

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2014-101

MARCH 13, 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 2014-101**.

Locations: 10202 Old Hood Way and 10140 Hood Road
between the split of Old Hood Way and Hood Road

Real Estate Numbers: 149191-0000 and 149190-0000

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

Proposed Zoning District: Residential Low Density-70 (RLD-70)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southeast, District 3

City Council District: The Honorable Lori Boyer, District 5

Applicant/Agent: L. Charles Mann
Mann-Pelicer, Inc.
165 Arlington Road
Jacksonville, Florida 32211

Owners: Thomas A. Edgar, Jr.
165 Arlington Road
Jacksonville, Florida 32211

Robert B. Grantham, ET AL
165 Arlington Road
Jacksonville, Florida 32211

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2014-101** seeks to rezone two (2) parcels from the Residential Rural-Acre (RR-Acre) to the Residential Low Density-70 (RLD-70) zoning district. The site is

within the LDR 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 for a single-family subdivision. The overall site has frontage along Hood Road South, a collector road as classified by the Functional Highway Classification Map of the 2030 Comprehensive Plan.

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 Low Density Residential (LDR) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan. The LDR functional land use is a category intended to provide for low density residential development. Generally, single-family detached housing should be the predominant development typology in this category. Mixed use developments utilizing the Traditional Neighborhood Development (TND) concept, which is predominantly residential but includes a broad mixture of secondary recreational, commercial, public facilities and services may also be permitted. New residential subdivisions in LDR should be connected to reduce the number of Vehicles Miles Traveled and cul-de-sacs should be avoided. Density, location and mix of uses shall be pursuant to the Development Areas as set forth herein.

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 RLD-70 zoning district allows development compatible with the surrounding lot sizes.

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 properties are located on Old Hood Way and Hood Road, South. The surrounding uses, land use category and zoning are as follows:

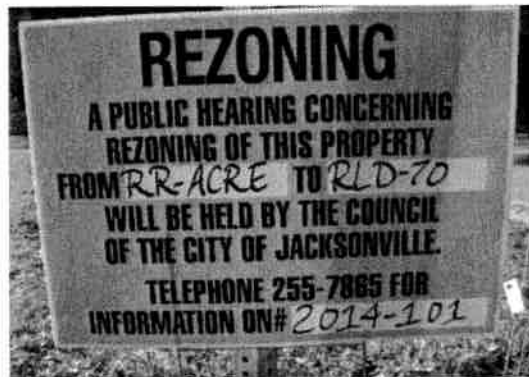
Adjacent Properties	Land Use Category	Zoning District	Current Use
North	LDR	RR-Acre	Single-family
East	LDR	RR-Acre	Single-family

South	LDR	RR-Acre	Single-family
West	LDR	PUD (2004-520)	Single-family

The surrounding areas is zoned Residential Rural-Acre. PUD 2004-520 was to allow for not more than seventy-five (75) single-family units. It would allow for development of seventy (70) foot lots following the criteria for RLD-G for single-family. Staff would also like to note that there are also 80 and 90 foot lots in the surrounding area. Thus, this rezoning request will be consistent and compatible with the surrounding area.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on the required Notice of Public Hearing sign was posted on February 25, 2014.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2014-101** be **APPROVED**.



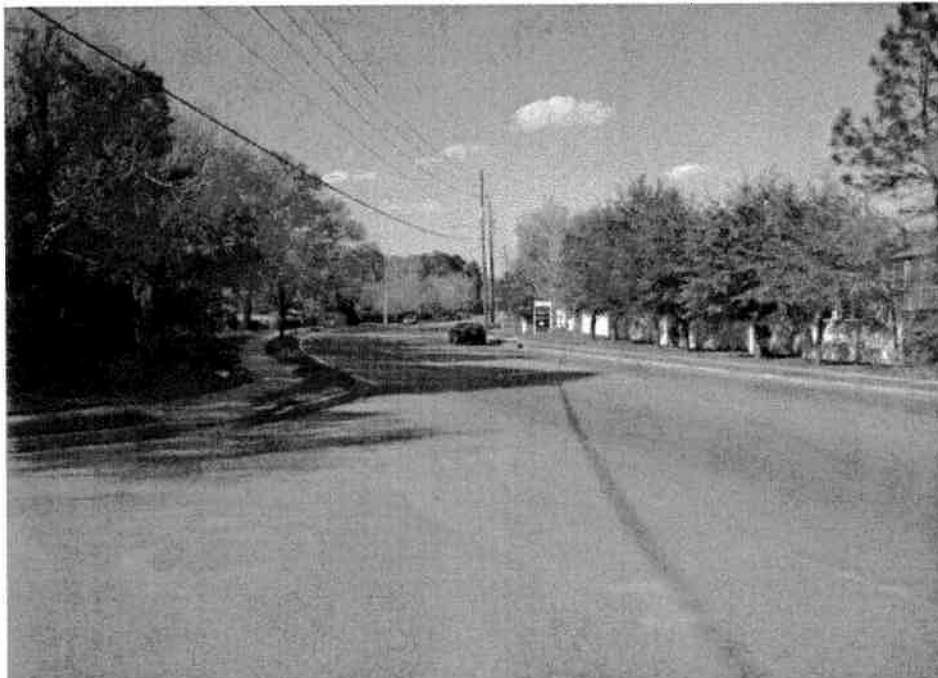
Aerial view of subject parcels
Geographic Information System



Subject site at 10140 Hood Road

Source: City of Jacksonville Planning and Development Department

Date: February 25, 2014



View looking north of Old Hood Way and Hood Road

Source: City of Jacksonville Planning and Development Department

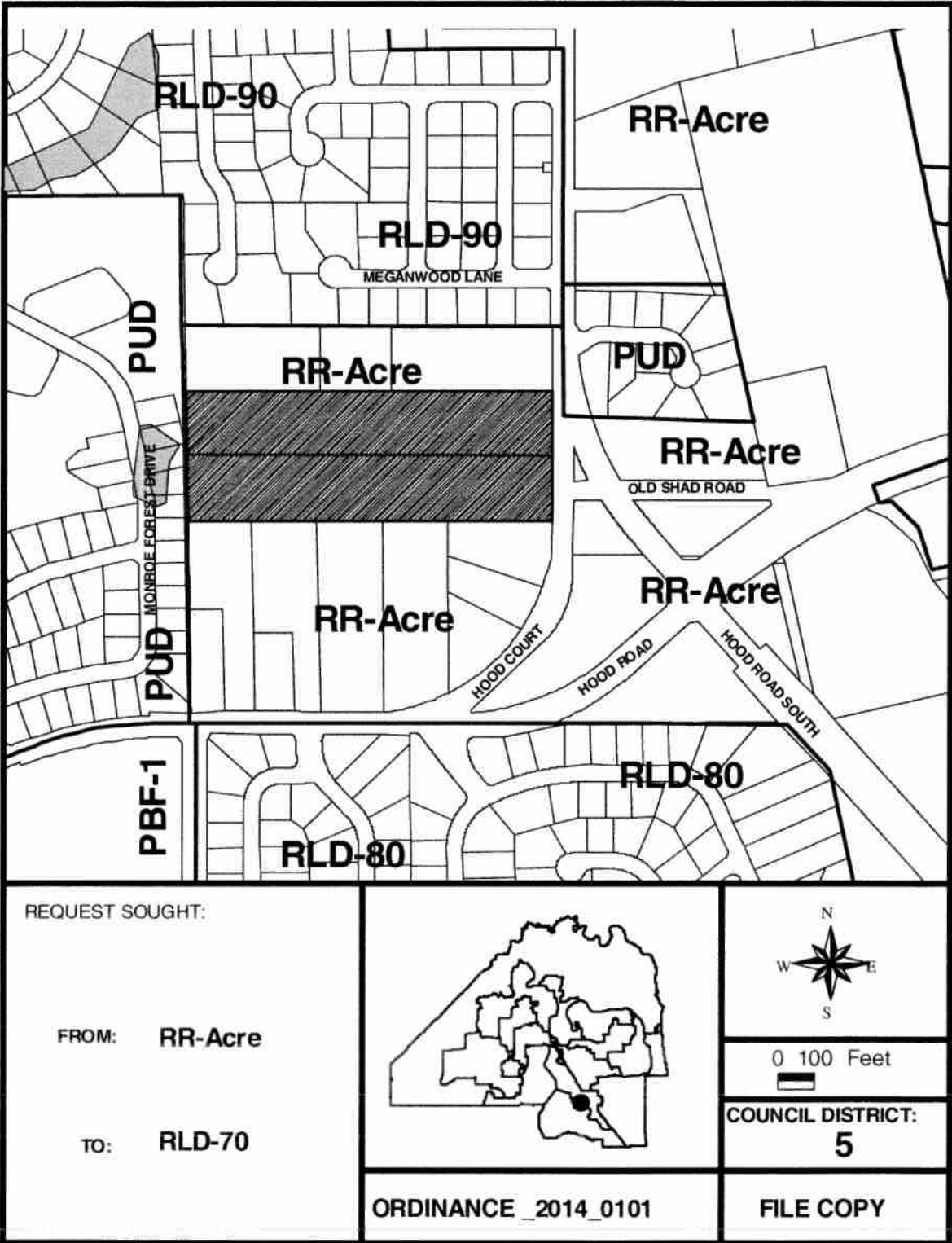
Date: February 25, 2014



View looking south on Hood Road from Old Hood Way
Source: City of Jacksonville Planning and Development Department
Date: February 25, 2014



Subject site at 10202 Old Hood Way
Source: City of Jacksonville Planning and Development Department
Date: February 25, 2014



Application For Rezoning To Conventional Zoning District**Planning and Development Department Info****Ordinance #** 2014-101 **Staff Sign-Off/Date** ME / 02/06/2014**Filing Date** 01/06/2014 **Number of Signs to Post** 2**Hearing Dates:****1st City Council** 03/11/2014 **Planning Commission** 03/13/2014**Land Use & Zoning** 03/18/2014 **2nd City Council** N/A**Neighborhood Association** GREATER HOOD ASSOCIATION**Neighborhood Action Plan/Corridor Study** N/A**Application Info****Tracking #** 533**Application Status** PENDING**Date Started** 12/16/2013**Date Submitted** 12/16/2013**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**

EDGAR, ET AL

First Name

TOM

Middle Name**Company/Trust Name****Mailing Address**

165 ARLINGTON ROAD

City

JACKSONVILLE

State

FL

Zip Code

32211

Phone

9047211546

Fax

9047211582

Email

CHARLIEMANN1@COMCAST.NET

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	149191 0000	5	3	RR-ACRE	RLD-70
Map	149190 0000	5	3	RR-ACRE	RLD-70

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

Land Use Category Proposed?

If Yes, State Land Use Application #

Land Use Category

Low Density Residential

Total Land Area (Nearest 1/100th of an Acre) 10.28

Justification For Rezoning Application

SO THAT THE PROPERTY MAY BE DEVELOPED FOR A SINGLE FAMILY SUBDIVISION

Location Of Property

General Location

WEST SIDE OF OLD HOOD WAY

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

10202 & 101 OLD HOOD WY

Zip Code

32257

Between Streets

HOOD ROAD S

and DEAD END

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

10.28 Acres @ \$10.00 /acre: \$110.00

3) Plus Notification Costs Per Addressee

55 Notifications @ \$7.00 /each: \$385.00

4) Total Rezoning Application Cost: \$2,385.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

REVISED 1/24/14

ORDINANCE _____

Legal Description

Lot four (4) and Lot five (5), except the East 10 feet according to plat of Sunbeam Farms recorded in Plat Book 23, page 60 current public records, excepting therefore any portion lying within the right of way of Hood Road.

Commonly known as:

10202 Old Hood Way RE# 149191-0000

10140 Hood Rd RE # 149190-0000

REF 720

Return to: (purchase self-addressed stamped envelope)

Name: D. A. Carroll
Vision Title
Address: 9428 Baymeadows Rd. #115
Jacksonville, Fl. 32256

QUIT-CLAIM DEED

VOL 7313 PG 1320

RAMCO FORM 6

OFFICIAL RECORDS

This Instrument Prepared by:

D. A. Carroll
Vision Title
Address: 9428 Baymeadows Rd. #115
Jacksonville, Fl. 32256

Property Appraisers Parcel Identification (Folio) Number(s):
149190-0000

Grantee(s) S.S. #s: 266-20-9875 / 103-20-7589

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit-Claim Deed, Executed this 13th day of April, A.D. 1992, by
JAMES BENJAMIN GRANTHAM AND JOSEPHINE K. GRANTHAM, HUSBAND AND WIFE

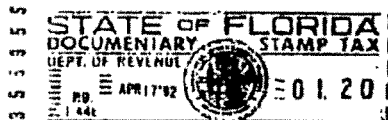
first party, to
JAMES BENJAMIN GRANTHAM AND JOSEPHINE K. GRANTHAM, HUSBAND AND WIFE AND ROBERT B.
GRANTHAM, AN UNMARRIED PERSON AND JAMES L. GRANTHAM, AN UNMARRIED PERSON
State post office address is:
10148 Hood Road, Jacksonville, Fl. 32257

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$love & affection
in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and
quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first
party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of
Duval, State of Florida, to-wit:

Lot Four (4), SUNBEAM FARMS, according to plat thereof of record in Plat Book 23,
at page 60, of the current public records of Duval County, Florida, EXCEPTING
THEREFROM any portion lying within the Right of Way of Hood Road, same being commonly
known as 10148 Hood Road, Jacksonville, Florida 32223.



To Have and to Hold The same together with all and singular the appurtenances thereunto belonging
on in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said
first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first
above written.

Signed, sealed and delivered in the presence of:

Pamela D. Renfro
Witness Signature (see first Grantor)

PAMELA D. RENFROE
Printed Name

Deborah A. Carroll
Witness Signature (see first Grantor)

DEBORAH A. CARROLL
Printed Name

Pamela D. Renfro
Witness Signature (see second Grantor, if any)

PAMELA D. RENFROE
Printed Name

Deborah A. Carroll
Witness Signature (see second Grantor, if any)

DEBORAH A. CARROLL
Printed Name

James Benjamin Grantam
Grantor Signature

JAMES BENJAMIN GRANTHAM
Printed Name

10148 Hood Road, Jacksonville, Fl. 32257
Post Office Address

Josephine K. Grantam
Grantor Signature

JOSEPHINE K. GRANTHAM
Printed Name

10148 Hood Road, Jacksonville, Fl. 32257
Post Office Address

STATE OF Florida
COUNTY OF Duval

I HEREBY CERTIFY that on this day, before me an officer duly authorized in the State of Florida and in the County aforesaid to take
acknowledgments, personally appeared JAMES BENJAMIN GRANTHAM AND JOSEPHINE K. GRANTHAM,
HUSBAND AND WIFE, who produced a driver's license as identification and took an oath
executed the foregoing Quit-Claim Deed and they acknowledge before me that they executed the same

WITNESS my hand and official seal in the County and State last aforesaid this 13th day of April, A.D. 1992

Deborah A. Carroll
Notary Public
DEBORAH A. CARROLL
Printed Name

SEAL

CLERK OF CIRCUIT COURT
DUVAL COUNTY, FLORIDA

COST \$ 22.00

EXHIBIT A

Property Ownership Affidavit

Date: December 11 2013

City of Jacksonville

City Council / Planning and Development Department

117 West Duval Street, 4th Floor / 214 North Hogan Street, Edward Ball Building, Suite 300
Jacksonville, Florida 32202

Re: Ownership Certification

Gentleman:

I, Tom Edgar + Mary Ann Edgar 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 OLD Hood Landing
submitted to the Jacksonville Planning and Development Department.

Tom Edgar Mary Ann Edgar
(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 11 day of
Dec (month), 2013 (year) by Tom Edgar and Mary Ann Edgar
who is personally known to me or has produced Driver License
as identification.

Joseph H. Meyer
(Notary Signature)

Page _____ of _____

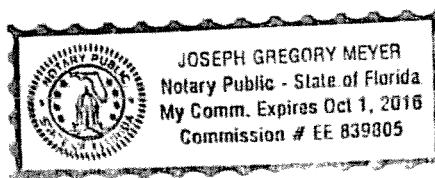


EXHIBIT B

Agent Authorization

Date: December 11 2013

City of Jacksonville

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

Re: Agent Authorization for the following site location:

OLD HOOD LANDING Edgar/Garntman Property

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 Charles Mann to act as agent to file application(s) for OLD LANDING 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.

(Owner's Signature)

Tom Edgar

STATE OF FLORIDA
COUNTY OF DUVAL

Mary Ann Edgar

The foregoing affidavit was sworn and subscribed before me this 11 day of Dec (month), 2013 (year) by Tom Edgar and Mary Ann Edgar who is personally known to me or has produced Driver License as identification.

Joseph Gregory Meyer
(Notary Signature)

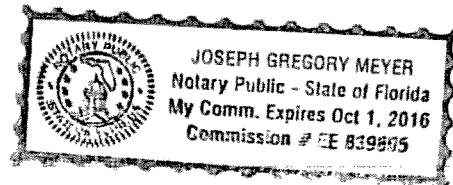


EXHIBIT A

Property Ownership Affidavit

Date: December 12 2013

City of Jacksonville

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

Re: Ownership Certification

Gentleman:

I, ^{Robert}
Barbara Grantham, ALAN Grantham, Grantham 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 OLD Head Landing
submitted to the Jacksonville Planning and Development Department.

x Barbara Grantham, Robert Grantham, Alan Grantham
(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 11 day of
Dec (month), 2013 (year) by BARBARA JO Grantham and ALAN Grantham
who is personally known to me or has produced Driver License
as identification.

Joseph Meyer
(Notary Signature)

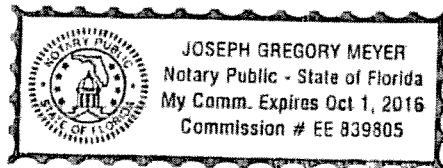


EXHIBIT B

Agent Authorization

Date: December 11 2013

City of Jacksonville

City Council / Planning and Development Department

117 West Duval Street, 4th Floor / 214 North Hogan Street, Edward Ball Building, Suite 300
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location:

OLD HOOD LANDING EDGAR/GRANTHAM PROPERTY

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 Charles Mann to act as agent to file application(s) for OLD HOOD LANDING 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.

(Owner's Signature)

x Barbara Grantham
x Robert Grantham
x Alan J. Grantham

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 11 day of Dec (month), 2013 (year) by Barbara J. Grantham and Alan J. Grantham, who is personally known to me or has produced Driver License as identification.

[Signature]
(Notary Signature)

