

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**

**APPLICATION FOR REZONING ORDINANCE 2019-0277**

**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 **2019-0277**.

***Location:*** 7268 Exline Road; on the western side of the Taylor Field Road and Exline Road intersection

***Real Estate Numbers:*** 016259 2000

***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:*** Southwest, District 4

***Applicant/Agent:*** Stephen Starke  
6685 Bowtie Road  
Jacksonville, Florida 32219

***Owner:*** Scott Miller  
Exline Road, LLC  
12276 San Jose Boulevard, Suite 618  
Jacksonville, Florida 32223

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

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2019-0277** seeks to rezone approximately 2 acres of property on the west side of the Exline Road near the intersection of Taylor Field Road from RR-Acre to RLD-60. The proposed rezoning is being applied for to accommodate for a legal map error that occurred on a previous rezoning application from 2018. Ordinance **2018-0613** rezoned approximately 34 acres of the same property from RR-Acre to RLD-60, and was enacted on November 13<sup>th</sup>, 2018.

## **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 that the subject property is located in the LDR functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan. The LDR category, in the Suburban Development Area, permits low density residential development up to 7 dwelling units per acre. The proposed use is permitted in the LDR land use category of which single-family development is the predominant use. The rezoning request is compatible with the existing Land Use category of LDR.

**The proposed Rezoning request is consistent with the following Goals, Policies and Objectives of the Future Land Use Element (FLUE) as set forth in the 2030 Comprehensive Plan:**

**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.

*According to the provided JEA Service Availability Letter dated March 30, 2018 two connection points are available for the property for both water and sewer. Any subdivision development will be required to connect to the centralized services and thus the application will comply with Policy 1.2.9.*

**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.

*The proposed rezoning will allow for a new type of housing to be developed in an area which has been predominantly developed with one plus acre of land since consolidation. The proposed rezoning will allow for the continued trend of lots to being developed with only 7000 to 6000 square feet of area which will comply with Policy 3.1.6.*

The property is completely surrounded by LDR land use. The proposed rezoning to RLD-60 promotes a pattern of compatible uses consistent with FLUE Policy 1.1.22 and facilitates the stability and viability of existing residential development. The rezoning provides additional housing opportunities for the area consistent with Objective 3.1 and Policies 3.1.6 of the FLUE. The proposed amendment protects the character of the nearby residential area and optimizes the combined potentials for economic benefit as required by FLUE Goal 1. The rezoning is consistent with the LDR Land Use Category description. The rezoning should demonstrate full consistency with the other identified Policies as described above in order to be deemed consistent with the general intent of the Comprehensive Plan.

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

Yes. The subject site is located along the west side of Exline Road, between Jennifer Boulevard and Taylor Field Road, within the Southwest Planning District, Council District 12, and the Suburban Development Area. According to a JEA availability letter provided by the applicant the site has access to centralized water and is located approximately 2,200 ft from a sewer connection point. As such, the maximum density permitted within the LDR land use category is 7 units/ acre. Single family residential is a principal use within the LDR land use category.

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

No. The proposed rezoning is not in conflict with any portion of the City's land use regulations. The subject property will be rezoned from RR-Acre to RLD-60 Zoning District as set forth in Section 656.313 of the Zoning Code.

**SURROUNDING LAND USE AND ZONING**

The subject property is located on the west side of Exline Road, between Hipps Road and Taylor Field Road.

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use(s)</b>
North	LDR	RLD-70/RR-Acre	Single-family homes
East	LDR	RLD-60	One single-family home
South	LDR	RLD-60	Vacant/small subdivision
West	LDR	RLD-60	Vacant and single-family home

The area surrounding the properties for which rezoning is proposed is characterized by low intensity residential development on a variety of lot sizes. The proposed zoning change is in-character with the predominate uses in the surrounding area.

### SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on May 9, 2019, the required Notice of Public Hearing signs **were** posted.



*Source: Planning and Development Department  
Date: May 9<sup>th</sup>, 2019*

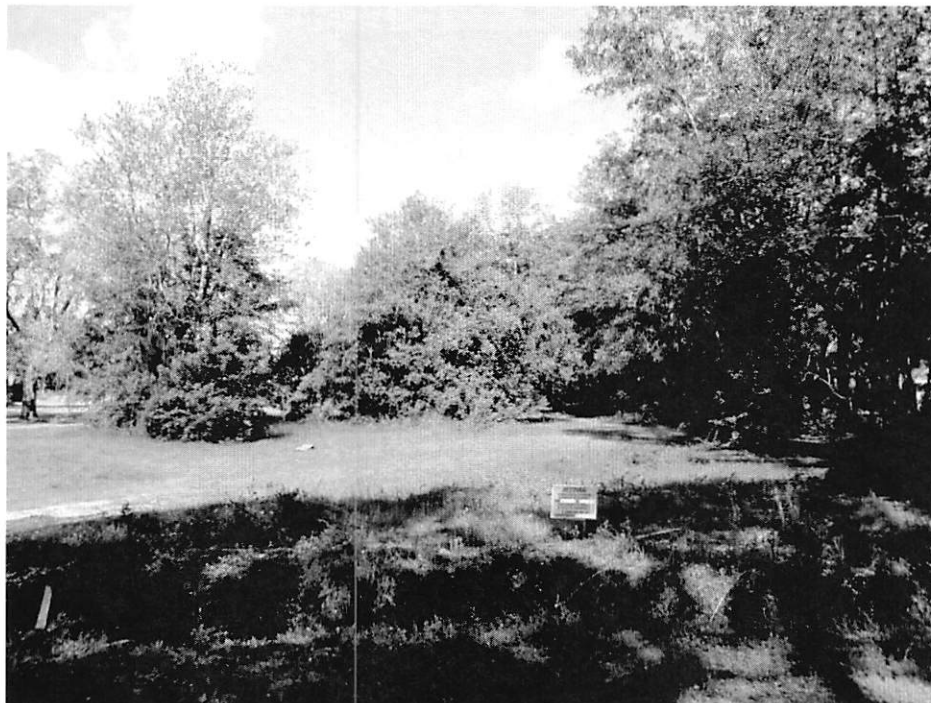
### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2019-0277** be **APPROVED**.



Aerial

Source: JaxGIS  
Date: May 9<sup>th</sup>, 2019



View of the Subject Property

Source: Planning and Development Department  
Date: May 9<sup>th</sup>, 2019



View of the neighboring property to the south.

*Source: Planning and Development Department*  
*Date: May 9<sup>th</sup>, 2019*



View of the neighboring property to the north.

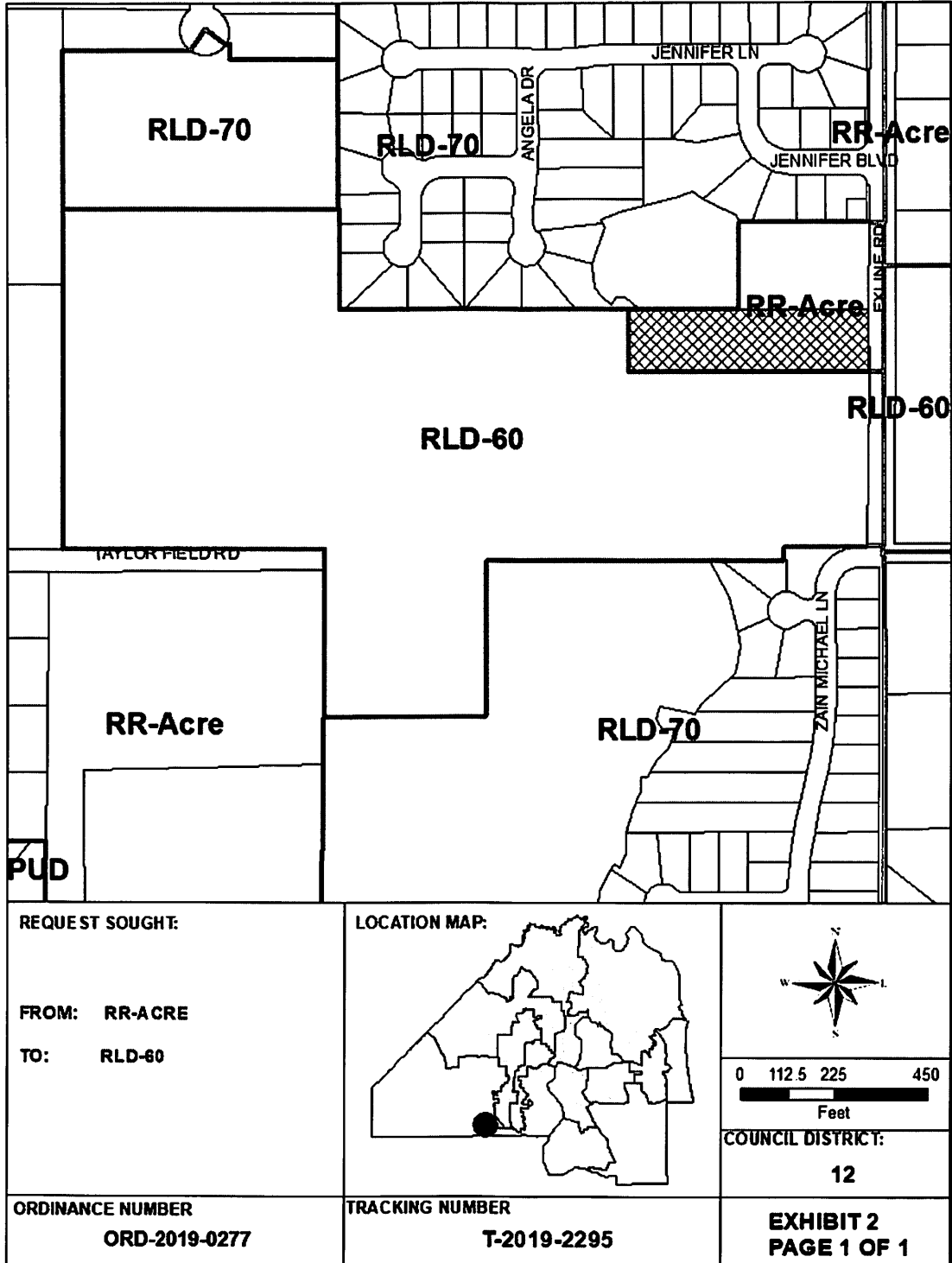
*Source: Planning and Development Department*  
*Date: May 9<sup>th</sup>, 2019*



View of the underdevelopment neighborhood to the south of the subject property.

*Source: Planning and Development Department*

*Date: May 9<sup>th</sup>, 2019*



Legal Map

Source: JaxGIS  
 Date: May 9<sup>th</sup>, 2019



**Application For Rezoning To Conventional Zoning District**

**Planning and Development Department Info**

**Ordinance #** 2019-0277 **Staff Sign-Off/Date** CMC / 04/05/2019  
**Filing Date** 04/19/2019 **Number of Signs to Post** 1  
**Hearing Dates:**  
**1st City Council** 05/28/2019 **Planning Commission** 05/23/2019  
**Land Use & Zoning** 06/04/2019 **2nd City Council** 06/11/2019  
**Neighborhood Association** ARGYLE AREA CIVIC COUNCIL  
**Neighborhood Action Plan/Corridor Study**

**Application Info**

**Tracking #** 2295 **Application Status** PAID  
**Date Started** 03/12/2019 **Date Submitted** 03/12/2019

**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** MILLER **First Name** SCOTT **Middle Name**  
**Company/Trust Name** EXLINE ROAD, LLC  
**Mailing Address** 12276 SAN JOSE BLVD STE 618  
**City** JACKSONVILLE **State** FL **Zip Code** 32223  
**Phone** 9048916080 **Fax** **Email** STEVESTARKE65@GMAIL.COM

**Property Information**

**Previous Zoning Application Filed For Site?**   
**If Yes, State Application No(s)** 2018-0613  

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 016259 2000	12	4	RR-ACRE	RLD-60

Ensure that RE# is a 10 digit number with a space (##### #)  
**Existing Land Use Category** LDR  
**Land Use Category Proposed?**  
**If Yes, State Land Use Application #**  
**Total Land Area (Nearest 1/100th of an Acre)** 2.00

**Justification For Rezoning Application**

THIS PORTION OF THE PROPERTY (RE#016259-2000) WAS MISSED DUE TO AN LEGAL DESCRIPTION ERROR CAUSING A 1.5 ACRE PORTION TO BE MISSED ON THE REZONING OF THE 34 ACRES.

**Location Of Property**

**General Location** EXLINE ROAD  
**House #** 7268 **Street Name, Type and Direction** EXLINE RD **Zip Code** 32222

**Between Streets**

JENNIFER BOULEVARD

and TAYLOR FIELD ROAD

**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**  
2.00 Acres @ \$10.00 /acre: \$20.00
- 3) Plus Notification Costs Per Addressee**  
23 Notifications @ \$7.00 /each: \$161.00
- 4) Total Rezoning Application Cost:** \$2,181.00

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

# **EXHIBIT 1**

## **Legal Description**

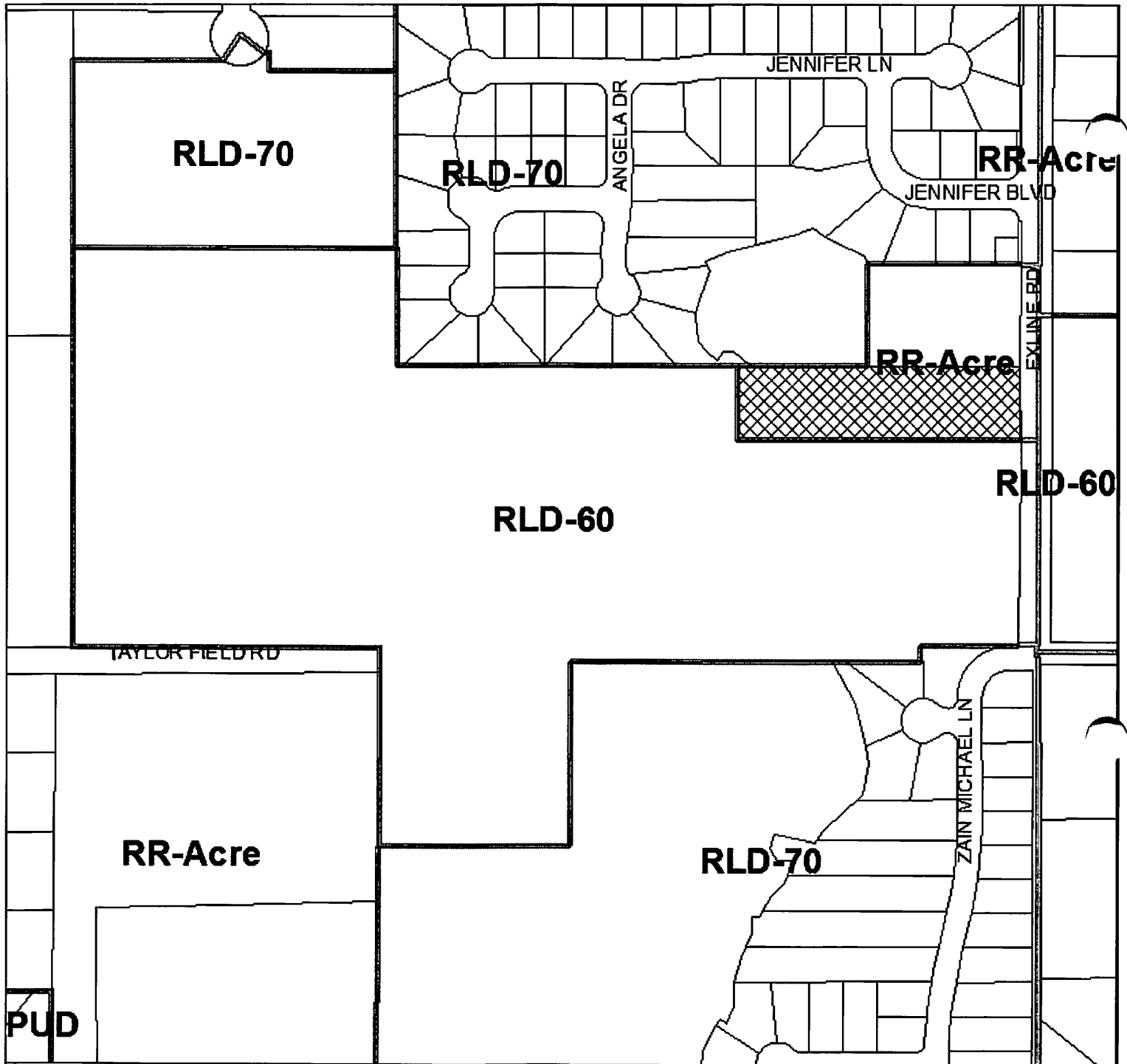
---

### **Parcel 2**

Part of Tracts 13, 14 and 16, Block 2, Section 28, Township 3 South, Range 25 East, JACKSONVILLE HEIGHTS, according to the plat thereof recorded in Plat Book 5, Page 93 of the Current Public Records of Duval County, Florida, part of Lot 29, MICHAEL PARK, according to the plat thereof recorded in Plat Book 28, Page 39 of the Current Public Records of Duval County, Florida, and a part of the Northeast 1/4 of the Southwest 1/4 of said Section 28, all being more particularly described as follows:

Commence at the Intersection of the West line of Exline Road (a 60.0 foot right-of-way) with the South line of Hipps Road (a 66.0 foot right-of-way); thence South 00°-15'-30" West, 2050.90 along the West line of said Exline Road, to the Point of Beginning;

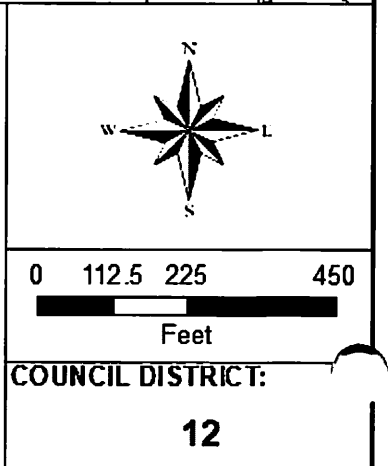
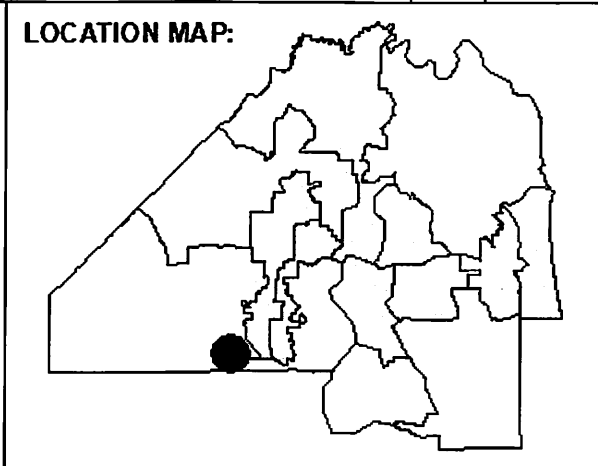
Thence continue South 00°-15'-30" West, 150.00 feet, along the West line of said Exline Road; thence South 89°-56'-20" West, 581.01 feet; thence North 00°-15'-20" East, 150.0 feet; thence North 89°- 56'-20" East, 581.01 feet to the point of beginning.



**REQUEST SOUGHT:**

**FROM: RR-ACRE**

**TO: RLD-60**



**ORDINANCE NUMBER**

**ORD-2019-0277**

**TRACKING NUMBER**

**T-2019-2295**

**EXHIBIT 2**

**PAGE 1 OF 1**

### Corporate Warranty Deed

This Indenture, made, June 28, 2018 A.D.

Between

Immanuel Baptist Church, Inc. a Florida non-profit corporation, whose post office address is: 7268 Exline Road, Jacksonville, Florida 32222 a corporation existing under the laws of the State of Florida, Grantor and Exline Road, LLC, a Florida limited liability company whose post office address is: 12276 San Jose Blvd., Suite 618, Jacksonville, Florida 32223, Grantee,

This space reserved for recording purposes.

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00 ), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Duval, State of Florida, to wit:

Pursuant to Exhibit "A attached hereto and by this reference made a part hereof

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 016259-2000

And the said Grantor does 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 Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Immanuel Baptist Church, Inc., a Florida non-profit corporation

By: Gregory Neal

Its: President

Signed and Sealed in Our Presence:

Theresa B. Weisman  
Witness Print Name: Theresa B. Weisman

Witness Print Name: BARRY J. FULLER

(Corporate Seal)

State of Florida  
County of Clay

The foregoing instrument was acknowledged before me this 28th day of June, 2018, by Gregory Neal, the President of Immanuel Baptist Church, Inc. A Florida non-profit corporation existing under the laws of the State of Florida, on behalf of the corporation. He is personally known to me or has produced Driver License as identification.

Barry J. Fuller (Seal)  
Notary Public  
Notary Printed Name:  
My Commission Expires:

**BARRY J. FULLER**  
Notary Public, State of Florida  
My Comm. Expires 07/11/21  
Commission No. 6085571

PREPARED BY & RETURN TO:  
BARRY J. FULLER, ESQ.  
FULLER & ASSOCIATES  
2301 PARK AVENUE, SUITE 404  
ORANGE PARK, FLORIDA 32073



**First American**

ISSUED BY

**First American Title Insurance Company**

**Exhibit A**

File No: 2080-3989339

Issuing Office File Number: 18-113

The land referred to herein below is situated in the County of DUVAL, State of Florida, and described as follows:

Part of Tracts 13, 14 and 16, Block 2, Section 28, Township 3 South, Range 25 East, Jacksonville Heights, according to the plat thereof recorded in Plat Book 5, page 93 of the current public records of Duval County, Florida, part of Lot 29, Michael Park, according to the plat thereof recorded in Plat Book 28, page 39 of said public records, and a part of the Northeast 1/4 of the Southwest 1/4 of said Section 28, all being more particularly described as follows:

Commence at the intersection of the West line of Exline Road (a 60 foot right-of-way) with the South line of Hipps Road (a 66 foot right-of-way); thence South 00 degrees 15 minutes 30 seconds West, 2050.80 feet, along the West line of said Exline Road, to the Point of Beginning;

Thence continue South 00 degrees 15 minutes 30 seconds West, 570.82 feet, along the West line of said Exline Road; thence South 89 degrees 38 minutes 15 seconds West, 200.00 feet; thence South 00 degrees 21 minutes 45 seconds East, 30.00 feet; thence South 89 degrees 38 minutes 15 seconds West, 718.95 feet; thence South 00 degrees 30 minutes 55 seconds West, 373.98 feet; thence South 89 degrees 38 minutes 15 seconds West, 388.98 feet; thence North 00 degrees 30 minutes 55 seconds East, 388.98 feet, to the South line of said Lot 29, Michael Park; thence South 89 degrees 38 minutes 15 seconds West, 648.36 feet, along the South line of said Lot 29; thence North 00 degrees 17 minutes 59 seconds East, 843.89 feet, along the West line of said Lot 29; thence South 89 degrees 28 minutes 55 seconds East, 679.42 feet, to the East line of said Lot 29; thence South 00 degrees 17 minutes 30 seconds East, 240.90 feet, along the East line of said Lot 29; thence North 89 degrees 56 minutes 20 seconds East, 1273.53 feet to the Point of Beginning.

BEING PREVIOUSLY DESCRIBED AS:

Parcel 1

Part of Tracts 13, 14 and 16, Block 2, Section 28, Township 3 South, Range 25 East, JACKSONVILLE HEIGHTS, according to the plat thereof recorded in Plat Book 5, Page 93 of the Current Public Records of Duval County, Florida, part of Lot 29, MICHAEL PARK, according to the plat thereof recorded in Plat Book 28, Page 39 of the Current Public Records of Duval County, Florida, and a part of the Northeast 1/4 of the Southwest 1/4 of said Section 28, all being more particularly described as follows:

Commence at the intersection of the West line of Exline Road (a 60.0 foot right-of-way) with the South line of Hipps Road (a 66.0 foot right-of-way); thence South 00°-15'-30" West, 2200.80 feet, along the West line of said Exline Road, to the Point of Beginning;

*This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice, the Commitment to Issue Policy, the Commitment Conditions, Schedule A, Schedule B, Part I - Requirements, and Schedule B, Part II - Exceptions.*

**Copyright 2006-2016 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Thence continue South 00°-15'-30" West, 420.82 feet, along the West line of said Exline Road; thence South 89°-38'-15" West, 200.00 feet; thence South 00°-21'-45" East, 30.0 feet; thence South 89°- 38'-15" West, 718.95 feet; thence South 00°-30' 55" West, 373.98 feet; thence South 89°-38'-15" West, 388.98 feet; thence North 00°-30'-55" East, 388.98 feet, to the South line of said Lot 29, Michael Park; thence South 89°-38'-15" West, 648.36 feet, along the South line of said Lot 29; thence North 00°-17'-59" East, 843.89 feet, along the West line of said Lot 29; thence South 89°-28'-55" East, 679.42 feet, to the East line of said Lot 29; thence South 00°-17'-30" East, 240.90 feet, along the East line of said Lot 29; thence North 89°-56'-20" East 692.52 feet; thence South 00°-15'-20" West, 150.0 feet; thence North 89°-56'-20" East, 581.01 feet, to the Point of Beginning.

Parcel 2

Part of Tracts 13, 14 and 16; Block 2, Section 28, Township 3 South, Range 25 East, JACKSONVILLE HEIGHTS, according to the plat thereof recorded in Plat Book 5, Page 93 of the Current Public Records of Duval County, Florida, part of Lot 29, MICHAEL PARK, according to the plat thereof recorded in Plat Book 28, Page 39 of the Current Public Records of Duval County, Florida, and a part of the Northeast 1/4 of the Southwest 1/4 of said Section 28, all being more particularly described as follows:

Commence at the intersection of the West line of Exline Road (a 60.0 foot right-of-way) with the South line of Hipps Road (a 66.0 foot right-of-way); thence South 00°-15'-30" West, 2050.80 along the West line of said Exline Road, to the Point of Beginning;

Thence continue South 00°-15'-30" West, 150.00 feet, along the West line of said Exline Road; thence South 89°-56'-20" West, 581.01 feet; thence North 00°-15'-20" East, 150.0 feet; thence North 89°- 56'-20" East, 581.01 feet to the point of beginning.

*This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice, the Commitment to Issue Policy, the Commitment Conditions, Schedule A, Schedule B, Part I - Requirements, and Schedule B, Part II - Exceptions.*

**Copyright 2006-2016 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Limited Liability Company  
EXLINE ROAD LLC

### Filing Information

<b>Document Number</b>	L18000140291
<b>FEI/EIN Number</b>	83-0831796
<b>Date Filed</b>	06/06/2018
<b>Effective Date</b>	06/07/2018
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

12276 SAN JOSE BLVD  
SUITE 618  
JACKSONVILLE, FL 32223

### Mailing Address

12276 SAN JOSE BLVD  
SUITE 618  
JACKSONVILLE, FL 32223

### Registered Agent Name & Address

CARPENTER, KEVIN  
12276 SAN JOSE BLVD  
SUITE 618  
JACKSONVILLE, FL 32223

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

CARPENTER, KEVIN  
12276 SAN JOSE BLVD  
JACKSONVILLE, FL 32223

Title MGR

MILLER, SCOTT  
3333 ATLANTIC BLVD  
JACKSONVILLE, FL 32207



**Annual reports**

<b>Report Year</b>	<b>Filed Date</b>
2019	02/11/2019

**Document Images**

<a href="#"><u>02/11/2019 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
--	--

<a href="#"><u>06/06/2018 -- Florida Limited Liability</u></a>	<a href="#">View image in PDF format</a>
--	--

Florida Department of State, Division of Corporations

**EXHIBIT A - Property Ownership Affidavit**

Date: July 3, 2018

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

Re: Property Owner Affidavit for the following site location:  
7268 EXLINE ROAD, JACKSONVILLE, FL 32222

To Whom it May Concern:

I KEVIN CARPENTER hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for REZONING - RLD 60 submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

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

If Owner is Corporate Entity:\*

Print Corporate Name:  
EXLINE ROAD, LLC  
By \_\_\_\_\_  
Print Name: KEVIN CARPENTER  
Its: MANAGER

\*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 3rd day of July 2018 by Kevin Carpenter, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

Jessica Cochran  
(Signature of NOTARY PUBLIC)  
Jessica Cochran  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: 3/12/2022



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

Date: July 3, 2018

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

Re: Agent Authorization for the following site location: 7268 EXLINE Rd JACKSONVILLE, FL 32222

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 STEPHEN STARK AND/OR JOE HOLTZ to act as agent to file application(s) for REZONING for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

If Owner is Individual:

If Owner is Corporate Entity:\*

Print Corporate Name:

EXLINE ROAD LLC

By \_\_\_\_\_

By \_\_\_\_\_

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

Print Name: KEVIN CARPENTER

Its: MANAGER

\*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.

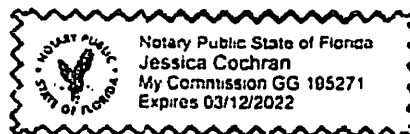
STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 3rd day of July 2018, by Kevin Carpenter, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

Jessica Cochran  
(Signature of NOTARY PUBLIC)

Jessica Cochran  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: 3/12/2022





ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street  
Jacksonville, Florida 32202-3139

Michael Fitzpatrick  
M T F & ASSOCIATES, INC.  
12109 Old Plank Road  
Jacksonville, Florida, 32220

March 30, 2018

Project Name: SOUTHERN CROSS(2015-0872)  
Availability#: 2018-0650

Dear Mr/Mrs Michael Fitzpatrick,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire one year from the date above.

**Point of Connection:**

A summary of connection points for WS&R services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA strongly recommends field verification of all POCs prior to any construction to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions.

**Offsite Improvements:**

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida. All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found on [jea.com](http://jea.com).

**Reservation of Capacity:**

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

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

- ⇒ Visit [www.jea.com](http://www.jea.com)
- ↳ Select Working with JEA
- ↳ Select Stages of a Project

Sincerely,

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



21 West Church Street  
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2018-0650  
Request Received On: 3/11/2018  
Availability Response: 3/30/2018  
Prepared by: Susan West

### **Project Information**

Name: SOUTHERN CROSS(2015-0872)  
Type: Single Family  
Requested Flow: 29,750 gpd  
Location: 7268 EXLINE ROAD. NORTHWEST CORNER OF INTERSECTION OF EXLINE RD & TAYLORFIELD RD.  
Parcel ID No.: 016259 2000  
Description: 85 SINGLE FAMILY HOMES

### **Potable Water Connection**

Water Treatment Grid: NORTH GRID  
Connection Point #1: Existing 8-in water line on the east side of Exline Road (see Special Conditions)  
Connection Point #2: Existing 8-in water stubout on the southeast corner of Exline Rd and Taylor Fied Rd (see Special Conditions)  
Special Conditions: Copies of reference drawings may be requested from the JEA Record online at [https://www.jea.com/engineering\\_and\\_construction/request\\_an\\_as-built\\_drawing/](https://www.jea.com/engineering_and_construction/request_an_as-built_drawing/). Send pre-application meeting and pre-design meeting requests, with availability number, to [wsedevprojrequests@jea.com](mailto:wsedevprojrequests@jea.com). Fire protection needs to be addressed.

### **Sewer Connection**

Sewer Treatment Plant: SOUTHWEST  
Connection Point #1: Existing 16 in force main along Higgs Rd at Exline Rd (approx 2,200 ft from property)  
Connection Point #2: Existing 10 in force main stub at Collins Ridge Bv and Collins Rd (approx 7,500 ft from property)  
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.). For force main connection conditions, please email [fmconnections@jea.com](mailto:fmconnections@jea.com) referencing this availability letter.

### **Reclaimed Water Connection**

Sewer Region/Plant: North Grid  
Connection Point #1: No reclaim water available in the next 5 years.  
Connection Point #2: NA  
Special Conditions:

### **General Comments:**

Electric Availability: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

Duval County Tax Collector

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

Date: 04/04/2019 Time: 12:27:44

Location: P23

Transaction 0202651  
Clerk: JMH

**County, City Of Jacksonville  
Overton, Tax Collector**

231 E. Forsyth Street  
Jacksonville, FL 32202

**Card Collection Receipt**

Date: 4/2/2019  
Email: CCurrigan@coj.net

Project: 016259-2000  
Application for Conventional Rezoning from RR-Acre to RLD-60. (Z-2295)

UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
						2181.00

Miscellaneous

Item: CR - CR502666  
Receipt 0202651.0001-0001 2,181.00

Total Paid 2,181.00

CREDIT 2,181.00

Total Tendered 2,181.00  
Total Tendered 2,181.00

Paid By: HOLTON JOSEPH  
Thank You

AMOUNT \$2,181.00  
CONV FEE \$10.00  
DEBIT PURCHASE \$2,191.00

Total Due: \$2,181.00

APPROVED

APPROVAL CODE :  
HOST: 00  
TRAN ID: 712121599

TC 2DEC8C9F2E9202E9

I AGREE TO PAY ABOVE TOTAL AMOUNT  
ACCORDING TO CARD ISSUER AGREEMENT

PIN VERIFIED - SIGNATURE NOT REQUIRED

**Overton, Tax Collector  
Collections Receipt  
Jacksonville, Duval County**

Date: 4/2/2019

(Z-2295)

Total Due: \$2,181.00

THANK YOU FOR VISITING  
THE DUVAL COUNTY TAX  
COLLECTOR

MERCHANT COPY



## Planning and Development Department

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

### MEMORANDUM

**TO:** Connor Corrigan  
Current Planning Division

**FROM:** Krista Fogarty  
Community Planning Division

**RE:** 2019-277

**DATE:** May 7, 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	LU Companion Application: N/A
Current Zoning: RR-Acre	Proposed Zoning: RLD-60	Acres: 2.00

#### Comprehensive Land Use Policy Analysis

Is the proposed rezoning district consistent with the functional land use category identified in the 2030 Comprehensive Plan?

YES

NO

#### ZONING REQUEST:

The request is for a rezoning from RR-Acre to RLD-60 to allow for a single family residential development.

#### LAND USE CATEGORY CONSISTENCY REVIEW:

The subject site is located along the west side of Exline Road, between Jennifer Boulevard and Taylor Field Road, within the Southwest Planning District, Council District 12, and the Suburban Development Area. According to a JEA availability letter provided by the applicant the site has access to centralized water and is located approximately 2,200 ft from a sewer connection point. As such, the maximum density permitted within the LDR land use category is 7 units/ acre. Single family residential is a principal use within the LDR land use category.

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

Future Land Use Element:

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

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

**Airport Environment Zone**

The site is located within the 300 foot Height and Hazard Zone for the Cecil Airport. Zoning will limit development to a maximum height of less than 300', 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.

**Wetlands**

Review of City data indicates the potential existence of wetlands on the subject site and as such, based upon the city's geographic information data, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

- Approximate Size: 0.31 of an acre
- General Location(s): the wetland is located along the western boundary of the subject site. (See Wetlands Map in Attachment A)
- Quality/Functional Value: The wetland has a low functional value for water filtration attenuation and flood water storage capacity due to its isolation, size and/or the lowering of the hydro-period due to nearby site grading or drainage/retention improvements. In addition the wetland has no clear or significant impact on the City's waterways.
- Soil Types/ Characteristics: 22- Evergreen-Wesconnett complex- Evergreen soils are nearly level, very poorly drained soils. Generally, the high water table is at or above the surface for very long periods. Wesconnett soils are nearly level, very poorly drained sandy soils. These soils are moderately slowly permeable to rapidly permeable. Generally, the high water table is at or above the surface for long periods.
- Wetland Category: Category III
- Consistency of Permitted Uses: Development may be permitted in category III wetlands, provided the standards as shown below in CCME Policy 4.1.6 are met.
- Environmental Resource Permit (ERP): No permit has been provided by the applicant
- Wetlands Impact: There is not enough information to determine whether or not the proposed development would impact the wetlands.
- Associated Impacts: None
- Relevant Policies: Conservation/Coastal Management Element
  - Goal 4 To achieve no further net loss of the natural functions of the City's remaining wetlands, improve the quality of the City's wetland resources over the long-term and improve the water quality and fish and wildlife values of wetlands.
  - Objective 4.1 The City shall protect and conserve the natural functions of its existing wetlands, including estuarine marshes.
  - Policy 4.1.3 The following performance standards shall apply to all development, except public utilities and roadways, permitted within Category I, II, and III wetlands:

(1) Encroachment

In Category I, II, or III wetlands is the least damaging and no practicable on-site alternative exists; and

(a) No net loss

Development is designed and located in such a manner that there is no net loss to the wetland functions including but not limited to:

- i. The habitat of fish, wildlife and threatened or endangered species,
- ii. The abundance and diversity of fish, wildlife and threatened or endangered species,
- iii. The food sources of fish and wildlife including those which are threatened or endangered,
- iv. The water quality of the wetland, and
- v. The flood storage and flood conveyance capabilities of the wetland; and

(b) Floodplain protection

Buildings are built at an elevation of sufficient height to meet the designated flood zone standards as set forth by the Federal Emergency Management Agency. The design must be in conformance with Chapter 652 (Floodplain Regulations) of the Ordinance Code; and

(c) Stormwater quality

In the design and review of developments which will discharge stormwater into the Category I, II, or III wetlands the following performance standards shall be used to protect water quality:

- i. Issuance of a Management and Storage of Surface Waters permit pursuant to Chapter 40C-4 or 40C-40, F.A.C. or a stormwater permit issued pursuant to Chapter 40C-42, F.A.C., provides assurances necessary for compliance with subsections (i) - (iv) above provided the stormwater management system is constructed in accordance with the permit; and
- ii. Regular monitoring and maintenance program on an annual basis for the performance of stormwater treatment systems

(d) Septic tanks, drainfields and/or greywater systems are located outside the Category I, II, or III wetland area and not within 75 feet of the mean high water line of tidal bodies or within 75 feet of any wetland unless the Duval County Health Department grants a variance for a hardship case pursuant to the provisions of Section 381.0065, F.S. Where public utilities are available, development is required to connect to these facilities; and

(e) Hydrology

The design of the fill shall include measures to maintain the wetlands hydrology of the site.

Policy 4.1.6

The permitted uses within Category III wetlands shall be limited to the following land uses and associated standards, provided such use is consistent with the Future Land Use Map series (FLUMs)

(1) Any use not otherwise listed below, provided all of the basic requirements outlined in Policy 4.1.3 above are met:

(a) Silvicultural uses, provided the following standards are met:

Best Management Practices: Silviculture

Such activities are conducted in compliance with the provisions of the "Silvicultural Best Management

Practices Manual", as may be amended, published by the Florida Division of Forestry, Department of

Agriculture and Consumer Services.

(b) Agricultural uses, provided the following standards are met:

Best Management Practices: Agriculture

Such activities are to be in compliance with Chapter 40C-44, F.A.C.

(2) Any use that can be shown to be clearly in the public interest, subject to the requirements of (a), (b), (d) and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

### Attachment A- Wetlands Map

