

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

November 3, 2022

The Honorable Terrance Freeman, President
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No.: 2022-755**

Dear Honorable Council President Freeman, Honorable Council Member and LUZ Chairperson Carrico and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

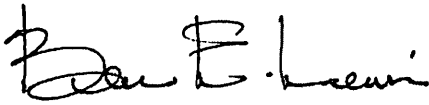
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: 7-0

Alex Moldovan, Chair	Aye
Ian Brown, Vice Chair	Aye
Jason Porter, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Jordan Elsbury	Aye
Joshua Garrison	Absent
David Hacker	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in black ink that reads "Bruce E. Lewis". The signature is written in a cursive style with a large, stylized "B" and "L".

Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FO

APPLICATION FOR REZONING ORDINANCE 2022-0755

NOVEMBER 3, 2022

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 **2022-0755**.

Location: 10935 Normandy Boulevard, between Norton Road and Chaffee Road South

Real Estate Number: 012820 0000; 012820 0050; 012823 0000; 012825 0000; 012826 0000

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

Proposed Zoning District: Residential Medium Density-D (RMD-D)

Current Land Use Category: Residential Professional Institutional (RPI)

Proposed Land Use Category: Medium Density Residential (MDR)

Planning District: District 4—Southwest

Applicant/Agent: Curtis Hart
Hart Resources LLC
8051 Tara Lane
Jacksonville, Florida 32216

Owner: Lonnie R. Taylor
10935 Normandy Boulevard
Jacksonville, FL 32221

Lola J. Boyd
10915 Normandy Boulevard
Jacksonville, FL 32221

Glenn M. Taylor
3501 Coljean Court
Jacksonville, FL 32221

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2022-0755** seeks to rezone 10.32± acres of a property from Residential Low Density-60 (RLD-60) to Residential Medium Density-D (RMD-D). The property is located in the Residential Professional Institutional (RPI) land use category within the Suburban Area of the Future Land Use Element of the 2030 Comprehensive Plan. Land-Use Companion application **2022-0754 (L-5748-22C)** is requesting Land-Use change from Residential Professional Institutional (RPI) to Medium Density Residential (MDR). The applicant seeks to develop the site with approximately 196 townhome units.

STANDARDS, CRITERIA AND FINDINGS

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

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

Yes. In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land* of the Zoning Code, the Planning and Development Department finds that with the approval of Land Use Amendment **2022-0754 (L-5748-22C)** the subject property will be located in the Medium Density Residential (MDR) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan.

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

According to the Future Land Use Element (FLUE), Residential Professional Institutional (RPI) in the Suburban Area is intended to provide low to medium density development.

Development which includes medium density residential and professional office uses is preferred. Plan amendment requests for new RPI designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses.

Medium Density Residential (MDR) is a category intended to provide compact medium to high density residential development and transitional uses between low density and residential uses and higher density residential uses, commercial uses and public and semi-public use area. Multi-family housing should be the predominant development typology in this category. The maximum gross density in the Suburban Area shall be 20 units per acre and the minimum gross density shall be greater than 7 units per acre, when full urban services are available. In the absence of the availability of centralized water and sewer, the gross density of development permitted shall be the same as allowed within the Low Density Residential (LDR) land use category without such services. In the LDR land use category, the maximum density shall be 2 units per acre and minimum lot size shall be half an acre when both centralized water and sewer are not available. When either one of centralized water or sewer services are not available, the maximum gross density shall be 4 units per acre and the minimum lot size shall be $\frac{1}{4}$ of an acre.

The proposed zoning change to RMD-D is consistent with the MDR land use category.

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.

The proposed rezoning of RMD-D will be compatible with other uses already existing within the surrounding area and will be in compliance with Policy 1.1.22.

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 subject properties is located in the Suburban Area and according to the JEA Availability letter dated July 19, 2022, submitted with the application, the site has access to water and sewer service. The proposed use will be in compliance with Policy 1.2.9.

Objective 6.3

The City shall accommodate growth in Jacksonville by encouraging and facilitating new 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.

The subject property is currently utilized as single-family dwellings and approval of this rezoning would allow the developers to develop increase the density and variety of housing offered in the area. Therefore Objective 6.3 would be accomplished by encouraging new development on vacant land within an area already thriving as a Low Density to Medium Density Residential area.

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 2.2.5

All multiple-family developments of 100 units or more shall provide 150 square feet of active recreation area per dwelling unit. There may be one area for each 100 units, or the areas may be combined, subject to approval by the Planning and Development Department.

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

No. The proposed rezoning is not in conflict with any portion of the City's land use regulations. If approved as recommended by the Staff of the Planning and Development Department, the subject property will be rezoned from RLD-60 to RMD-D in order to permit the development of 196 townhome units.

SURROUNDING LAND USE AND ZONING

The subject site is 10.32 acres and is located on the north side of Normandy Boulevard (SR 228), an arterial road, between Chaffee Road South, an arterial road, and Norton Road, an unclassified road. The site consists of five parcels which contain single family homes. The site is also located in Planning District 4, Council District 12 and the Suburban Development Area. The area is predominantly single-family dwellings, along with a few commercial and multi-family properties in the area.

Adjacent Property	Land Use Category	Zoning District	Current Use
North	MDR	RMD-A	Single-family dwellings

South	CGC	PUD 2005-0694-E	Use vehicle sales
East	RPI	RLD-60	Single-family & multi-family dwellings
West	RPI	RLD-60	Single-family dwellings

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

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **October 26, 2022** by the Planning and Development Department, the required Notice of Public Hearing signs were posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2022-0755** be **APPROVED**.



Source: Planning & Development, 10/27/2022

Aerial view of the subject property, facing north.



Source: Planning & Development, 10/27/2022

View of the subject property from Normandy Boulevard.



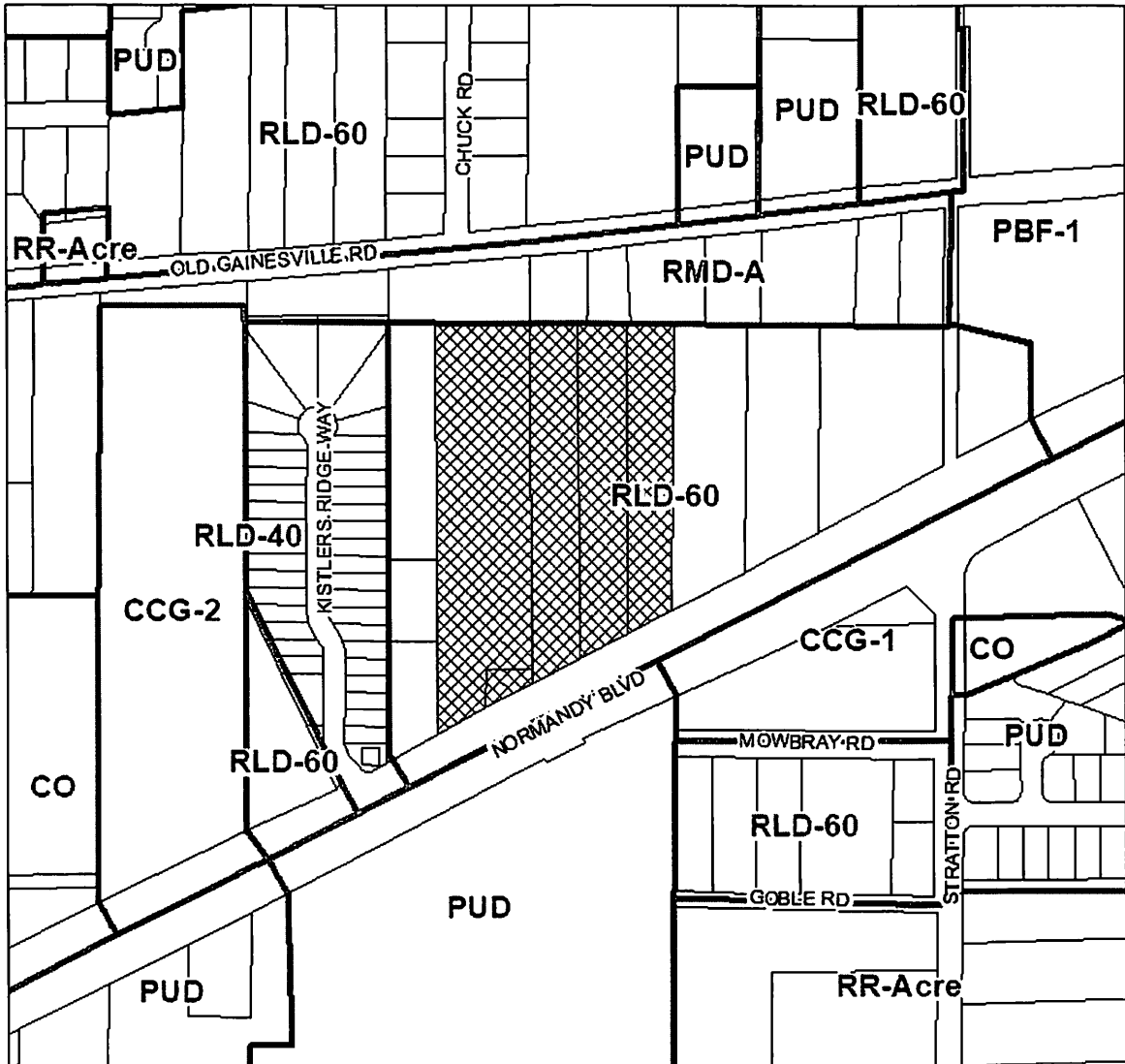
Source: Planning & Development, 10/27/2022

View of the subject property from Normandy Boulevard.



Source: Planning & Development, 10/27/2022

View of the neighboring property, south of Normandy Boulevard.



<p>REQUEST SOUGHT:</p> <p>FROM: RLD-60</p> <p>TO: RMD-D</p>	<p>LOCATION MAP:</p>	<p>0 130 260 520 Feet</p>
<p>ORDINANCE NUMBER ORD-2022-0755</p>	<p>TRACKING NUMBER T-2022-4416</p>	<p>COUNCIL DISTRICT: 12</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>

Legal Map.

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2022-0755 **Staff Sign-Off/Date** KPC / 09/21/2022
Filing Date N/A **Number of Signs to Post** 3
Hearing Dates:
1st City Council 11/09/2022 **Planning Commission** 11/03/2022
Land Use & Zoning 11/15/2022 **2nd City Council** 11/22/2022
Neighborhood Association WEST JAX CIVIC ASSOCIATION
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 4416 **Application Status** SUFFICIENT
Date Started 07/22/2022 **Date Submitted** 07/25/2022

General Information On Applicant

Last Name HART **First Name** CURTIS **Middle Name** L
Company Name
HART RESOURCES LLC
Mailing Address
8051 TARA LANE
City JACKSONVILLE **State** FL **Zip Code** 32216
Phone 9049935008 **Fax** **Email** CURTISHART@HARTRESOURCES.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name TAYLOR **First Name** LONNIE **Middle Name** R
Company/Trust Name
Mailing Address
10935 NORMANDY BLVD
City JACKSONVILLE **State** FL **Zip Code** 32221
Phone **Fax** **Email**

Last Name TAYLOR **First Name** ALICE **Middle Name**
Company/Trust Name
Mailing Address
10935 NORMANDY BLVD
City JACKSONVILLE **State** FL **Zip Code** 32221
Phone **Fax** **Email**

Last Name BOYD **First Name** LOLA **Middle Name**

Company/Trust Name

Mailing Address
10915 NORMANDY BLVD

City JACKSONVILLE **State** FL **Zip Code** 32221

Phone **Fax** **Email**

Last Name TAYLOR **First Name** GLENN **Middle Name**

Company/Trust Name

Mailing Address
3501 COLJEAN COURT

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	012820 0000	12	4	RLD-60	RMD-D
Map	012820 0050	12	4	RLD-60	RMD-D
Map	012823 0000	12	4	RLD-60	RMD-D
Map	012825 0000	12	4	RLD-60	RMD-D
Map	012826 0000	12	4	RLD-60	RMD-D

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

Existing Land Use Category

RPI

Land Use Category Proposed?

If Yes, State Land Use Application #

5748

Total Land Area (Nearest 1/100th of an Acre) 10.32

Justification For Rezoning Application

PROPERTY IS ADJACENT TO LOW DENSITY SMALL LOTS AND MULTIFAMILY. THE REQUESTED ZONING CHANGE WOULD BE COMPATIBLE WITH THE SURROUNDING AREA.

2) Plus Cost Per Acre or Portion Thereof

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

3) Plus Notification Costs Per Addressee

25 Notifications @ \$7.00 /each: \$175.00

4) Total Rezoning Application Cost: \$2,285.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

LEGAL DESCRIPTION

RE PARCEL # 012820-0050

ALL THAT PIECE OR PARCEL OF LAND LYING AND BEING NORTH OF NORMANDY BOULEVARD (FLORIDA STATE ROAD #228) AND BEING A PART OF THE EAST HALF OF THE WEST TWO-THIRDS (E ½ OF W 2/3) OF TRACT 13, BLOCK 2, SECTION 6, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. EXCEPTING THEREFROM ANY PART THEREOF IN THE PUBLIC ROAD OR RESERVED FOR PUBLIC ROAD.

RE PARCEL #012820-0000

PART OF THE EAST 1/3 OF TRACT 13, BLOCK 2, SECTION 6, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH LINE OF NORMANDY BOULEVARD (A 100.0 FOOT RIGHT OF WAY) WITH THE EAST LINE OF SAID TRACT 13; THENCE SOUTH 61°24'56" WEST, 125.66 FEET, ALONG THE NORHT LINE OF SAID NORMANDY BOULEVARD, TO THE WEST LINE OF THE EAST 1/3 OF SAID TRACT 13; THENCE NORTH 00°17'00" EAST, 88.79 FEET, ALONG SAID WEST LINE; THENCE NORTH 89°58'25" EAST, 100.0 FEET, TO THE EAST LINE OF SAID TRACT 13; THENCE SOUTH 00°17'00" WEST, 28.75 FEET, ALONG THE EAST LINE OF SAID TRACT 13, TO THE POINT OF BEGINNING.

RE PARCEL #012826-0000

ALL THAT PART OF THE WEST ONE-THIRD (1/3) OF TRACT FOURTEEN (14), BLOCK TWO (2), TWONSHIP THREE (3) SOUTH, RANGE TWENTY-FIVE (25) EAST, JACKSONVILLE HEIGHTS, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 5, AT PAGE 93, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING ON THE NORTH SIDE OF NORMANDY BOULEVARD, FLORIDA STATE ROAD NO. 226.

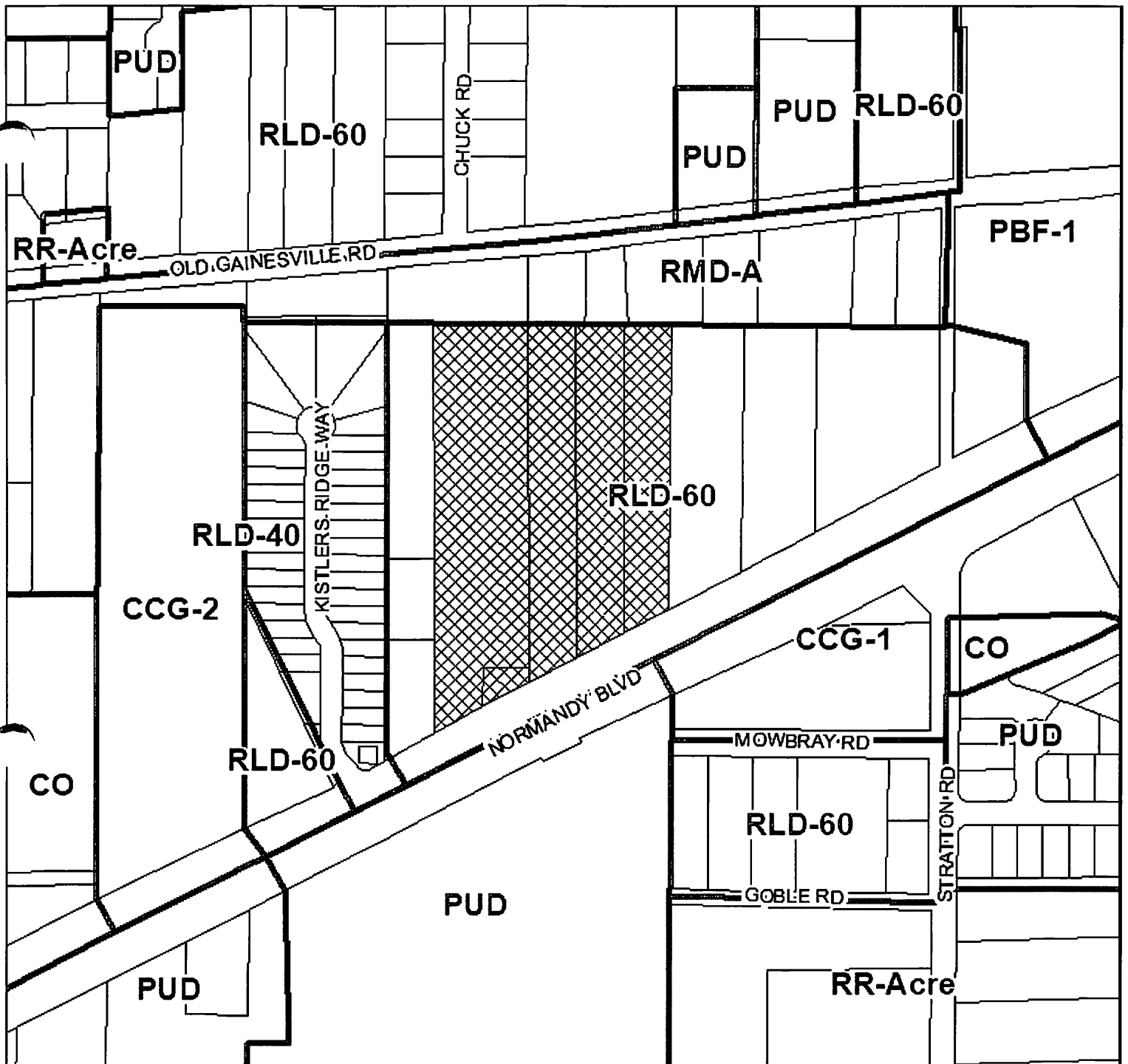
RE PARCEL #012823-0000

ALL THAT PART OF THE WEST HALF (W ½) OF THE EAST TWO-THRIDS (E 2/3) OF TRACT FOURTEEN (14), BLOCK TWO (2), SECTION SIX (6), TOWNSHIP THREE (3) SOUTH, RANGE TWENTY-FIVE (25) EAST, JACKSONVILLE HEIGHTS, ACCORDING TO A PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING AND BEING NORTH OF NORMANDY BOULEVARD.

EXCEPTING THEREFROM ANY PART THEREOF IN THE PUBLIC ROAD OR RESERVED FOR PUBLIC ROAD.

RE PARCEL #012825-0000

THAT PART OF THE EAST 1/3 OF TRACT 14, BLOCK 2, SECTION 6, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

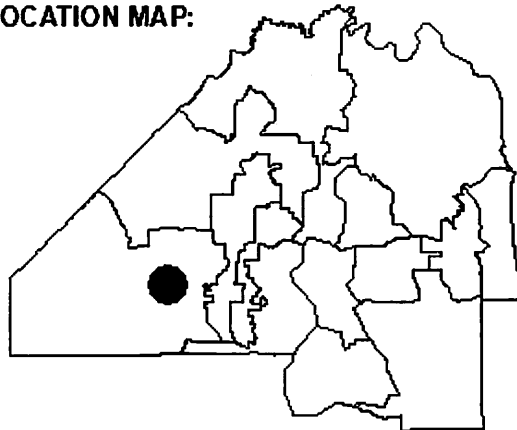


REQUEST SOUGHT:

FROM: RLD-60

TO: RMD-D

LOCATION MAP:



0 130 260 520



Feet

COUNCIL DISTRICT:

12

TRACKING NUMBER

T-2022-4416

EXHIBIT 2

PAGE 1 OF 1

QUIT-CLAIM DEED

RAMCO FORM 8

This Quit-Claim Deed, Executed this 22nd day of February, A. D. 19 96, by

RICHARD TAYLOR,

first party, to LONNIE R. TAYLOR,

whose postoffice address is 10931 Normandy Boulevard, Jacksonville, FL 32221,

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 \$ 10.00 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:

All that piece or parcel of land lying and being North of Normandy Boulevard (Florida State Road #228), and being a part of the East half of the West two-thirds (E 1/2 of W 2/3) of Tract 13, Block 2, Section 6, Township 3 South, Range 25 East, JACKSONVILLE HEIGHTS, according to plat thereof recorded in Plat Book 5, page 93, of the current public records of Duval County, Florida. EXCEPTING THEREFROM any part thereof in the public road or reserved for public Road.

Bk: 8284
Pg: 498
Doc# 96036527
Filed & Recorded
02/22/96
10:45:21 A.M.
HENRY W. COOK
CLERK CIRCUIT COURT
DUVAL COUNTY, FL
REC. \$ 6.00
DEED \$ 0.70

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or 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 presence of:

3rd Master
WITNESS

Richard Taylor
RICHARD TAYLOR

Debra Matthews
WITNESS
STATE OF FLORIDA,
COUNTY OF DUVAL

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

RICHARD TAYLOR, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 22nd day of February A. D. 19 96.

Lori S. Stullia



This Instrument prepared by: Shawn H. Pope, Esquire
Address 1101 Blackstone Building, Jacksonville, FL 32202

5 min return
1781-0464

Please return to: Lonnie Taylor, 10931 Normandy Boulevard, Jacksonville, FL 32221

This Instrument Prepared By and Return To:
Law Office of Donald W. Matthews & Associates
7952-1A Normandy Boulevard
Jacksonville, FL 32221

Property Appraiser's No.: 012820-0000

QUIT-CLAIM DEED

Made this 9th day of FEB 2021, BETWEEN, C. GAIL MANGE ~~fl~~/a C. GAIL TAYLOR, the widow of THOMAS RANDALL TAYLOR, who died on November 24, 2002, whose address is 5207 MAGNOLIA OAKS LANE, JACKSONVILLE FL 32210 and THOMAS RANDALL TAYLOR, JR., married person, whose address is 12463 RUXTON GREEN LANE, JACKSONVILLE FL 32246, the Grantor, and LONNIE R. TAYLOR a/k/a LONNIE RICHARD TAYLOR, a married person, whose address is 10935 Normandy Boulevard, Jacksonville, FL 32221, the Grantee.

WITNESSETH: that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, have remised, released and quit-claimed, and by these presents do hereby remise, release and quit-claim unto the Grantee, and her heirs, successors and assigns forever, the following described land, situats, lying and being in the County of Duval, State of Florida, to-wit:

Part of the East 1/3 of Tract 13, Block 2, Section 6, Township 3 South, Range 25 East, Jacksonville Heights, according to the Plat thereof recorded in Plat Book 5, page 93 of the current public records of Duval County, Florida, more particularly described as follows:

Begin at the intersection of the North line of Normandy Boulevard (a 100.0 foot right of way) with the East line of said Tract 13; Thence South 61°24'56" West, 125.66 feet, along the North line of said Normandy Boulevard, to the West line of the East 1/3 of said Tract 13; Thence North 00°17'00" East, 88.79 feet, along said West line; Thence North 89°58'25" East, 100.0 feet, to the East line of said Tract 13; Thence South 00°17'00" West, 28.75 feet, along the East line of said Tract 13, to the Point of Beginning.

SUBJECT to covenants, restrictions and easements of record, if any. The above-described real property is not the homestead property of the Grantor.

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

IN WITNESS WHEREOF the Grantors have hereunto set their hands and seals the day and year first above written.

SIGNED, AND SEALED IN OUR PRESENCE:

Tammy L Taylor, WITNESS

C. Gail Mange / Gail Taylor
C. GAIL MANGE fka GAIL TAYLOR,
Grantor

Steve D. Woodman, WITNESS

Thomas Randall Taylor Jr
THOMAS RANDALL TAYLOR, JR., Grantor

Tammy L Taylor, WITNESS

Steve D. Woodman, WITNESS

STATE OF FLORIDA
COUNTY OF Duval | ss

BEFORE me personally appeared C. GAIL MANGE f/w/a C. GAIL TAYLOR, the widow of Thomas Randall Taylor, and THOMAS RANDALL TAYLOR, JR., a ~~MARRIED~~ person, by means of physical appearance or by online notarization, to me well known or who have produced DRIVERS LICENSE - Florida as identification, and known to me to be the individuals described in and who acknowledged before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 9th day of February, 2020, at Duval, County and State aforesaid.

(SEAL)



RHONDA D. WRYE
Notary Public, State of Florida
My Comm. Expires April 1, 2023
Commission No: GG303325

Rhonda D Wrye
Signature of Notary Public

Rhonda D. Wrye
[Printed, typed or stamped name of Notary Public]

This document prepared by:
ABC LEGAL CLINIC
1701 Rogero Road
Jacksonville Florida 32211

QUIT-CLAIM DEED

THIS INDENTURE, made on April 19, 2012, A. D., BETWEEN

JOHN BAUMEISTER, residing at 1700 San Pablo Road #1413, Jacksonville, State of Florida, 32216, of the county of Duval, Party of the first part, and

LOLA J. BOYD, residing at 10915 Normandy Blvd., Jacksonville, State of Florida, 32221, of the county of Duval, Party of the second part,

WITNESSETH: that the said Party of the first part, for and in the consideration of the sum of

***** LOVE AND AFFECTION AND NO/100 (\$0.00) *****

in hand paid by the said Party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim, unto the said Party of the second part, and her heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Duval, State of Florida, to-wit:

ALL THAT PART OF THE WEST ONE-THIRD (1/3) OF TRACT FOURTEEN (14), BLOCK TWO (2), TOWNSHIP THREE (3) SOUTH, RANGE TWENTY-FIVE (25) EAST, JACKSONVILLE HEIGHTS, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 5, AT PAGE 93, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING ON THE NORTH SIDE OF NORMANDY BOULEVARD, FLORIDA STATE ROAD NO. 226.

TOGETHER WITH: 2001 FLEETWOOD MOBILE HOME, LOCATED AT 10915 NORMANDY BLVD., JACKSONVILLE, FLORIDA, SERIAL NO. GAFL139A/B16023-DC2.

PARCEL I. D. NO.: _____

THIS DEED WAS PREPARED WITHOUT TITLE SEARCH OR SURVEY.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances there unto belonging or in anywise appertaining and all the estate, right, title, interest, lien equity and claim whatsoever of the said Party of the first part, either in law or equity to the only proper use, benefits and behoof of the said Party of the second part, her heirs, successors and assigns forever.

IN WITNESS WHEREOF, the Party of the first part has hereunto set his hand and seal the day and year first above written.

Signed and Sealed in Our Presence:

Crisy Power

Crisy Power
NAME PRINTED

Norma E. Lyon

Norma E. Lyon
NAME PRINTED

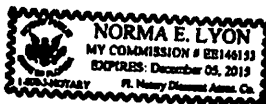
[Signature]
JOHN BAUMEISTER

STATE OF FLORIDA)
) §§
COUNTY OF DUVAL)

BEFORE ME personally appeared **JOHN BAUMEISTER**, to me well known or who provided JOH as identification, and is known to me to be the individual described in and who executed the foregoing instrument, and acknowledged to and before me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal on April 19, 2012, at Jacksonville, County and State aforesaid.

Norma E. Lyon
NOTARY PUBLIC



5 MIN RETURN

PHONE # 783.3294

Warranty Deed

Prepared By: Benjamin T. Green
7304 Nate Circle
Jacksonville, FL 32210
(904) 695-1870

THIS INDENTURE, Made this 25th day of April, A. D. 2003 **BETWEEN**

Ellemur Taylor, 10931 Normandy Blvd., Jacksonville, FL 32221

of the County of Duval, State of Florida, part y of the first part, and

Glenn M. Taylor, 3501 Coljean Court, Jacksonville, FL 32221

of the County of Duval, State of Florida, part y of the second part,

Witnesseth: That the said part y of the first part, for and in consideration of the sum of ***** Other Valuable Consideration and Ten and no/100 ***** Dollars, to it in hand paid by the part y of the second part, receipt whereof is hereby acknowledged, it has granted, bargained and sold to the part y of the second part, his heirs and assigns forever, the following described land, situate, lying and being in the County of Duval, State of Florida, to wit:

Jax Heights, Pt Tract 14, Recd O/R 7970-22 Block 2, of the Public Records of Duval County.

SEE EXHIBIT 'A'

AKA: 10927 Normandy Blvd. Jacksonville, FL 32208

Subject to covenants, restrictions and easements of record.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

This deed was prepared without benefit of title search.

And the said part y of the first part do *es* hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said part y of the first part has hereunto set her hand and seal the day and year first above written.

SIGNED AND SEALED IN OUR PRESENCE:

Tony Armstrong
Tony Armstrong

Ellemur Taylor (SEAL)
Ellemur Taylor

Catherine Taylor
Catherine Taylor

Doc# 2003147344 (SEAL)
Book: 11079 - 2061
Pages: 2060 - 2061
Filed & Recorded
05/08/2003 02:43:30 (SEAL)
JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY (SEAL)
RECORDING \$ 9.00
TRUST FUND \$ 1.50
DEED DOC STAMP \$ 322.00

State of Florida
County of Duval

Before me personally appeared Ellemur Taylor
and _____, to me well known and
known to me to be the individual described in and who executed the foregoing instrument, and
acknowledged to and before me that she executed the same for the purpose therein expressed.

WITNESS my hand and official seal this 25th day of April, 2003
at Duval, County and State aforesaid.

FLDL# T460-217-22-551

Benjamin T. Green
Notary Public in and for County of Duval, State of Florida.
My commission expires _____



Exhibit A"

All that part of the West half (W 1/2) of the East two-thirds (e 2/3) of Tract Fourteen (14), Block Two (2), Section Six (6), Township Three (3) South, Range twenty-five (25) East, JACKSONVILLE HEIGHTS, according to a plat thereof recorded in Plat Book 5, Page 93, of the current public records of Duval County, Florida, lying and being North of Normandy Boulevard.

Excepting therefrom any part thereof in the public road or reserved for public road.

18.30
522.00

This Instrument Prepared by & return to:
Name: Susan Wallace, an employee of
Osceola Land Title Inc.
Address: 577 S. 6th Street
Macclenny, FL 32063
2783-04
Parcel I.D. #: 012825-0000

Grantee S.S. #:
Grantor S.S. #:

SPACE ABOVE THIS LINE FOR PROCESSING DATA

Doc# 2004200740
Book: 11883
Pages: 1379 - 1380
Filed & Recorded
06/21/2004 09:31:43 AM
JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
RECORDING \$ 9.00
TRUST FUND \$ 1.50
DEED DOC STAMP \$ 522.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 28th day of May, A.D. 2004, by **CAROL D. THORNTON**, a single adult, as to a remainder interest, hereinafter called the grantor, whose address is 1610 Vada Road, Rainbridge, GA 39817 to **GLENN M. TAYLOR**, whose post office address is 3501 Coljean Court, Jacksonville, FL 32221, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in Duval County, State of Florida, viz:

That part of the East 1/3 of Tract 14, Block 2, Section 6, Township 3 South, Range 25 East, Jacksonville Heights, according to the plat thereof as recorded in Plat Book 5, Page 93 of the current public records of Duval County, Florida.

SUBJECT TO TAXES FOR THE YEAR 2004 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold the same in fee simple forever.

And the grantor hereby covenants with said grantee that she is lawfully seized of said land in fee simple; that she has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003.

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

Signed, sealed and delivered in the presence of:

Susan L. Wallace
Witness Signature (as to first Grantor)

Susan L. Wallace
Printed Name

Ashley Rhodes
Witness Signature (as to first Grantor)

Ashley Rhodes
Printed Name

Carol D. Thornton L.S.
Carol D. Thornton
Address:

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 28th day of May, 2004, by Carol D. Thornton, who is known to me or who has produced FBI as identification.

Susan L. Wallace
Signature of Acknowledger
My commission expires _____



Susan L. Wallace
MY COMMISSION # DD247006 EXPIRES
September 3, 2007
BONDED THROUGH FARM INSURANCE INC.



Availability Letter

Meagan Perkins

7/19/2022

Hart Resources LLC

8051 Tara Lane

Jacksonville, Florida 32216

Project Name: Normandy Townhomes

Availability #: 2022-2763

Attn: Meagan Perkins

Thank you for your inquiry regarding the availability of Electric, Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents.

Point of Connection:

A summary of connection points for requested 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 requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or 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 at:

https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/

Reservation of Capacity:

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

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

https://www.jea.com/water_and_wastewater_development

Sincerely,

Susan West

westsr@jea.com

(4) 665-7980

Availability Number: 2022-2763

Request Received On: 7/14/2022

Availability Response: 7/19/2022

Prepared by: Susan West

Expiration Date: 07/18/2024

Project Information

Name: Normandy Townhomes

Address: 10935 NORMANDY BLVD 1, JACKSONVILLE, FL 32221

County: Duval County

Type: Electric,Sewer,Water

Requested Flow: 49000

Parcel Number: 012820 0050, 012820-0000, 012825-0000, 012823-0050, 012826-0000, 012828-0100

Location: Northside of Normandy

Description: 196 fee simple townhomes

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 8 inch water main along Old Gainesville Road east of property

Connection Point #2: Existing 16 inch water main along Normandy Blvd

Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

Sewer Connection

Sewer Grid: Southwest

Connection Point #1: Existing 8 inch force main along Chaffee Rd S at the Old Gainesville Road intersection west of property

Connection Point #2: Existing 16 inch force main along Normandy Blvd

Sewer Special Conditions: Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Request a force main connection pressure letter through Step 2 of the SagesGov portal.

**Reclaimed Water
Connection**

Reclaim Grid: N/A

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions: JEA does not anticipate having reclaim water in this area in the foreseeable future.

Electric Availability:

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

Point of connection location(s) to be field verified by developer during project design. If needed,
General Conditions: a development meeting may be scheduled prior to submitting a plan set through the SagesGov portal. Copies of reference drawings may also be requested using the SagesGov portal.

Subsequent steps you need
to take to get service:

Request As-Built drawings and/or GIS maps by going to Step 1 in Sages. Request a Hydrant Flow Test by going to Step 1 in Sages. Request a Development Meeting with the water/wastewater team by going to Step 2 in Sages. If you need representative from the electric or real estate team please indicate that on your application. Don't forget to upload your utility layout with your application. Submit your plans for water/waste water review by Step 2 in Sages. Submit your request for a Force Main Connection Pressure letter by accessing Step 2 in Sages.