

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2019-314**

**JUNE 6, 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 **2019-314**.

***Location:*** 12055 Dunn Creek Road; between Dutton Island Road West and Dead end

***Real Estate Numbers:*** 106527-0000

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

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

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

***Planning District:*** North, District 6

***Applicant/Agent:*** Mann-Pellicer  
Charles L. Mann  
165 Arlington Rd  
Jacksonville, Florida 32211

***Owner:*** Carmen N Brockdorf  
12055 Dunn Creek Road  
Jacksonville, Florida 32218

***Staff Recommendation:*** **APPROVE w/ recommendation for RLD-60**

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2019-314** seeks to rezone 18.00± acres from Residential Rural-Acre (RR-Acre) to Residential Low Density-50 (RLD-50) for the purpose of developing the property with a single-family subdivision. The subject site has approximately 685 feet of frontage on Dunn Creek. The proposed development will be required to connect to JEA utilities for central water and sewer to achieve the minimum lot sizes in the zoning district. The PUD to the north and east allowed for duplexes on 75 feet wide lots. The other subdivision to the southeast is zoned RLD-90 and RLD-60. To the west and south properties are zoned RR-Acre, which allows for single-family dwellings on minimum one acre lots.

**Because of the zoning districts and an examination of the lot sizes surrounding the subject property the Planning & Development Department has recommended approval of RLD-60, instead of the requested RLD-50, to transition from the PUD containing duplexes on 75 feet wide lots and the RLD-90 and RLD-60 subdivision to the south east and the remaining surrounding lots zoned as RR-Acre.**

### **STANDARDS, CRITERIA AND FINDINGS**

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

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

Yes. The subject site is located on the east side of Dunn Creek Road and just north of the Bardin Road / Dunn Creek Road intersection and south side of Caney Oaks Drive. Both roads are classified as a local roads according to the City's Roadway Classification Map. The applicant seeks to rezone the property from RR-Acre to RLD-50 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 the City's GIS Infrastructure Map there is a 6 inch sewer main on the south side of Caney Oaks Drive right-of-way adjacent to the subject site, an 8 inch sewer main on the north side of the Caney Oaks right-of-way, and a 6 inch sewer main on the west side of Dunn Creek Road right-of-way at the northern end of the subject site. In addition, there is an 8 inch water main on the north side of the Caney Oaks Drive right-of-way and a 12 inch water main on the eastern side of the Dunn Creek Road right-of-way along the frontage of the northern portion of the subject site.

The property is completely surrounded by LDR land use. The requested RLD-40 rezoning is consistent with the LDR Land Use Category description however the Department believes that RLD-60 is more consistent with the surrounding Zoning Districts, providing a buffer for the remaining RR-Acre to the south, the RLD-90 to the east from the PUD which allowed for duplexes on 75 feet wide lots to the north. 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 proposed rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. The proposed rezoning to RLD-50 promotes a pattern of compatible uses (*i.e.* single family dwellings) consistent with the surrounding area and future development. However the lot size is not consistent with the surrounding zoning districts. Therefore, the proposed rezoning to RLD-60, as recommended by Staff, will allow the property to be developed in a lot pattern that is a good buffer and transition for the surrounding area.

**Future Land Use Element**

**Policy 1.2.9**

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

The proposed development will be required to connect to JEA utilities for central water and sewer to achieve the minimum lot sizes in the zoning district. Otherwise, the lots will have to comply with standard set forth in the *2030 Comprehensive Plan*.

**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.

By rezoning this property from RR-Acre to RLD-60, as suggested by Staff, this would allow for more residential properties on smaller lots but also keeping the residential character of the neighborhood intact.

If approved, compliance with the *2030 Comprehensive Plan* for site plan requirements would be reviewed during 10-set.

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 & Development Department, 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 properties are located on the north side of Dutton Island Road West, east of Sallas Lane. The surrounding uses, land use category and zoning are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use(s)</b>
North	LDR	PUD 2002-1157-E	Duplexes
East	LDR	PUD 2002-1157-E	Duplexes
		RR-Acre	Power lines
South	LDR	RR-Acre	Single Family Homes
		RLD-90	Single Family Subdivision
West	LDR	RR-Acre	Single Family Dwelling

Single Family subdivisions off Dunn Creek Road and Bardin Road surrounding the subject property include PUD 2002-1157-E (duplexes on 75 feet wide lots), RLD-90, RLD-60, and RR-Acre Zoning Districts. Staff recommends that the application be approved for RLD-60. Approval of this rezoning to RLD-60 would provide for the development of a transitional and buffer lot size subdivision.

### SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on May 21, 2019, the required Notice of Public Hearing signs were posted.





**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2019-314 be **APPROVED** for **RLD-60**.



**Aerial**



**Subject Property**

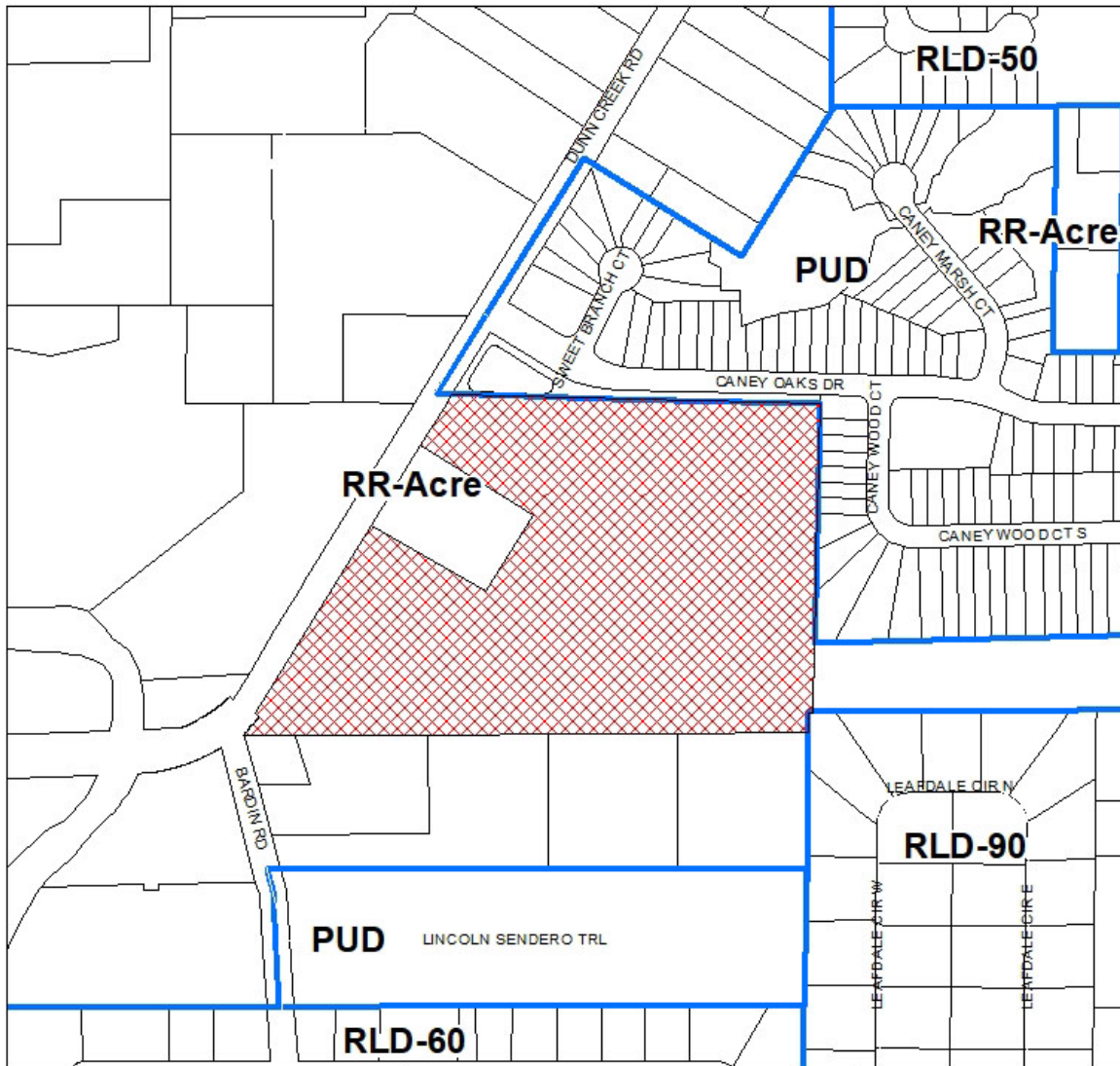
*Source: City of Jacksonville, Planning & Development Department  
Date: May 21, 2019*

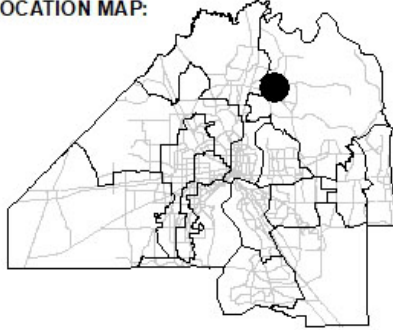





**Subject Property**

*Source: City of Jacksonville, Planning & Development Department  
Date: May 21, 2019*



<p>REQUEST SOUGHT:</p> <p><b>FROM: RR-ACRE</b></p> <p><b>TO: RLD-50</b></p>	<p>LOCATION MAP:</p> 	 <p>0 125 250 500 Feet</p>
<p>ORDINANCE NUMBER <b>ORD-2019-0314</b></p>	<p>TRACKING NUMBER <b>T-2019-2342</b></p>	<p>COUNCIL DISTRICT: <b>2</b></p> <p><b>EXHIBIT 2</b> <b>PAGE 1 OF 1</b></p>



## Planning and Development Department

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

### MEMORANDUM

**TO:** Connie Patterson  
Current Planning Division

**FROM:** Edward D. Lukacovic  
Community Planning Division

**RE:** 2019-314

**DATE:** May 16, 2019

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

#### Description of Proposed Rezoning Application

Current Land Use: LDR                      Proposed Land Use: N/A  
Current Zoning: RR-Acre                  Proposed Zoning: RLD-50                  Acres: 18.00

#### 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 conventional rezoning from RR-Acre to RLD-50 to allow for a single-family subdivision.

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

The subject site is located on the east side of Dunn Creek Road and just north of the Bardin Road / Dunn Creek Road intersection and south side of Caney Oaks Drive. Both roads are classified as a local roads according to the City's Roadway Classification Map. The applicant seeks to rezone the property from RR-Acre to RLD-50 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 the City's GIS Infrastructure Map there is a 6 inch sewer main on the south side of Caney Oaks Drive right-of-way adjacent to the subject site, an 8 inch sewer main on the north side of the Caney Oaks right-of-way, and a 6 inch sewer main on the west side of Dunn Creek Road right-of-way at the northern end of the subject site. In addition, there is an 8 inch water main on the north side of the Caney Oaks Drive right-of-way and a 12 inch water main on the eastern side of the Dunn Creek Road right-of-way along the frontage of the northern portion of the subject site.

**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,
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.
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:**

### **Archaeological Sensitivity**

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of high sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

### **Historic Preservation Element**

Policy 1.2.6           The Planning and Development Department shall maintain and update for planning and permitting purposes, a U.S.G.S. series of topographic maps upon which recorded archaeological sites are shown.

## Application For Rezoning To Conventional Zoning District

### Planning and Development Department Info

**Ordinance #** 2019-0314 **Staff Sign-Off/Date** CMP / 04/18/2019

**Filing Date** 05/15/2019 **Number of Signs to Post** 4

**Hearing Dates:**

**1st City Council** 06/11/2019 **Planning Commission** 06/06/2019

**Land Use & Zoning** 06/18/2019 **2nd City Council** 06/25/2019

**Neighborhood Association** BCM SERVICES; THE EDEN GROUP INC; M & M DAIRY INC

**Neighborhood Action Plan/Corridor Study**

### Application Info

**Tracking #** 2342

**Application Status** PENDING

**Date Started** 04/10/2019

**Date Submitted** 04/11/2019

### General Information On Applicant

**Last Name** MANN **First Name** L **Middle Name** CHARLES

**Company Name**

MANN-PELLICER

**Mailing Address**

165 ARLINGTON ROAD

**City** JACKSONVILLE **State** FL **Zip Code** 32211

**Phone** 9047211546 **Fax** 9047211582 **Email** CHARLIEMANN1@COMCAST.NET

### General Information On Owner(s)

**Check to fill first Owner with Applicant Info**

**Last Name** BROCKDORF **First Name** CARMEN **Middle Name** N

**Company/Trust Name**

**Mailing Address**

12055 DUNN CREEK ROAD

**City** JACKSONVILLE **State** FL **Zip Code** 32218

**Phone** 9047211546 **Fax** 9047211582 **Email** CHARLIEMANN1@COMCAST.NET

### Property Information

**Previous Zoning Application Filed For Site?**

**If Yes, State Application No(s)** NO

Map RE#	Council District	Planning From Zoning District	Zoning District(s)	To Zoning District
Map 106527 0000	2	6	RR-ACRE	RLD-50

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

**Existing Land Use Category**

LDR



**Land Use Category Proposed?**

**If Yes, State Land Use Application #**

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

### Justification For Rezoning Application

TO PERMIT SMALLER LOT SIZES

### Location Of Property

#### General Location

EAST SIDE OF DUNN CREEK ROAD, NORTH OF ITS INTERSECTION WITH BARDIN ROAD

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

**Between Streets**

**and**

### Required Attachments For Formal, Complete application

The following items must be attached to each application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below for inclusion of information required.

- Exhibit 1**  A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.
- Exhibit A**  Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B**  Agent Authorization - Notarized letter(s) designating the agent.

### Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

- One copy of the Deeds to indicate proof of property ownership.

### Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required **SIGN(S)** must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING.** (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

### Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the

property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

### Filing Fee Information

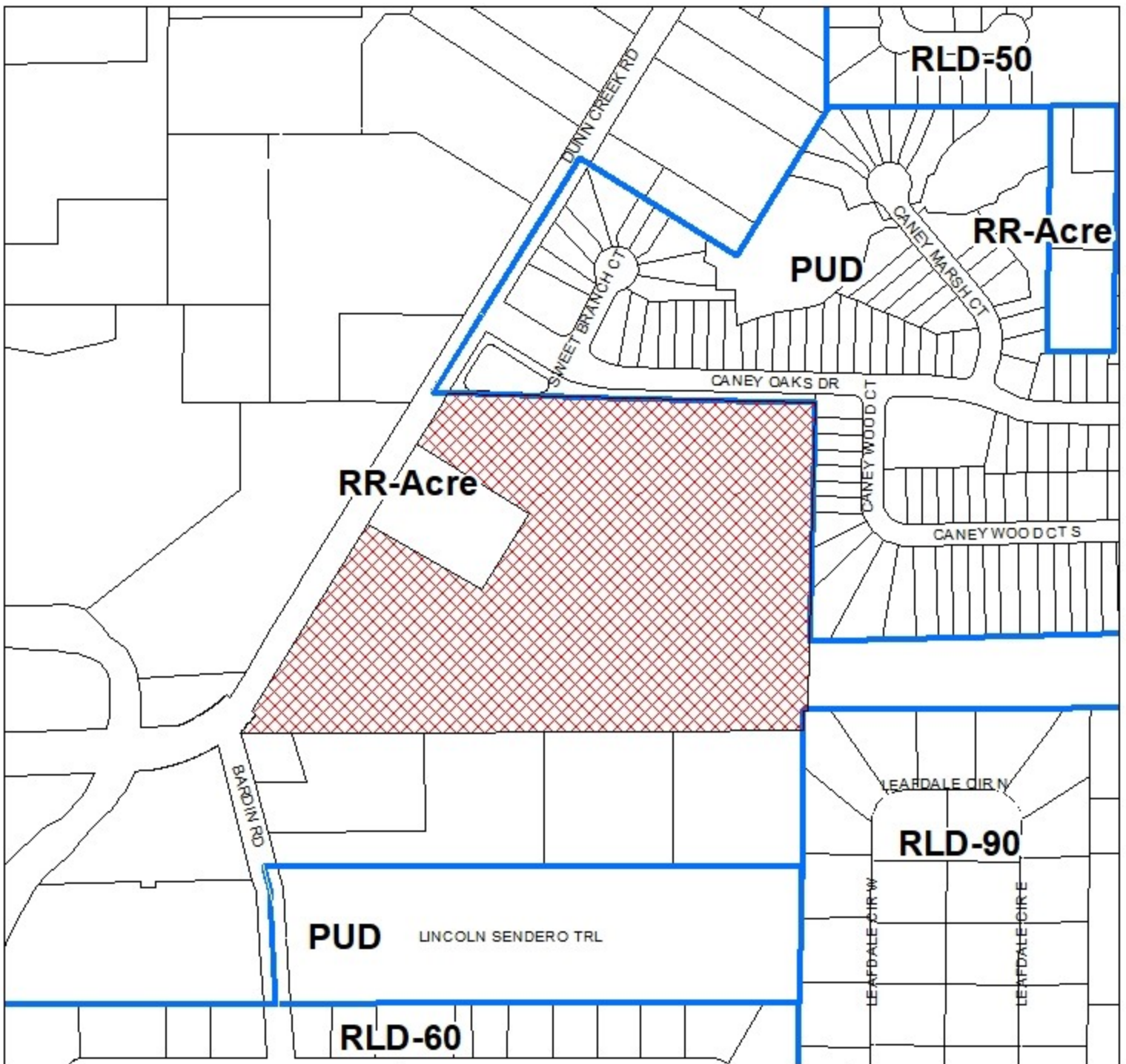
- 1) Rezoning Application's General Base Fee: \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof  
18.00 Acres @ \$10.00 /acre: \$180.00
- 3) Plus Notification Costs Per Addressee  
81 Notifications @ \$7.00 /each: \$567.00
- 4) Total Rezoning Application Cost: \$2,747.00

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

## Exhibit "A"

A PORTION OF THE SOUTH (1/2) OF THE SOUTHWEST (1/4) OF THE SOUTHWEST (1/4) OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 27 EAST, AND ALSO A PORTION OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 27 EAST, ALL IN DUVAL COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST (1/4) OF SAID SECTION 34; THENCE WEST ALONG THE SOUTHERLY LINE OF SAID SECTION A DISTANCE OF 1332 FEET TO A POINT; THENCE SOUTH 1° 23' WEST A DISTANCE OF 44.5 FEET TO AN IRON PIPE AND POINT OF BEGINNING; THENCE NORTH 1° 23' EAST A DISTANCE OF 735.2 FEET TO AN IRON PIPE; THENCE NORTH 88° 31' WEST A DISTANCE OF 836.15 FEET TO AN IRON PIPE IN THE RIGHT OF WAY LINE OF DUNN'S CREEK ROAD (66 FOOT RIGHT OF WAY); THENCE SOUTH 31° 45' 20" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 451.83 FEET TO AN ANGLE POINT ON SAID RIGHT OF WAY LINE; THENCE SOUTH 30° 05' WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 376.54 FEET TO A JOG IN THE RIGHT OF WAY LINE; THENCE SOUTH 59° 55" EAST A DISTANCE OF 7.0 FEET; THENCE SOUTHWESTERLY ALONG THE 80 FOOT RIGHT OF WAY LINE, SAID LINE BEING A CURVE, CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 271 FEET, A CHORD DISTANCE AND BEARING OF 67.6 FEET, SOUTH 37° 14' 53" WEST RESPECTIVELY TO A POINT IN THE LINE OF AGREEMENT AS RECORDED IN MINUTE BOOK 95, PAGES 253-255; THENCE NORTH 89° 30' EAST ALONG SAID LINE A DISTANCE OF 1277.38 FEET THE POINT OF BEGINNING. LESS AND EXCEPT: A PART OF THE SOUTH (1/2) OF THE SOUTHWEST (1/4) OF THE SOUTHWEST (1/4) OF SECTION 34 TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST (1/4) OF SAID SECTION 34; THENCE SOUTH 89° 30' WEST, 1332.00 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST (1/4) OF THE SOUTHWEST (1/4) OF SAID SECTION 34; THENCE NORTH 01° 23' EAST ALONG SAID LINE, 690.7 FEET; THENCE NORTH 88° 31' WEST ALONG THE NORTH LINE OF SAID (1/4) (AS EVIDENCED BY AN OLD FENCE) 836.15 FEET TO A POINT IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF DUNN'S CREEK ROAD (A 66 FOOT RIGHT OF WAY); THENCE SOUTH 31° 45' 20" WEST ALONG SAID RIGHT OF WAY LINE, 111.77 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 31° 45' 20" WEST ALONG SAID RIGHT OF WAY LINE, 212.9 FEET; THENCE SOUTH 60° 09' 40" EAST, 300.00 FEET; THENCE NORTH 31° 41' 20" EAST, 201.82 FEET; THENCE NORTH 58° 02' 40" WEST, 299.60 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 2001 SKYLINE DOUBLEWIDE MOBILE HOME - VIN NUMBERS G2620232PA AND G2620232PB.

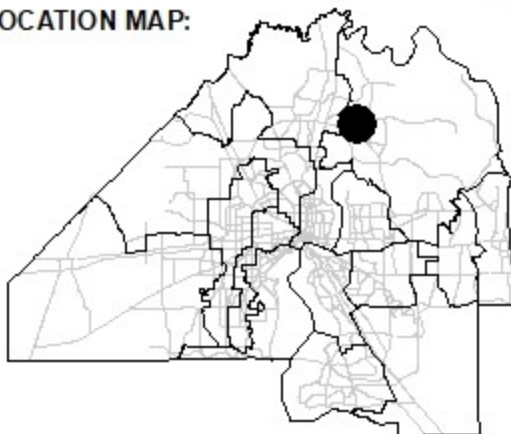


REQUEST SOUGHT:

FROM: RR-ACRE

TO: RLD-50

LOCATION MAP:



0 125 250 500



Feet

COUNCIL DISTRICT:

2

TRACKING NUMBER

T-2019-2342

**EXHIBIT 2**  
**PAGE 1 OF 1**



Pud-1

**EXHIBIT A - Property Ownership Affidavit**

Date: April 11, 2019

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:  
12055 Dunn Creek Rd Re#106527-0000

To Whom it May Concern:

I By: Carman Brockdorf hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Rezoning to RLD-50 submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:\*

Print Corporate Name:

By: [Signature]

By: \_\_\_\_\_

Print Name: Carman Brockdorf

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

Its: \_\_\_\_\_

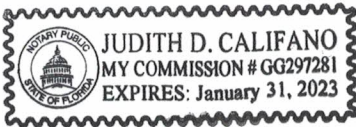
\*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunblz.org, etc.

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 11th day of April 2019, by Carman Brockdorf, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

[Signature]  
(Signature of NOTARY PUBLIC)

Judith D Califano  
(Printed name of NOTARY PUBLIC)



State of Florida at Large.  
My commission expires: 1-31-2023

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

Date: April 11, 2019

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

Re: Agent Authorization for the following site location: 12055 Dunn Creek Rd Re#106527-0000

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 L. Charles Mann to act as agent to file application(s) for Rezoning to RLD-50 for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

If Owner is Individual:

If Owner is Corporate Entity:\*

Print Corporate Name:

By [Signature]

By \_\_\_\_\_

Print Name: Carmen Brockdorf

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

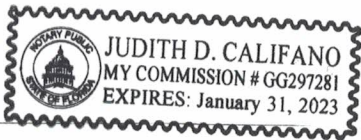
Sworn to and subscribed and acknowledged before me this 11th day of April 2019, by CARMEN BROCKDORF, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

[Signature]

(Signature of NOTARY PUBLIC)

Judith D. Califano

(Printed name of NOTARY PUBLIC)



State of Florida at Large.

My commission expires: 1-31-2023

This Document Prepared By and Return to:  
Darryl J. Tompkins, Esquire  
Darryl J. Tompkins, P.A.  
14420 NW 151st Blvd.  
P.O. Box 519  
Alachua, FL 32616

Parcel ID Number: 106527-0000

# Warranty Deed

This Indenture, Made this 15<sup>th</sup> day of August, 2012 A.D., Between Timothy R. Woodfill, a single man and Carmen N. Ruotolo n/k/a Carmen N. Brockdorf, a married woman, joined by her husband, Soren G. Brockdorf of the County of \_\_\_\_\_, State of Florida, grantor, and Soren G. Brockdorf and Carmen N. Brockdorf, husband and wife

whose address is: 12055 Dunn Creek Road, Jacksonville, FL 32218

of the County of Duval, State of Florida, grantees.

Witnesseth that the GRANTOR, for and in consideration of the sum of -----TEN DOLLARS (\$10)----- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Duval State of Florida to wit:

See Exhibit "A" attached hereto.

### SUBJECT TO THE FOLLOWING:

- A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
- B. Restrictions and matters appearing on the plat and/or common to the subdivision;
- C. Taxes for the year 2012 and subsequent years.

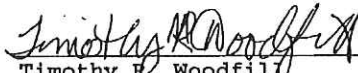
and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set

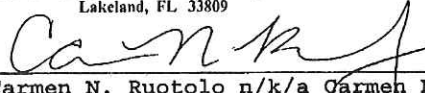
hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Printed Name: Darryl J. Tompkins  
Witness

  
Timothy R. Woodfill (Seal)  
P.O. Address: 5337 N. Soerum Loop Rd., Suite 248  
Lakeland, FL 33809

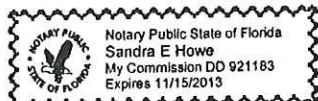
  
Printed Name: Sandra E. Howe  
Witness

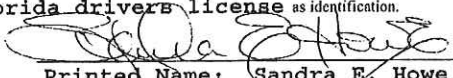
  
Carmen N. Ruotolo n/k/a Carmen N. Brockdorf (Seal)  
P.O. Address: 12055 Dunn Creek Road, Jacksonville, FL 32218

  
Soren G. Brockdorf (Seal)  
P.O. Address: 12055 Dunn Creek Road, Jacksonville, FL 32218

STATE OF Florida  
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of August, 2012 by Timothy R. Woodfill, a single man and Carmen N. Ruotolo n/k/a Carmen N. Brockdorf and her husband Soren G. Brockdorf who are personally known to me or who have produced their Florida drivers license as identification.



  
Printed Name: Sandra E. Howe  
Notary Public  
My Commission Expires: 11/15/13



## Exhibit "A"

A PORTION OF THE SOUTH (1/2) OF THE SOUTHWEST (1/4) OF THE SOUTHWEST (1/4) OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 27 EAST, AND ALSO A PORTION OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 27 EAST, ALL IN DUVAL COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST (1/4) OF SAID SECTION 34; THENCE WEST ALONG THE SOUTHERLY LINE OF SAID SECTION A DISTANCE OF 1332 FEET TO A POINT; THENCE SOUTH 1° 23' WEST A DISTANCE OF 44.5 FEET TO AN IRON PIPE AND POINT OF BEGINNING; THENCE NORTH 1° 23' EAST A DISTANCE OF 735.2 FEET TO AN IRON PIPE; THENCE NORTH 88° 31' WEST A DISTANCE OF 836.15 FEET TO AN IRON PIPE IN THE RIGHT OF WAY LINE OF DUNN'S CREEK ROAD (66 FOOT RIGHT OF WAY); THENCE SOUTH 31° 45' 20" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 451.83 FEET TO AN ANGLE POINT ON SAID RIGHT OF WAY LINE; THENCE SOUTH 30° 05' WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 376.54 FEET TO A JOG IN THE RIGHT OF WAY LINE; THENCE SOUTH 59° 55" EAST A DISTANCE OF 7.0 FEET; THENCE SOUTHWESTERLY ALONG THE 80 FOOT RIGHT OF WAY LINE, SAID LINE BEING A CURVE, CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 271 FEET, A CHORD DISTANCE AND BEARING OF 67.6 FEET, SOUTH 37° 14' 53" WEST RESPECTIVELY TO A POINT IN THE LINE OF AGREEMENT AS RECORDED IN MINUTE BOOK 95, PAGES 253-255; THENCE NORTH 89° 30' EAST ALONG SAID LINE A DISTANCE OF 1277.38 FEET THE POINT OF BEGINNING. LESS AND EXCEPT: A PART OF THE SOUTH (1/2) OF THE SOUTHWEST (1/4) OF THE SOUTHWEST (1/4) OF SECTION 34 TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST (1/4) OF SAID SECTION 34; THENCE SOUTH 89° 30' WEST, 1332.00 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST (1/4) OF THE SOUTHWEST (1/4) OF SAID SECTION 34; THENCE NORTH 01° 23' EAST ALONG SAID LINE, 690.7 FEET; THENCE NORTH 88° 31' WEST ALONG THE NORTH LINE OF SAID (1/4) (AS EVIDENCED BY AN OLD FENCE) 836.15 FEET TO A POINT IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF DUNN'S CREEK ROAD (A 66 FOOT RIGHT OF WAY); THENCE SOUTH 31° 45' 20" WEST ALONG SAID RIGHT OF WAY LINE, 111.77 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 31° 45' 20" WEST ALONG SAID RIGHT OF WAY LINE, 212.9 FEET; THENCE SOUTH 60° 09' 40" EAST, 300.00 FEET; THENCE NORTH 31° 41' 20" EAST, 201.82 FEET; THENCE NORTH 58° 02' 40" WEST, 299.60 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 2001 SKYLINE DOUBLEWIDE MOBILE HOME - VIN NUMBERS G2620232PA AND G2620232PB.





ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street  
Jacksonville, Florida 32202-3139

Carman Brockdorf  
Carman Brockdorf  
12055 Dunn Creek Road  
Jacksonville, FL, 32218

May 20, 2019

Project Name: Brockdorf Subdivision  
Availability#: 2019-1659

Attn: Carman Brockdorf,

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

**Point of Connection:**

A summary of connection points for WS&R services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA strongly recommends field verification of all POCs prior to any construction to ensure connection availability. If this availability request is for a sewer lateral, prior to relying on the described POC and/or any reference drawings, the applicant shall request and pay for a JEA field locate, for a cost of \$491.00, to determine the actual location and suitability of this potential POC. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions.

**Offsite Improvements:**

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

**Reservation of Capacity:**

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

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

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

Sincerely,

JEA Water, Sewer Reclaim  
Availability Request Team



21 West Church Street  
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2019-1659  
Request Received On: 5/15/2019  
Availability Response: 5/20/2019  
Prepared by: Susan West

**Project Information**

Name: Brockdorf Subdivision  
Type: Single Family  
Requested Flow: 17,500 gpd  
Location: 12055 Dunn Creek Road, RE# 106527-0000  
Parcel ID No.: 106527-0000  
Description: Subdivision of parent tract into 50 lots

**Potable Water Connection**

Water Treatment Grid: NORTH GRID  
Connection Point #1: Existing 12" water main within the Dunn Creek Rd. ROW, adjacent to this property.  
Connection Point #2: Proposed 8" water main within the Dunn Creek Rd. ROW, adjacent to this property. Subject to project 2016-2056 utility acceptance.  
Special Conditions: Fire protection needs to be addressed.

**Sewer Connection**

Sewer Treatment Plant: DISTRICT 2/CEDAR BAY  
Connection Point #1: Existing 8" gravity sewer main within the Caney Oaks Dr. ROW.  
Connection Point #2: Existing 6" sanitary force main within the Dunn Creek Rd. ROW, adjacent to this property.  
Special Conditions: If gravity flow cannot be achieved, then connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, 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.

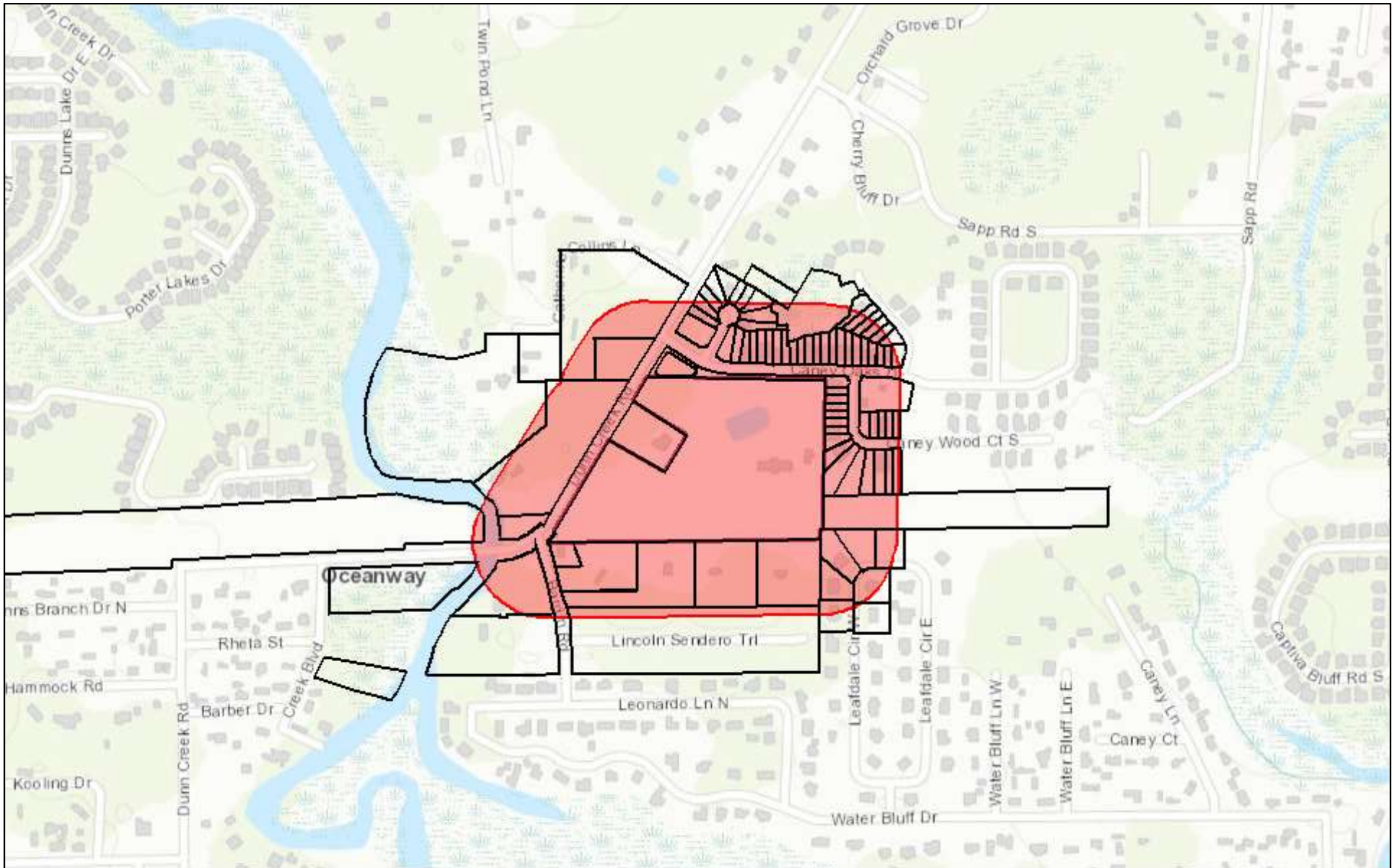
**Reclaimed Water Connection**

Sewer Region/Plant: NORTH GRID  
Connection Point #1: Existing 18" reclaim main within the Faye Rd. ROW, approx. 6500 ft. south of this property.  
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. Connection to the proposed POC is contingent upon inspection and acceptance of the proposed mains by JEA. JEA must approve construction and accept the proposed mains prior to acceptance of this project. Point of connection location(s) to be field verified by developer during project design. Send pre-application meeting requests, with availability number, to [wsedevprojrequests@jea.com](mailto:wsedevprojrequests@jea.com). Copies of reference drawings may be requested from the JEA Record online at [https://www.jea.com/engineering\\_and\\_construction/request\\_an\\_as-built\\_drawing/](https://www.jea.com/engineering_and_construction/request_an_as-built_drawing/).

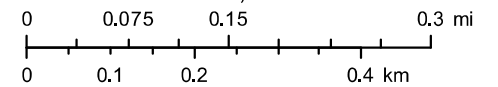
# Land Development Review



April 18, 2019

 18152726\_T-2019-2342

1:9,028



Sources: Esri, HERE, Gamin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri

	A	B	C	D	E	F	G	H	I
1	RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL	MAIL_CITY	MAIL	MAIL_ZIP
2	106524 1170	AGUINAGA JAVIER ROJAS		2337 CANEY OAKS DR			JACKSONVILLE	FL	32218
3	108453 0150	ALFORD DEANNA		11865 BARDIN RD			JACKSONVILLE	FL	32218-2103
4	108453 0050	ALFORD HASKELL MICHAEL ET AL		17464 HOOT OWL HOLLOW			HILLIARD	FL	32046
5	108453 0100	ALFORD MARJORY D B		11865 BARDIN RD			JACKSONVILLE	FL	32218-2103
6	106524 1130	ANDERSON LETITIA L		2313 CANEY OAKS DR			JACKSONVILLE	FL	32218
7	106524 1240	ARLINE DIONNE D		12228 CANEY MARSH CT			JACKSONVILLE	FL	32218-9098
8	106524 1235	ARRE NATASHA LEE		12224 CANEY MARSH CT			JACKSONVILLE	FL	32218
9	108522 0650	AYERS TIMOTHY R II		11861 LEAFDALE CIR W			JACKSONVILLE	FL	32218-7108
10	108454 0000	BARDIN JOAN E		11869 BARDIN RD			JACKSONVILLE	FL	32218-2103
11	108453 0200	BARDIN JOSHUA MCEDWARD		11863 BARDIN RD			JACKSONVILLE	FL	32218-2103
12	108453 0300	BARDIN RONALD N		11971 BARDIN RD			JACKSONVILLE	FL	32218-2105
13	108522 0580	BENNETT PATRICK S		11868 LEAFDALE CIR W			JACKSONVILLE	FL	32218-7109
14	106524 1220	BERNARD ANTHONY F		12216 CANEY MARSH CT			JACKSONVILLE	FL	32218
15	106524 1125	BERRY NICOLE LYNETTE		2309 CANEY OAKS DR			JACKSONVILLE	FL	32218
16	106527 0000	BROCKDORF CARMEN N		12055 DUNN CREEK RD			JACKSONVILLE	FL	32218-8080
17	106524 1005	CANEY BRANCH HOMEOWNERS ASSOCIATION OF JACKSONVILL		6972 LAKE GLORIA BLVD			ORLANDO	FL	32809
18	106524 1675	CASADO VIRGINIA		2348 CANEY WOOD CT S			JACKSONVILLE	FL	32218
19	106525 0070	COHEN AMBER		12225 DUNN CREEK RD			JACKSONVILLE	FL	32218
20	106492 0000	COLLINS PHILLIP N		2130 CATHERINE COLLINS LN			JACKSONVILLE	FL	32218-2096
21	108522 0655	CONNELL DONALD		2406 LEAFDALE CIR N			JACKSONVILLE	FL	32218-7110
22	106524 1665	CROSBY DEBORAH A		6759 CABELLO DR			JACKSONVILLE	FL	32226
23	106524 1155	DE LA CRUZ DENISE L		2327 CANEY OAKS DR			JACKSONVILLE	FL	32218-9080
24	106524 1685	DENNY MICHELE L		2354 S CANEY WOOD CT			JACKSONVILLE	FL	32218
25	106524 1175	DRAKE MARGARET MILLER		2339 CANEY OAKS DR			JACKSONVILLE	FL	32218
26	106519 0000	DREGGORS MARTHA A		12202 DUNN CREEK RD			JACKSONVILLE	FL	32218-8028
27	106524 1165	DUKES RUSSELL T		300 CHERRY WAY			ST JOHNS	FL	32259
28	106524 1210	FALLIN RACHEL ET AL		2361 CANEY OAKS DR			JACKSONVILLE	FL	32218
29	106524 1160	FEDERAL NATIONAL MORTGAGE ASSOCIATION		C/O DITECH FINANCIAL LLC	505 N CUMBERLAND AVE STE 307		JACKSONVILLE	FL	32218
30	108522 0575	FOSKEY DAMON		11876 LEAFDALE CIR W			JACKSONVILLE	FL	32218
31	106519 0020	FUTCH MICHELL D		2510 NEW BERLIN RD			JACKSONVILLE	FL	32226-1716
32	106524 1230	GIBSON MICHAEL S		13110 LAKE MEADOW DR			FORT MYERS	FL	33913
33	106524 1120	GOMEZ DEDRA R		2307 CANEY OAKS DR			JACKSONVILLE	FL	32218
34	108453 0010	GOODIN ANNA M		11860 BARDIN RD			JACKSONVILLE	FL	32218-2104
35	106524 1670	HANDWOHL CELIA		2346 CANEY WOOD CT			JACKSONVILLE	FL	32218
36	106524 1100	HATCHER HUBERT D		12213 SWEET BRANCH CT			JACKSONVILLE	FL	32218
37	106492 0010	HELMS HAL L JR		2184 CATHERINE COLLINS LN			JACKSONVILLE	FL	32218-2096
38	106524 1080	HOU ZHEN		11391 N MOTOR YACHT DR			JACKSONVILLE	FL	32225
39	106524 1095	HOU ZHEN IRA		11391 MOTOR YACHT DR N			JACKSONVILLE	FL	32225
40	106524 1200	HUANG MINJIA		11391 MOTOR YACHT DR N			JACKSONVILLE	FL	32225
41	106524 1190	HUTCHISON HEATHER		2349 CANEY OAKS DR			JACKSONVILLE	FL	32218
42	106533 0010	JACKSONVILLE ELECTRIC AUTHORITY		21 W CHURCH ST			JACKSONVILLE	FL	32202-3155
43	106524 1655	JHAAD SHAHAADA ANWAAR		2336 CANEY WOOD CT			JACKSONVILLE	FL	32218
44	106524 1070	JJ EL BATHEL ASSOCIATE LLC		9055 WANDER ABOUT CT			JACKSONVILLE	FL	32221
45	106524 1680	KALENA LARRISON MARILYN F		2352 CANEY WOOD CT S			JACKSONVILLE	FL	32218



	A	B	C	D	E	F	G	H	I
46	106524 1885	KENNEDY KENNETH ARTHUR		2365 CANEY WOOD COURT SOUTH			JACKSONVILLE	FL	32218
47	106524 1115	KINSEY TAMIRA		2303 CANEY OAKS DR			JACKSONVILLE	FL	32218
48	106524 1640	LAM ROSIE		14041 BRADLEY COVE RD			JACKSONVILLE	FL	32218
49	106524 1180	LEWIS JOHNETTA		1550 29TH ST			JACKSONVILLE	FL	32209
50	109645 0010	LLOYD CHARLES R		6462 HECKSCHER DR			JACKSONVILLE	FL	32226-3224
51	106524 1135	MCDONALD AMY G		2315 CANEY OAKS DR			JACKSONVILLE	FL	32218
52	106490 0000	MCDUGALD SIMONA B		12020 DUNN CREEK RD			JACKSONVILLE	FL	32218-8000
53	106524 1145	MOOREHEAD KALEANA N		2321 CANEY OAKS DR			JACKSONVILLE	FL	32218-9080
54	106528 0000	MOREHEAD DANIEL B		12087 DUNN CREEK RD			JACKSONVILLE	FL	32218-2013
55	106524 1085	MOTES ZACHARY		12222 SWEET BRANCH CT			JACKSONVILLE	FL	32218-9091
56	106524 1690	PACILEO THOMAS F		2358 CANEY WOOD CT S			JACKSONVILLE	FL	32218
57	106524 1660	PARKER ELMER L		2340 CANEY WOOD CT			JACKSONVILLE	FL	32218
58	108522 0585	PATTERSON FLO SPAULDING ET AL		11860 LEAFDALE CIR W			JACKSONVILLE	FL	32218-7109
59	106524 1065	PECK LINDA DIANN		12210 SWEET BRANCH CT			JACKSONVILLE	FL	32218
60	106524 1650	PERRY DAVID		2334 CANEY WOOD CT			JACKSONVILLE	FL	32218
61	106524 1635	PERRY NANCY H		2324 CANEY WOOD CT			JACKSONVILLE	FL	32218
62	106524 1890	POUGH TRICIA J		2361 CANEY WOOD CT S			JACKSONVILLE	FL	32218
63	106524 1245	POWELL JAMES L III		3358 DOUBLE LN			JACKSONVILLE	FL	32277
64	106524 1090	POWELL NEASHA B		12219 SWEET BRANCH CT			JACKSONVILLE	FL	32218-9091
65	108522 0570	PROPERTY PROPERTIES LLC		1144 FRUIT COVE RD			ST JOHNS	FL	32259
66	106524 1110	PUJOLS PAMELA		10075 N GATE PKWY #1606			JACKSONVILLE	FL	32246
67	106524 1105	RAMSEY NOLAN JAMES CEDRIC		280 ARABELLA WAY			ST. JOHNS	FL	32259
68	106524 1700	REED DARA M		2364 CANEY WOOD CT S			JACKSONVILLE	FL	32218
69	108453 0000	RICHMOND AMERICAN HOMES OF FLORIDA		1560 WELLS RD BLDG A STE 5			ORANGE PARK	FL	32073
70	106524 1630	ROBERTS HELEN E ET AL		2322 CANEY WOOD CT			JACKSONVILLE	FL	32218
71	106524 1150	ROCK NATALIA M		2325 CANEY OAKS DR			JACKSONVILLE	FL	32218
72	106524 1140	RUIZ RALPH		2319 CANEY OAKS DR			JACKSONVILLE	FL	32218
73	106524 1905	SANGSTER ROBERT A		11827 JAMES BAY DR			ORLANDO	FL	32827
74	106524 1900	SAUNDERS CLARA B ET AL		2355 CANEY WOOD CT S			JACKSONVILLE	FL	32218
75	106524 1205	SMILEY DELORES R		2357 CANEY OAKS DR			JACKSONVILLE	FL	32218-9080
76	106524 1185	SPEROW JULIE ET AL		2345 CANEY OAKS DR			JACKSONVILLE	FL	32218-9080
77	106524 1195	VENTURA JONATHAN ET AL		2351 CANEY OAKS DR			JACKSONVILLE	FL	32218-9080
78	106524 1060	WESTBROOK KENNETH R		11862 LEAFDALE CIR E			JACKSONVILLE	FL	32218
79	106524 1645	ZHEN HOU IRA ET AL		11391 NORTH MOTOR YACHT DR			JACKSONVILLE	FL	32225
80	106524 1075	ZHOU TIANLUM		163 CRITTENDEN DR			NEWTON	PA	18914
81	106524 1895	ZOLONDEK DAVID		2359 CANEY WOOD CT S			JACKSONVILLE	FL	32218
82	106524 1695	ZOLONDEK MARTIN		2360 CANEY WOOD CT S			JACKSONVILLE	FL	32218
83		BCM SERVICES	DON GREEN	2940 CAPTIVA BLUFF RD S			JACKSONVILLE	FL	32226
84		THE EDEN GROUP INC.	DICK BERRY	1106 BAISDEN RD			JACKSONVILLE	FL	32218
85		M & M DAIRY INC	TERESA L. MOORE	12275 HOLSTEIN DR			JACKSONVILLE	FL	32226
86		NORTH	MIKE GETCHELL	1185 EAGLE BEND CT			JACKSONVILLE	FL	32226

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

**General Collection Receipt**

Account No: CR504916  
 User: Patterson, Connie

Date: 4/18/2019  
 Email: ConstanceP@coj.net

**REZONING/VARIANCE/EXCEPTION**

**Name:** CHARLES MANN/CARMEN BROCKDORF  
**Address:** 165 ARLINGTON RD  
**Description:** CONVENTIONAL REZONING OF 18.00 ACRES FROM RR-ACRE TO RLD-50 on DUNN CREEK RD

TranCode	IndexCode	SubObject	GLAcct	SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
701	PDCU011	342504									2747.00

**Control Number: 232326 | Paid Date: 4/19/2019**

**Total Due: \$2,747.00**

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

Account No: CR504916  
**REZONING/VARIANCE/EXCEPTION**  
**Name:** CHARLES MANN/CARMEN BROCKDORF  
**Address:** 165 ARLINGTON RD  
**Description:** CONVENTIONAL REZONING OF 18.00 ACRES FROM RR-ACRE TO RLD-50 on DUNN CREEK RD

Date: 4/18/2019

**Total Due: \$2,747.00**