

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2014-58

FEBRUARY 27, 2014

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 2014-58**.

Location: 4530 Yellow Water Drive, Yellow Water Road and
4300 Yellow Water Drive
between I-10 and Normandy Boulevard

Real Estate Numbers: 002275 0034, 002275 0054 and 002275 0010

Current Zoning District: Planned Unit Development (PUD 2007-359)

Proposed Zoning District: Agriculture (AGR)

Current Land Use Category: Rural Residential (RR)

Planning District: Southwest, District 4

City Council District: The Honorable Ray Holt, District 11

Applicant/Agent: Fred Atwill
Atwill LLC
9001 Forest Acres Lane
Jacksonville, Florida 32234

Owners: Kelli Corbin
4300 Yellow Water Road
Jacksonville, Florida 32234

Michael Stokes
Chestnut Creek LLC
8323 Ramona Boulevard, East
Jacksonville, Florida 32221

Michael Griffin
Chestnut Creek LLC
8323 Ramona Boulevard, East
Jacksonville, Florida 32221

Staff Recommendation:

APPROVE

GENERAL INFORMATION

Application for Rezoning Ordinance **2014-58** seeks to rezone 3 parcels from the Planned Unit Development (PUD 2007-359) to the Agriculture (AGR) zoning district. The site is within the RR functional land use category as defined by the Future Land Use Map series (FLUMs) contained in the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. According to the applicant, the request for the rezoning is to allow one dwelling unit (d.u.) per ten acres of land area for residential development consistent with the RR land use. The overall site has frontage along Yellow Water Road, a collector road as classified by the Functional Highway Classification Map of the 2030 Comprehensive Plan. PUD 2007-359 allowed for generally permitted single-family residential uses that would have development options of larger lots and low density housing.

Per Section 656.304 of the Zoning Code, the requested rezoning AGR is classified as a secondary zoning district in the RR functional land use category. It should be noted that the following supplemental criteria and standards for secondary zoning districts apply to the subject rezoning from the PUD (2007-359) to AGR zoning district.

656.340 (a) Supplemental criteria states:

- 1) The minimum lot area shall be five (5) acres.

Yes. The combined lot areas for the proposed rezoning are 49.73 acres.

- 2) The site shall be located outside the urban area as defined in the 2030 Comprehensive Plan.

Yes. The parcels as listed in ArcView GIS 3.3 the Development Boundary Category are located in the rural area.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to Section 656.125 of the Zoning Code, an applicant for a proposed rezoning bears the burden of proving, by substantial competent evidence, that the proposed rezoning is consistent with the City's comprehensive plan for future development of the subject parcel. In determining whether a proposed rezoning is consistent with the 2030 Comprehensive Plan, the Planning and Development Department considers several factors, including (a) whether it is consistent with the functional land use category identified in the Future Land Use Map series of the Future Land Use Element; (b) whether it furthers the goals, objectives and policies of the Comprehensive Plan; and (c) whether it conflicts with any portion of the City's land use regulations. Thus, the

fact that a proposed rezoning is permissible within a given land use category does not automatically render it consistent with the 2030 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

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

Yes. The Planning and Development Department finds that the subject property is located in a Rural Residential (RR) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan. The RR functional land use category provides rural estate residential opportunities in the suburban area of the City. Housing developments at a net density range of up to two dwelling units per acre will be allowed when community scale potable water and sewer facilities are available to the site and one unit per net acre when the site will be served with on-site water and wastewater facilities. Generally, single-family dwellings and mobile homes will be the predominant land uses in this category. The proposed AGR zoning district is a secondary zoning district within the RR functional land use category.

Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 *Comprehensive planning for future development* of the Ordinance Code.

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

Yes. The proposed amendment is consistent with the following policies of the Future Land Use Element (FLUE) of 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 Developmental Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations. The proposed AGR zoning district allows development compatible with the surrounding lot sizes.

Future Land Use Element Policy 3.1.22 states The City shall limit residential development in the Agricultural Land Use categories to the densities pursuant to the Rural Development Area as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions; and to locations most suitable for development, avoiding wetlands, natural habitat and other significant which are suitable for agriculture use, shall be left intact through proper site design, and such other methods as clustering, etc.

The locational criteria for the Rural Area states in part: "Development should occur at very low densities which create little demand for new infrastructure and community serving supporting uses, unless development occurs under the Multi-Use Category, as an element. Development may occur within the Rural Area provided that it is consistent with the Operational Provisions and the Land Use category descriptions."

The proposed rezoning is consistent in that it could promote affordable residential development consistent with the existing RR land use.

Objective 6.3: The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents. This application for rezoning will allow for the existence of a single-family development, thereby strengthening the viability of the residential area.

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

No. It is the opinion of the Planning and Development Department that the proposed rezoning does not appear to be in conflict with any portion of the City's land use regulations.

SURROUNDING LAND USE AND ZONING

The subject property is located on Yellow Water Road. The surrounding uses, land use category and zoning are as follows:

Adjacent Properties	Land Use Category	Zoning District	Current Use
North	AGR-IV	AGR	Mobile Home Park
East	RR	PUD (2006-1156)	Vacant timber
South	AGR-III	AGR	Vacant timber
West	AGR-II	AGR	City of Jacksonville

The proposed rezoning request is seeking to allow for residential development consistent with the RR land use. The PUD (2006-1156) was to requested to permit a development of a single-family residential with a range of densities, a common scheme of development and integrated recreational components designed to serve the community not exceeding 2.0 units per dwelling acre.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on the required Notice of Public Hearing signs **were** posted on February 18, 2014.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2014-58** be **APPROVED**.



Subject site at 4300 Yellow Water Road
Source: City of Jacksonville Planning and Development Department
Date: February 18, 2014



Aerial view of subject parcels
Geographic Information System



View looking north off subject property's right-of-way
Source: City of Jacksonville Planning and Development Department
Date: February 18, 2014



View looking south off subject property's right-of-way
Source: City of Jacksonville Planning and Development Department
Date: February 18, 2014



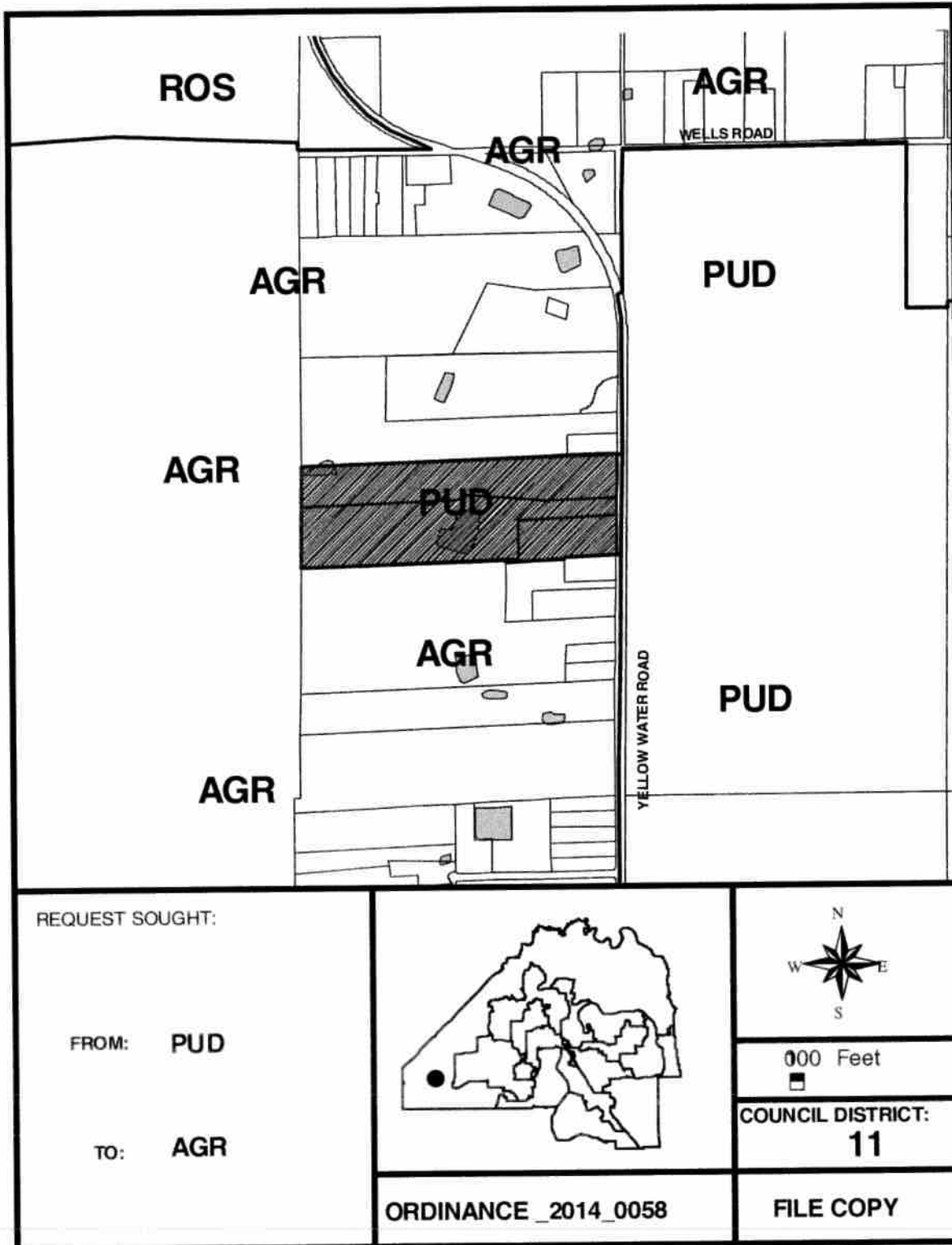
Subject site at 0 Yellow Water Road
Source: City of Jacksonville Planning and Development Department
Date: February 18, 2014



Subject site at 4530 Yellow Water Road
Source: City of Jacksonville Planning and Development Department
Date: February 18, 2014



Vacant timber land east of subject property
Source: City of Jacksonville Planning and Development Department
Date: February 18, 2014



Application For Rezoning To Conventional Zoning District**Planning and Development Department Info****Ordinance #** 2014-58 **Staff Sign-Off/Date** ME / 01/28/2014**Filing Date** 01/09/2014 **Number of Signs to Post** 4**Hearing Dates:****1st City Council** 02/25/2014 **Planning Commission** 02/27/2014**Land Use & Zoning** 03/04/2014 **2nd City Council** N/A**Neighborhood Association** N/A**Neighborhood Action Plan/Corridor Study** N/A**Application Info****Tracking #** 521**Application Status** PENDING**Date Started** 11/20/2013**Date Submitted** 11/27/2013**General Information On Applicant**

Last Name	First Name	Middle Name
ATWILL	FRED	

Company Name

ATWILL LLC

Mailing Address

9001 FOREST ACRES LANE

City	State	Zip Code
JACKSONVILLE	FL	32234

Phone	Fax	Email
9046108975	904	ATWILLFRED15@GMAIL.COM

General Information On Owner(s)☐ Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
STOKES	MICHAEL	

Company/Trust Name

CHESTNUT CREEK, LLC

Mailing Address

8323 RAMONA BOULEVARD EAST

City	State	Zip Code
JACKSONVILLE	FL	32221

Phone	Fax	Email
9043788098	9046930889	JMCCORMACK@PMC-ROSWOOD.COM

Last Name	First Name	Middle Name
GRIFFIN	MICHAEL	

Company/Trust Name

CHESTNUT CREEK, LLC

Mailing Address

8323 RAMONA BOULEVARD EAST

City	State	Zip Code
JACKSONVILLE	FL	32221
Phone	Fax	Email
9043788098	9046930889	JMCCORMACK@PMC-RONWOOD.COM

Last Name	First Name	Middle Name
CORBIN	KELLI	
Company/Trust Name		

Mailing Address

4300 YELLOW WATER ROAD

City	State	Zip Code
JACKSONVILLE	FL	32221
Phone	Fax	Email
9043788098	9046930889	JMCCORMACK@PMC-RONWOOD.COM

Last Name	First Name	Middle Name
N/A	N/A	
Company/Trust Name		

Mailing Address

City	State	Zip Code
Phone	Fax	Email

Property Information**Previous Zoning Application Filed For Site?**

If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 002275 0010	11	4	PUD	AGR
Map 002275 0034	11	4	PUD	AGR
Map 002275 0054	11	4	PUD	AGR

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

Land Use Category Proposed?

If Yes, State Land Use Application #

Land Use Category

Rural Residential

Total Land Area (Nearest 1/100th of an Acre) 49.73

Justification For Rezoning Application

OWNERS WISH TO DRAMATICALLY REDUCE THE RESIDENTIAL DENSITY ALLOWED UNDER THE PUD TO DEVELOP 8 TO 10 ACRE LOTS IN RESPONSE TO CURRENT RESIDENTIAL COUNTY LIVING DEMANDS IN THIS AREA OF THE COUNTY.

Location Of Property

General Location

YELLOW WATER ROAD

House #	Street Name, Type and Direction	Zip Code
	YELLOW WATER RD	32234

Between Streets

I-10 and NORMANDY BOULEVARD

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**
49.73 Acres @ \$10.00 /acre: \$500.00
- 3) Plus Notification Costs Per Addressee**
11 Notifications @ \$7.00 /each: \$77.00
- 4) Total Rezoning Application Cost:** \$2,577.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE 2007-359-E

Legal Description

PARCEL 1:

THE SOUTH 165 FEET OF THE NORTHWEST 1/4 AND THE NORTH 1/4 OF THE SOUTHWEST 1/4, SECTION 18, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA EXCEPT (A) THE SOUTH 325 FEET OF THE EAST 800 FEET THEREOF AND (B) ANY PART THEREOF LYING WITHIN YELLOW WATER ROAD AND EXCEPT ANY PART LYING WITHIN LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6129 PAGE 857, LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY: A PORTION OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 24 EAST. THENCE RUN S. 88°07'35" W., A DISTANCE OF 40.06 FEET TO THE WESTERLY RIGHT OF WAY LINE OF YELLOW WATER ROAD (AN 80 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE N. 01°17'10" E., A DISTANCE OF 125.11 FEET TO THE POINT OF BEGINNING; THENCE DEPART FROM SAID RIGHT OF WAY LINE OF YELLOW WATER ROAD, S. 88°07'36" W., A DISTANCE OF 568.50 FEET TO A POINT; THENCE S. 04°30'42" W., A DISTANCE OF 325.46 FEET TO A POINT; THENCE N. 85°38'57" W., A DISTANCE OF 1431.29 FEET TO A POINT; THENCE N. 01°17'10" E., A DISTANCE OF 208.57 FEET TO A POINT; THENCE N. 88°07'35" E., A DISTANCE OF 2018.25 FEET TO THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF YELLOW WATER ROAD; THENCE S. 01°17'10" W., A DISTANCE OF 40.06 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PORTION OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 24 EAST. THENCE RUN S. 88°07'35" W., A DISTANCE OF 40.06 FEET TO THE WESTERLY RIGHT OF WAY LINE OF YELLOW WATER ROAD (AN 80 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE N. 01°17'10" E., A DISTANCE OF 125.11 FEET TO THE POINT OF BEGINNING; THENCE DEPART FROM SAID RIGHT OF WAY LINE OF YELLOW WATER ROAD, S. 88°07'36" W., A DISTANCE OF 568.50 FEET TO A POINT; THENCE S. 04°30'42" W., A DISTANCE OF 325.46 FEET TO A POINT; THENCE N. 85°38'57" W., A DISTANCE OF 1431.29 FEET TO A POINT; THENCE N. 01°17'10" E., A DISTANCE OF 208.57 FEET TO A POINT; THENCE N. 88°07'35" E., A DISTANCE OF 2018.25 FEET TO THE AFOREMENTIONED WESTERLY RIGHT OF WAY OF YELLOW WATER ROAD; THENCE S. 01°17'10" W., A DISTANCE OF 40.06 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PART OF THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 18, WITH THE WESTERLY RIGHT OF WAY LINE OF YELLOW WATER ROAD, STATE ROAD S-217 (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 01 DEGREES 17'10" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, 337.50 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01 DEGREES 17'10" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 325.00 FEET, TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE SOUTH 87 DEGREES 58'33" WEST, 417.42 FEET; THENCE SOUTH 00 DEGREES 40'30" WEST, 25.04 FEET; THENCE SOUTH 87 DEGREES 58'33" WEST, 480.11 FEET; THENCE NORTH 00 DEGREES 40'30" EAST, 25.04 FEET; THENCE NORTH 87 DEGREES 58'33" EAST, 93.03 FEET; THENCE NORTH 01 DEGREES 17'10" EAST, 325.00 FEET; THENCE NORTH 87 DEGREES 58'33" EAST, 804.50 FEET TO THE POINT OF BEGINNING.

Agent Authorization

Date: 11-21-13

City of Jacksonville
City Council / Planning and Development Department
117 West Duval Street, 4th Floor / Ed Ball Building,
214 North Hogan Street, Suite 300, Jacksonville, Florida 32202

Re: Agent Authorization for the following site location:

Chestnut Creek (RE# 002275-0034)

Gentleman:

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

Fred Atwill, Jr. / Atwill LLC to act as agent to

file application(s) for Conventional Rezoning PUD to AGR
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.

Kelli W Corbin
Owner's Signature

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 22 day of

November (month), 2013 (year) by

Kelli Corbin, who is personally known to me or has

produced FL DLS C615519785500 as identification.
(Notary Signature)



Agent Authorization

Date: 11/18/2013

City of Jacksonville
City Council / Planning and Development Department
117 West Duval Street, 4th Floor / Ed Ball Building,
214 North Hogan Street, Suite 300, Jacksonville, Florida 32202

Re: Agent Authorization for the following site location:

Chestnut Creek (RE# 002275-0010 & # 002275-0054)

Gentleman:

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

Fred Atwill, Jr. / Atwill LLC to act as agent to

file application(s) for Conventional Rezoning PUD to AGR
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.

Michael Stokes member
Owner's Signature

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 18 day of
November (month), 2013 (year) by

Michael Stokes, who is personally known to me or has
produced Beverly Gracey as identification.
(Notary Signature)

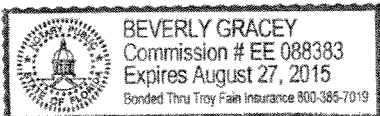


EXHIBIT A

Property Ownership Affidavit

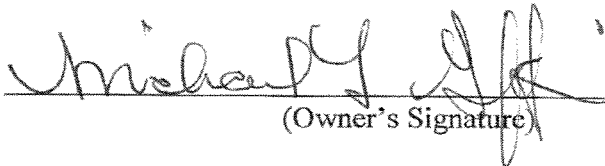
Date: 11/21/13

City of Jacksonville
City Council / Planning and Development Department
117 West Duval Street, 4th Floor / 128 East Forsyth Street, Florida Theatre Building, Suite 700
Jacksonville, Florida 32202

Re: Ownership Certification


Gentleman:

I, Michael F Griffin hereby certify that I am the
Owner of the property described in the attached legal description, **Exhibit 1** in connection with
filing application(s) for Chestnut Creek Conventional Rezoning PUD to ABR
submitted to the Jacksonville Planning and Development Department.


(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 21 day of November
(month), 2013 (year) by Michael Griffin who is personally
known to me or has produced as identification.


(Notary Signature)

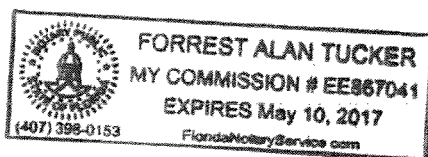


EXHIBIT A

Property Ownership Affidavit

Date: 11-25-13

City of Jacksonville
City Council / Planning and Development Department
117 West Duval Street, 4th Floor / 128 East Forsyth Street, Florida Theatre Building, Suite 700
Jacksonville, Florida 32202

Re: Ownership Certification

Gentleman:

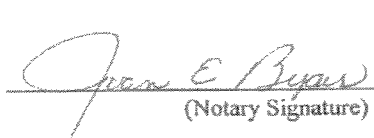
I, Michael H. Stokes hereby certify that I am the
Owner of the property described in the attached legal description, **Exhibit 1** in connection with
filing application(s) for Chestnut Creek Conventional Rezoning PUD to ABR
submitted to the Jacksonville Planning and Development Department.



(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 25th day of NOVEMBER
(month), 2013 (year) by MICHAEL H. STOKES who is personally
known to me or has produced _____ as identification.


(Notary Signature)

JOAN E. BYARS
Notary Public, State of Florida
My Comm. Expires Dec. 21, 2015
Commission No. EE 152061

EXHIBIT A

Property Ownership Affidavit

Date: 11/22/13

City of Jacksonville
City Council / Planning and Development Department
117 West Duval Street, 4th Floor / 128 East Forsyth Street, Florida Theatre Building, Suite 700
Jacksonville, Florida 32202

Re: Ownership Certification

Gentleman:

I, Lockwood P. Holmes hereby certify that I am the
Owner of the property described in the attached legal description, **Exhibit 1** in connection with
filing application(s) for Chestnut Creek Conventional Rezoning PUD to AGR
submitted to the Jacksonville Planning and Development Department.

Lockwood P. Holmes

(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 22 day of November
(month), 2013 (year) by Lockwood P. Holmes who is personally
known to me or has produced _____ as identification.

Beverly Gracey
(Notary Signature)

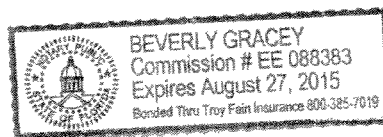


EXHIBIT A

Property Ownership Affidavit

Date: 11-21-13

City of Jacksonville
City Council / Planning and Development Department
117 West Duval Street, 4th Floor / 128 East Forsyth Street, Florida Theatre Building, Suite 700
Jacksonville, Florida 32202

Re: Ownership Certification

Gentleman:

I, Kelli W. Corbin hereby certify that I am the
Owner of the property described in the attached legal description, **Exhibit 1** in connection with
filing application(s) for Chestnut Creek Conventional Rezoning PUD to ABR
submitted to the Jacksonville Planning and Development Department.

Kelli W. Corbin
(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 22 day of November
(month), 2013 (year) by Kelli Corbin who is personally
known to me or has produced FLDS 6615519785300 as identification.

Waide Johnson
(Notary Signature)

