD ST		JACKSONVILLE	FL	32218
110941	0000	LETEFF EDWARD LOUIS	2252 S LONGREENE RD		JACKSONVILLE	FL	32218
110903	0010	LYONS JAMES JACOB	2205 PARKIN RD		JACKSONVILLE	FL	32218-2151
106543	0030	M & M DAIRY INC	TERESA L. MOORE 12275 HOLSTEIN DR		JACKSONVILLE	FL	32226
110883	0000	MCLEMORE KYLE	2534 DAVIS RD		JACKSONVILLE	FL	32218-7132
110970	0100	MOYER EDWARD P	95041 CHESWICK OAKS DR		FERNANDINA BEACH	FL	32034
110966	0100	NGUYEN NHU THI ET AL	2161 3RD ST		JACKSONVILLE	FL	32218
106105	0141	NORTH	MIKE GETCHELL 1185 EAGLE BEND CT		JACKSONVILLE	FL	32226
109707	0010	OWEN EDWARD	1940 FAYE RD		JACKSONVILLE	FL	32218-2232
110964	0000	PEREZ MANUEL J	2203 LONGREENE RD N		JACKSONVILLE	FL	32218-2145
110913	0050	POLATTY SCOTT RAY ET AL	120 ROCKCREEK DR		SAINT JOHNS	FL	32259
110912	0020	RUSH JOE	1965 FAYE RD		JACKSONVILLE	FL	32218
110976	0000	STAMPER THERESA	9050 NORFOLK BLVD	APT 106N	JACKSONVILLE	FL	32208
110904	0040	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION	1109 S MARION AVE MS 2009		LAKE CITY	FL	32025-5874
110983	0000	STRICKLAND HEWIE	11171 JOEL ST		JACKSONVILLE	FL	32218-2267
109713	0000	THE EDEN GROUP INC.	DICK BERRY 1106 BAISDEN RD		JACKSONVILLE	FL	32218
110973	0000	WELLS HOKE S	5300 COUNTY RD 208		ST AUGUSTINE	FL	32092
109708	0010	ZION JACKSONVILLE LIMITED PARTNERSHIP	C/O ABRAHAM ZION	4630 FIELDSTONE RD	BRONX	NY	10471-3314

Duval County Tax Collector

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

Date: 04/02/2019 Time: 15:00:29
Station: P16 Clerk: EKB
Transaction 0197870

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

General Collection Receipt

Date: 3/28/2019

Email: ArimusW@coj.net

Zach Miller, Esq.
Address: 501 Riverside Avenue, Suite 901, Jacksonville, FL 32202
Description: Application for Conventional Rezoning (Z-2287) at 2003 Faye Rd (RE: 110915- 0000, -5000, 110975-0000, 110969-0000, 110968-0000).

Miscellaneous
Item: CR - CR502054
Receipt 0197870.0001-0001 2,379.00

Project	SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
								2379.00

Amount Paid 2,379.00

Check 002017 2,379.00

Amount Tendered 2,379.00

Amount Tendered 2,379.00

Printed By: CLDG LAND II
Thank You

Total Due: \$2,379.00

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

Account No: CR502054
REZONING/VARIANCE/EXCEPTION
Name: Zach Miller, Esq.
Address: 501 Riverside Avenue, Suite 901, Jacksonville, FL 32202
Description: Application for Conventional Rezoning (Z-2287) at 2003 Faye Rd (RE: 110915- 0000, 110915-5000, 110975-0000, 110969-0000, 110968-0000)

Date: 3/28/2019

Total Due: \$2,379.00