

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2020-009

February 6, 2020

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 **2020-009**.

Location: 7820 Pritchard Road; between Taylor Estate Lane and Reason Lane/Westside Industrial Drive

Real Estate Numbers: portion of 003422-0010

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

Proposed Zoning District: Industrial Business Park (IBP)

Current Land Use Category: Low Density Residential (LDR)

Proposed Land Use Category: Business Park (BP)

Planning District: Northwest, District 5

Applicant/Agent: Jennifer Camile Rhoden
Lin Electric Inc.
3840 Magill Road
Jacksonville, FL 32220

Owner Arlie Ben Davis
7742 Pritchard Road
Jacksonville, FL 32219

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2020-009** seeks to rezone a portion of a parcel, approximately 1.5 acres in size, from the RLD-60 to the IBP zoning district in order to cover an existing single-family dwelling to an office. The office will be utilized by Lin Electric to allow for an expansion of their offices. The parcel is approximately 6.5 acres in total and the remaining 5 acres will stay zoned RLD-60 to allow the owners to create rental homes for their employees to live in.

The subject property is located directly to the east of I-295 after Imeson Rd and south of the Westside Industrial Park. The area immediately surrounding the subject property is residential in nature; however, properties on the north side of Pritchard Road are primarily industrial in nature.

There is a companion Small Scale Land Use Amendment, L-5417-19C (Ord. 2020-008) requesting that the subject property be changed from Low Density Residential to Business Park.

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 request is for a zoning district change from RLD-60 to IBP. Concurrently there is a land use application to change the land use category from LDR to BP. The applicant would like to convert the existing home to an office for their electric company. If the land use application is approved, then the rezoning would be consistent with the land use category. Offices of building trades contractor (not including outside storage or use of a vehicle in excess of one-ton capacity or any equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment) is allowed in the BP land use category.

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

Yes, the proposed rezoning furthers the following goals, objectives, and policies of the 2030 Comprehensive Plan's Future Land Use Element:

Policy 1.1.10

Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

The IBP zoning district works as a transitional zoning category between residential and industrial uses. The office space is an appropriate use and compatible with the area.

Objective 3.2

Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas. Plan and have an adverse impact on adjoining or nearby uses. Consider office and high density residential development as a viable alternative in land use reviews.

The proposed office on the portion of the large property is compatible with the surrounding area and the proposed mix of uses on the property achieves an integrated land use fabric, which promotes the growth of a local business.

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 pending approval of the Land Use Companion Application (L-5417-19C).

SURROUNDING LAND USE AND ZONING

The subject property is located directly to the west of I-295 and Imeson Road and south of Westside Industrial Park.

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LI	PUD 2004-911-E	Industrial Parking/Distribution/Warehousing
East	LDR	RLD-60	Single Family Dwelling
South	LDR	RLD-60	Vacant Wooded Lot
West	LDR	RLD-60	Single Family Dwellings

The properties immediately adjacent to the subject site to the south, west, and east are residential zoned but are large wooded lots with one mobile home or vacant and undeveloped. The properties located across Pritchard Road are a part of an industrial business park with warehousing, distribution, storage and other industrial uses on site. The proposed use of Offices of building trades contractor (not including outside storage or use of a vehicle in excess of one-ton capacity or any equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment) is compatible and an allowed use in the IBP Zoning District.

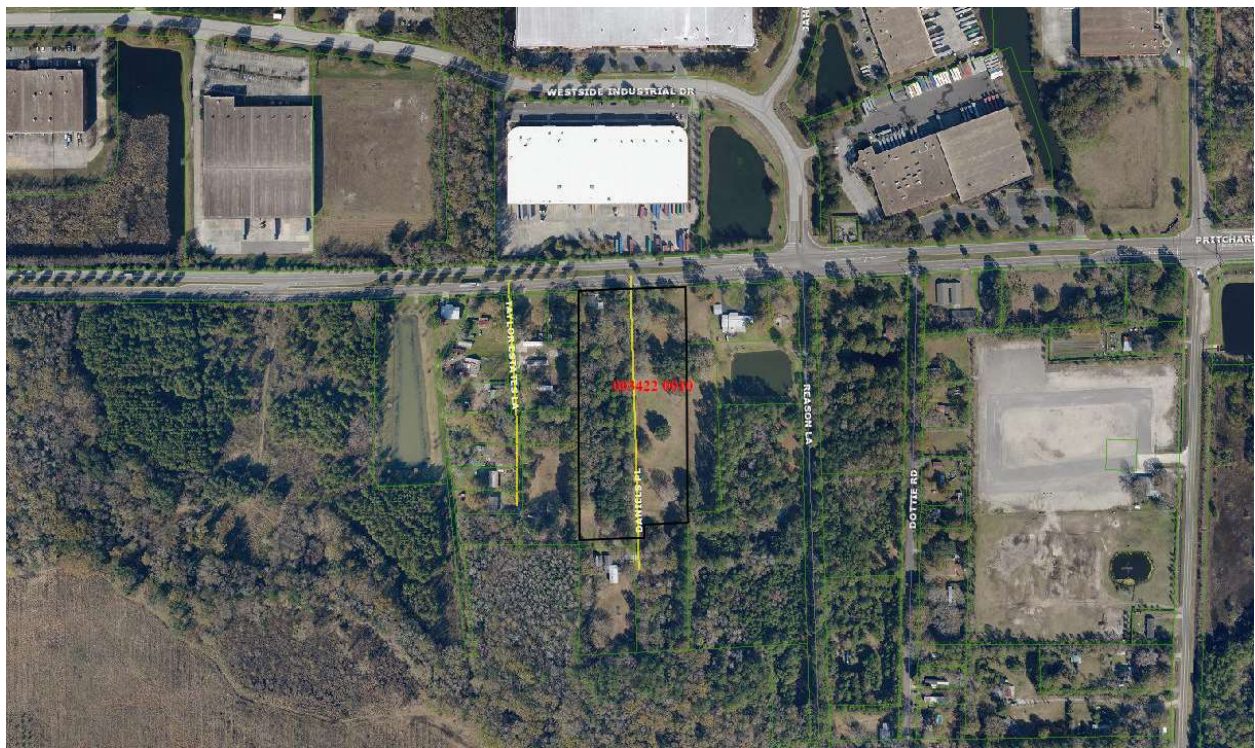
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on January 28, 2020, 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 2020-009 be **APPROVED**.



Aerial



Subject Property

*Source: COJ, Planning & Development Department
Date: 01/28/2020*



Daniels Place: additional access to property

*Source: COJ, Planning & Development Department
Date: 01/28/2020*



Property to the east (7742 Pritchard Rd)

*Source: COJ, Planning & Development Department
Date: 01/28/2020*



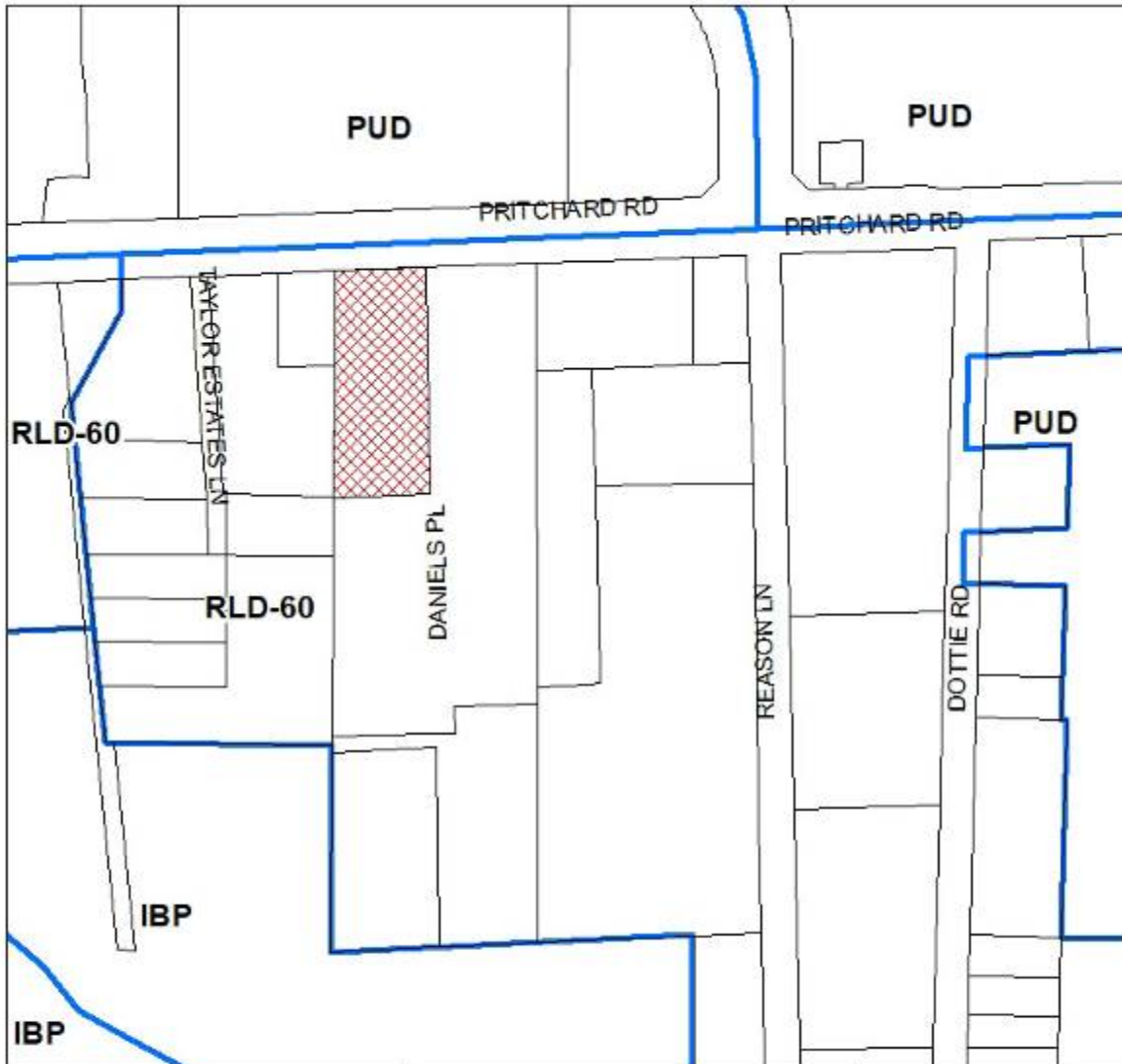
Pritchard Road



*Source: COJ, Planning & Development Department
Date: 01/28/2020*



Property to the north

Source: COJ, Planning & Development Department
Date: 01/28/2020



<p>REQUEST SOUGHT:</p> <p>FROM: RLD-60</p> <p>TO: IBP</p>	<p>LOCATION MAP:</p> 	 <p>0 95 190 380</p> <p>Feet</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2020-0009</p>	<p>TRACKING NUMBER</p> <p>T-2019-2621</p>	<p>COUNCIL DISTRICT:</p> <p>10</p> <p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>



Planning and Development Department

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

MEMORANDUM

TO: Connie Quinto, City Planner II
Current Planning Division

FROM: Chris Schoenig, City Planner II
Community Planning Division

RE: 2020-009

DATE: January 23, 2020

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

Description of Proposed Rezoning Application

Current Land Use: LDR LU Companion Application: 2020-008 LDR to BP
Current Zoning: RLD-60 Proposed Zoning: IBP Acres: 1.5
Land Development Area: Suburban

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 change the zoning district from RLD-60 to IBP in order to allow for the new owner to use the existing house on the subject property as an office to allow for the expansion of their business.

LAND USE CATEGORY CONSISTENCY REVIEW:

BP in the Suburban Area is intended to provide compact low to medium intensity office development. Development which includes low to medium density residential uses is preferred on sites located outside of areas identified as an Industrial Sanctuary.

Plan amendment requests for new BP designations are preferred in locations which are supplied with full urban services and with site access to roads classified as arterial or higher on the Highway Functional Classification Map.

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 (FLUE)

- Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
- Policy 1.1.10 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.
- 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 1.3.4 New development sites shall be required, wherever possible to share existing access points. The City will encourage new service drives or roads and connections to existing service drives or roads when deemed appropriate by the Traffic Engineering Division and JPDD. This policy is not to conflict with and will not exempt a developer from complying with landscape and tree protection regulations.
- 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 3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.
- Policy 3.2.18 The City shall permit business parks in locations adjacent to, or near, residential areas, subject to Development Areas and the Plan Category Descriptions of the Operative Provisions and applicable Land Development Regulations.

Recreation and Open Space Element (ROSE)

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

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

Airport Environment Zone

The site is located within the 500-foot Airport Height and Hazard Restriction Zones for Outlying Landing Field Whitehouse. Zoning will limit development to a maximum height of less than 500 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

Future Land Use Element

Objective 2.5 Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

Archeological Sensitivity

According to the Duval County Archeological Predictive Model, the subject property is located within an area of low and high sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process may be required to perform a Professional Archeological Reconnaissance Survey on the portion of the site that is in a high sensitivity area. 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 # 2020-0009 **Staff Sign-Off/Date** CMQ / 12/18/2019
Filing Date 01/14/2020 **Number of Signs to Post** 1
Hearing Dates:
1st City Council 02/11/2020 **Planning Commission** 02/06/2020
Land Use & Zoning 02/19/2020 **2nd City Council** 02/25/2020
Neighborhood Association
Neighborhood Action Plan/Corridor Study

Application Info

Tracking # 2621 **Application Status** SUFFICIENT
Date Started 11/13/2019 **Date Submitted** 11/19/2019

General Information On Applicant

Last Name RHODEN **First Name** JENNIFER **Middle Name** CAMILE
Company Name LINS ELECTRIC, INC
Mailing Address 3840 MAGILL ROAD
City JACKSONVILLE **State** FL **Zip Code** 32220
Phone 9048686586 **Fax** 904 **Email** JENNIFER@LINSELECTRIC.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name DAVIS **First Name** ARLIE **Middle Name** BEN
Company/Trust Name
Mailing Address 7742 PRITCHARD ROAD
City JACKSONVILLE **State** FL **Zip Code** 32219
Phone 9045370871 **Fax** **Email** SCOOT1924@YAHOO.COM

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map	RE#	Council District	Planning District	From Zoning District	To Zoning District
	003422 0010	10	5	RLD-60	IBP

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

ALLOW NEW OWNER (LINS ELECTRIC, INC.) TO USE EXISTING HOUSE AS OFFICE TO ALLOW FOR EXPANSION OF BUSINESS. A LARGE PERCENTAGE OF ADJACENT PROPERTY ALONG PRITCHARD ROAD AND IMESON ROAD WITHIN A MILE RADIUS OF THIS PROPERTY IS ZONE FOR COMMERCIAL USE OF SOME TYPE. OWNERS ARE PURCHASING A TOTAL OF 6.5 ACRES AN WILL BE LEAVING THE REMAINING 5 ACRES ZONED AS RLD-60 TO ALLOW FOR PLACEMENT OF AFFORDABLE RENTAL HOUSES.

Location Of Property

General Location

House #	Street Name, Type and Direction	Zip Code
<input type="text" value="7820"/>	<input type="text" value="PRITCHARD RD"/>	<input type="text" value="32219"/>

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**
1.50 Acres @ \$10.00 /acre: \$20.00
- 3) Plus Notification Costs Per Addressee**
17 Notifications @ \$7.00 /each: \$119.00
- 4) Total Rezoning Application Cost:** \$2,139.00

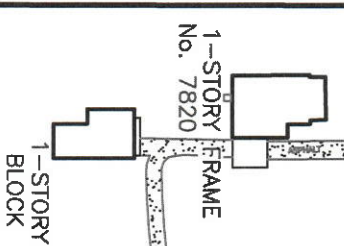
NOTE: Advertising Costs To Be Billed to Owner/Agent

POINT OF BEGINNING

N 87°49'56" E
160.41'

PRITCHARD ROAD
(RIGHT OF WAY WIDTH VARIES)

S 87°49'56" W 1841.29'



N 00°09'14" E 396.63'

S 01°09'18" E 396.36'

S 87°49'56" W 169.47'

DANIEL PLACE
(35.0 FOOT RIGHT-OF-WAY)

POINT OF COMMENCEMENT

IMESON ROAD
(80.0 FOOT RIGHT OF WAY)

MAP SHOWING

PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE TANGENT INTERSECTION OF THE WEST LINE OF IMESON ROAD (AN 80.0 FOOT RIGHT OF WAY) WITH THE SOUTH LINE OF PRITCHARD ROAD (FORMERLY A 66.0 FOOT RIGHT OF WAY); THENCE SOUTH 87°-49'-56" WEST, 1841.29 FEET, ALONG THE SAID SOUTH LINE, TO THE POINT OF BEGINNING; THENCE SOUTH 01°-09'-18" EAST, 396.36 FEET; THENCE SOUTH 87°-49'-56" WEST, 169.47 FEET; THENCE NORTH 00°-09'-14" EAST, 396.63 FEET, TO THE SOUTH LINE OF SAID PRITCHARD ROAD; THENCE NORTH 87°-49'-56" EAST, 160.41 FEET, ALONG THE SOUTH LINE OF SAID PRITCHARD ROAD, TO THE POINT OF BEGINNING.

CONTAINING 65,364.6695 SQUARE FEET AND/OR 1.500 ACRES.
FOR: LN'S ELECTRIC, INC.

GENERAL NOTES:

- 1.) This is a: Map Only.
- 2.) No abstract of Title furnished.
- 3.) Not abstracted for easements.
- 4.) Basis of Bearings: Assumed South line of Pritchard Rd.



ECK LAND SURVEYORS, INC.

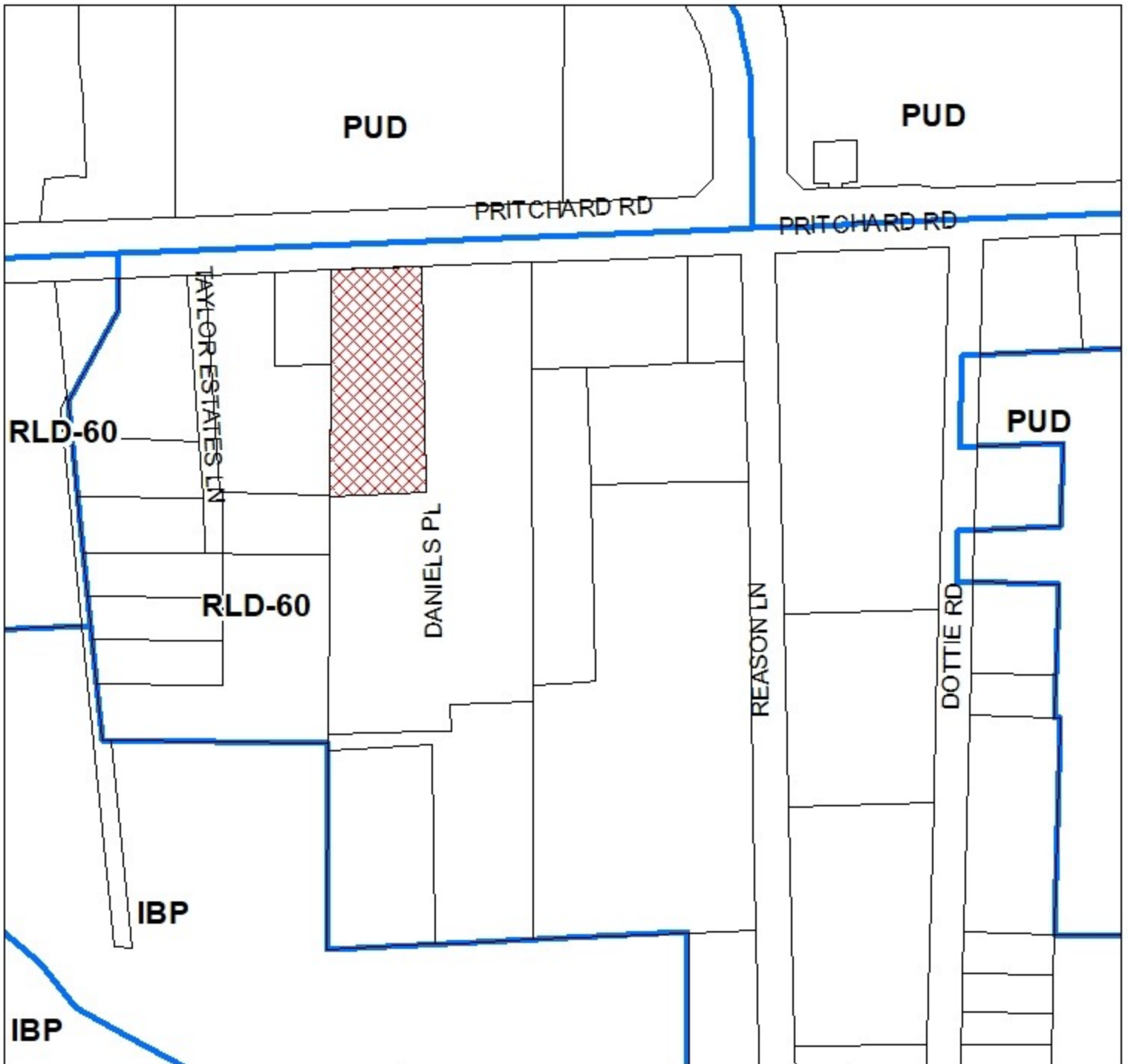
1660 EMERSON STREET
JACKSONVILLE, FLORIDA 32207
(904) 396-6334 FAX (904) 396-9997
email: office@ecklandsurveyors.com
LB 7992

RECORDS SINCE 1881

[Signature]
HAROLD G. EVERETT, JR.
Certificate No. 3287
LOUIS J. EVERETT
Certificate No. 4099
Professional Surveyors & Mappers
State of Florida

Not valid unless Surveyor's official seal is embossed hereon

SCALE: 1"=100' DATE: 11/14/19 FIELD BOOK PAGE DRAFTSMAN: J A B ORDER # 19-307 - A

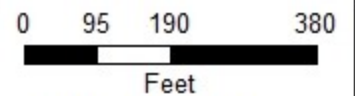
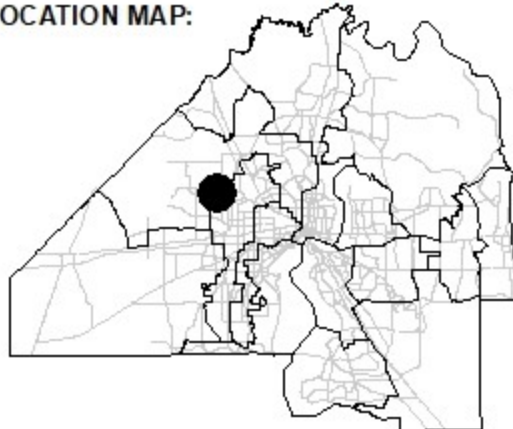


REQUEST SOUGHT:

FROM: RLD-60

TO: IBP

LOCATION MAP:



COUNCIL DISTRICT:

10

TRACKING NUMBER

T-2019-2621

EXHIBIT 2
PAGE 1 OF 1

DAVIS ARLIE BEN
7742 PRITCHARD RD
JACKSONVILLE, FL 32219

Primary Site Address
7820 PRITCHARD RD
Jacksonville FL 32219

Official Record Book/Page
15425-00657

Title #
5335

7820 PRITCHARD RD

Property Detail

RE #	003422-0010
Tax District	GS
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	283612

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. [Learn how the Property Appraiser's Office values property.](#)

Value Summary

Value Description	2019 Certified	2020 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$56,896.00	\$56,359.00
Extra Feature Value	\$6,336.00	\$6,336.00
Land Value (Market)	\$72,445.00	\$72,445.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$135,677.00	\$135,140.00
Assessed Value	\$135,677.00	\$135,140.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$135,677.00	See below

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
15425-00657	10/29/2010	\$100.00	QC - Quit Claim	Unqualified	Vacant
15249-00428	4/29/2010	\$125,000.00	WD - Warranty Deed	Unqualified	Improved
14884-02400	5/21/2009	\$100.00	MS - Miscellaneous	Unqualified	Improved
07961-01439	10/17/1994	\$2,142.00	MS - Miscellaneous	Unqualified	Improved
07504-01915	12/24/1992	\$100.00	QC - Quit Claim	Unqualified	Improved
02444-00091	12/30/1899	\$0.00	- Unknown	Unqualified	Improved
01248-00321	12/30/1899	\$0.00	- Unknown	Unqualified	Improved
01212-00472	12/30/1899	\$0.00	- Unknown	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	GRCR2	Garage/Util Bdg Conc	1	0	0	948.00	\$5,802.00
2	CPAR2	Carport Aluminum	1	18	16	288.00	\$534.00

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-60	357.00	790.00	Common	357.00	Front Footage	\$72,292.00
2	9602	SWAMP	RLD-60	0.00	0.00	Common	0.51	Acreage	\$153.00

Legal

LN	Legal Description
1	35-1S-25E 6.985
2	PT NW1/4 OF SW1/4 RECD
3	O/RS 15249-428, 15425-657(EX PT RECD
4	O/R 15425-659)

Buildings

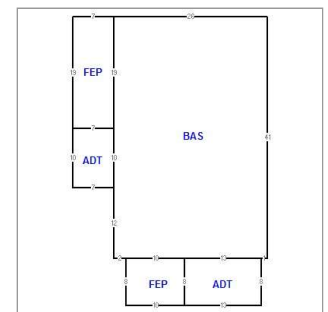
Building 1
Building 1 Site Address
7820 PRITCHARD RD
Jacksonville FL 32219

Building Type	0101 - SFR 1 STORY
Year Built	1945
Building Value	\$56,359.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1066	1066	1066
Finished Encl Porch	133	0	80
Addition	104	104	94
Finished Encl Porch	80	0	48
Addition	70	70	63

Element	Code	Detail
Exterior Wall	26	26 Alum/Vinyl
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	14	14 Carpet
Int Flooring	11	11 Cer Clay Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Stories	1.000	
Bedrooms	3.000	
Baths	2.000	



Total	1453	1240	1351	Rooms / Units	1.000	
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2019 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$135,677.00	\$0.00	\$135,677.00	\$1,551.42	\$1,552.40	\$1,466.78
Public Schools: By State Law	\$135,677.00	\$0.00	\$135,677.00	\$548.47	\$529.41	\$515.03
By Local Board	\$135,677.00	\$0.00	\$135,677.00	\$304.81	\$305.00	\$286.22
FL Inland Navigation Dist.	\$135,677.00	\$0.00	\$135,677.00	\$4.34	\$4.34	\$4.12
Water Mgmt Dist. SJRWMD	\$135,677.00	\$0.00	\$135,677.00	\$34.74	\$32.75	\$32.75
Gen Gov Voted	\$135,677.00	\$0.00	\$135,677.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$135,677.00	\$0.00	\$135,677.00	\$0.00	\$0.00	\$0.00
			Totals	\$2,443.78	\$2,423.90	\$2,304.90
Description	Just Value	Assessed Value	Exemptions	Taxable Value		
	Last Year	\$135,591.00	\$135,591.00	\$0.00	\$135,591.00	
	Current Year	\$135,677.00	\$135,677.00	\$0.00	\$135,677.00	

2019 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2019**2018****2017****2016****2015****2014**

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

More Information

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

EXHIBIT A

Property Ownership Affidavit - Individual

Date: Nov 14, 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 in Jacksonville, Florida:

Address: 7820 Pritchard Road RE#(s): 003422-0010

To Whom it May Concern:

I Archie Ben Davis hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Rezoning of Property submitted to the Jacksonville Planning and Development Department.

By Archie Ben Davis

Print Name: Archie Ben Davis

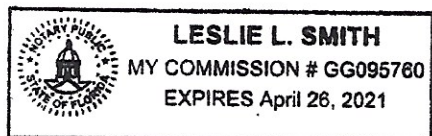
**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 14th day of November 2019, by Archie Ben Davis, who is personally known to me or who has produced personally known as identification and who took an oath.

Leslie L. Smith

(Signature of NOTARY PUBLIC)

Leslie L. Smith
(Printed name of NOTARY PUBLIC)



State of Florida at Large.

My commission expires: April 26, 2021

EXHIBIT B

Agent Authorization - Individual

Date: Nov 14, 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 in Jacksonville, Florida:

Address: 7820 Pritchard Road RE#(s): 003422-0010

To Whom it May Concern:

You are hereby advised that Archie Ben Davis, as _____ of _____, hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Jennifer C. Rhoden to act as agent to file application(s) for Rezoning of property 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 as submitted to the Jacksonville Planning and Development Department.

By [Signature]

Print Name: Archie Ben Davis

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 14th day of November 2019, by Archie Ben Davis, who is personally known to me or who has produced personally known as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)

Leslie L. Smith
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: April 26, 2021

10 02 9296

Sales Price: \$125,000.00

This Warranty Deed

Made this 3 29 day of April, 2010 A.D.
by John O. Daniel

hereinafter called the grantor, to
Arlie Ben Davis
whose post office address is:
7742 Pritchard Road, Jacksonville, FL 32219
hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, viz:

See Exhibit "A" attached hereto and made a part hereof

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and restrictions and prohibitions, the reference to which shall not operate to reimpose same, imposed by governmental authorities, if any, and taxes for the current year.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel Identification Number: 003422-0000 and 003419-0000

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 the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor 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, 2009.

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

Signed, sealed and delivered in our presence:

2 [Signature] DAMON MOSES - Witness
2 [Signature] JESSICA M. SOTO-BUSH - Witness
JESSICA M. SOTO-BUSH - Witness

[Signature] John O. Daniel - Seller
John O. Daniel - Seller

State of 5 Georgia
County of 4 Richmond

The foregoing instrument was acknowledged before me this 3 29 day of April, 2010, by John O. Daniel who is personally known to me or who has produced 11 GADL 0033748998 as identification.

[Signature] Lauren Cook
Notary Public
Print Name: Lauren Cook
My Commission Expires: March 11, 2012

PREPARED BY:
RECORD & RETURN TO:
Thomas C. Santoro
1700 Wells Road Suite 5
Orange Park, Florida 32073
(904) 278-8713
File No: 10-16654

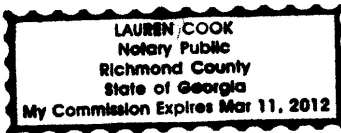


Exhibit "A"

Part of the East 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 35, Township 1 South, Range 25 East, Duval County, Florida, more particularly described as follows:

Commence at the tangent intersection of the West line of Imeson Road (an 80.0 foot right of way) with the South line of Pritchard Road (formerly a 66.0 foot right of way); thence South 87 degrees 49 minutes 56 seconds West, 1648.73 feet, along the said South line, to the point of beginning; thence South 00 degrees 31 minutes 21 seconds East, 776.31 feet to the Northeast corner of the lands described in Deed recorded in Official Records Volume 6645, page 170; thence South 88 degrees 26 minutes 30 seconds West, 149.01 feet, along the North line of said lands, to the East line of Daniel Place (a 35.0 foot road easement); thence South 01 degree 09 minutes 18 seconds East, 76.37 feet, along the East line of said Daniel Place, to its Southeast corner; thence South 88 degrees 53 minutes 59 seconds West, 34.96 feet, along the South line of said Daniel Place; thence South 01 degree 09 minutes 18 seconds East, 24.86 feet to the Northeast corner of the lands described in Official Records Volume 5288, page 21; thence South 87 degrees 12 minutes 40 seconds West, 180.60 feet to the Northwest corner of said lands; thence North 00 degrees 22 minutes 21 seconds East, 27.41 feet, to a 1/2 inch iron pipe; thence North 00 degrees 09 minutes 14 seconds East, 852.94 feet to the South line of said Pritchard Road; thence North 87 degrees 49 minutes 56 seconds East, 352.95 feet, along the South line of said Pritchard Road, to the Point of Beginning.



ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street
Jacksonville, Florida 32202-3139

Jennifer C Rhoden
Lin's Electric, Inc
3840 Magill Road
Jacksonville, FL, 32220

December 17, 2019

Project Name: 7820 Pritchard Rd - Lin's Electric Inc Office
Availability#: 2019-4198

Attn: Jennifer C Rhoden,

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 two years 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. 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 from the third party owner providing applicant with the right to construct the utilities.

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.

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, https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team



21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2019-4198
Request Received On: 12/4/2019
Availability Response: 12/17/2019
Prepared by: Roderick Jackson

Project Information

Name: 7820 Pritchard Rd - Lin's Electric Inc Office
Type: Commercial
Requested Flow: 0 gpd
Location: 7820 Pritchard Rd, Jax, FL 32219, between Taylor Estates Ln and Reason Ln.
Parcel ID No.: 003422 0010
Description: Lin's Electric is purchasing this piece of property for the purpose of relocating our business to this location. The property has an existing 3 bedroom; 2 bath home with a 2 bay garage.

Potable Water Connection

Water Treatment Grid: NORTH GRID
Connection Point #1: Existing 16-inch water main within the Pritchard Rd ROW, adjacent to this property.
Connection Point #2: NA
Special Conditions: Fire protection needs to be addressed. For the estimated cost of connecting to the JEA system, please email estimate@jea.com with project address, availability number and approved plans showing where the proposed connections will be installed.

Sewer Connection

Sewer Treatment Plant: BUCKMAN
Connection Point #1: No sewer main abuts this property, existing 12-in force main in the Pritchard Rd ROW, east of property.
Connection Point #2: NA
Special Conditions: Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Send force main connection condition requests, with availability number, to fmconnections@jea.com.

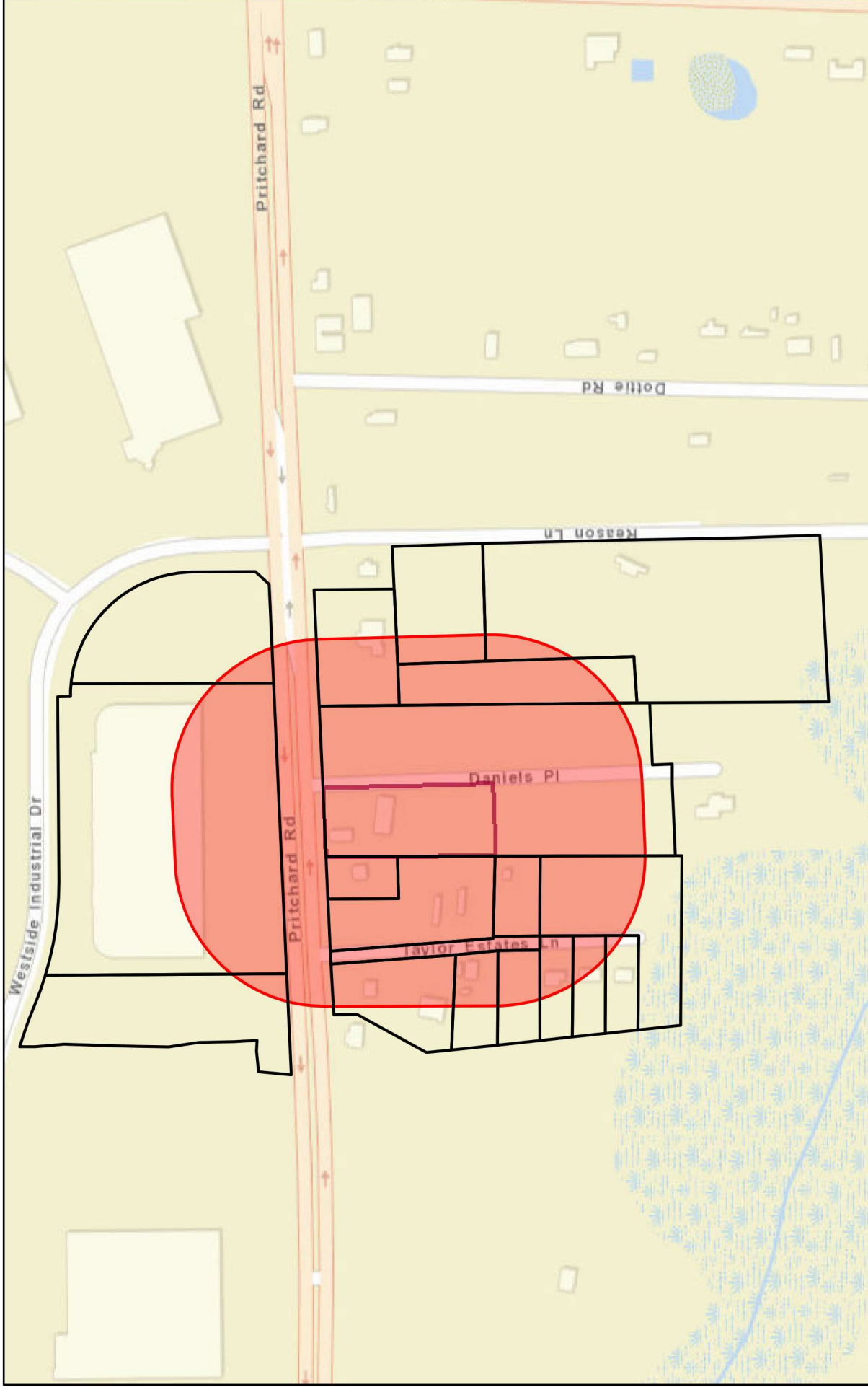
Reclaimed Water Connection

Sewer Region/Plant: N/A
Connection Point #1: No reclaim in the foreseeable future
Connection Point #2: NA
Special Conditions: N/A

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. POC location to be field verified by developer during project design. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. If needed a pre-design meeting may be scheduled prior to submitting a plan set. Send pre-design meeting requests, with availability number, to 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/.

Land Development Review

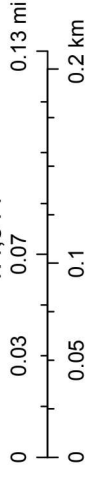


December 10, 2019

10104930_T-2019-2621

10104930_T-2019-2621

1:4,514



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

	A	B	C	D	E	F	G	H	I
1	RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MA	MAIL_CITY	MAIL	MAIL_ZIP
2	003402 0000	ANDERSON SARAH JAY ET AL		605 SEABROOK COVE RD			JACKSONVILLE	FL	32211-7164
3	003421 0500	CITY OF JACKSONVILLE		C/O CITY REAL ESTATE DIV	214 N HOGAN ST 10TH FL		JACKSONVILLE	FL	32202
4	003406 0010	CORNERSTONE INVESTMENT PROPERTIES LLC		75748 CLYDE HIGGINBOTHAM RD			YULEE	FL	32097
5	003421 0000	DAVID ARLIE BEN		7742 PRITCHARD RD			JACKSONVILLE	FL	32219
6	003421 0100	DAVIS ARLIE BEN DAVIS III		7742 PRITCHARD RD			JACKSONVILLE	FL	32219-3225
7	003403 0020	FOWLER ROY M		3936 TAYLOR ESTATES LN			JACKSONVILLE	FL	32220-2492
8	003403 0030	FOWLER WILLIAM C ET AL		3962 TAYLOR ESTATES LN			JACKSONVILLE	FL	32220-2492
9	003408 0000	GRAY TAMMY L		7838 PRITCHARD RD			JACKSONVILLE	FL	32219-3201
10	003407 0000	IVEY CHARLES R		4208 FALCON RUN LN			MIDDLEBURG	FL	32068-3722
11	003403 0010	KING WILLIAM KENNETH		3946 TAYLOR ESTATES LN			JACKSONVILLE	FL	32220-2492
12	003394 0020	MATTHEW WILLIAM H JR		7712 REASON LN			JACKSONVILLE	FL	32220-2490
13	003405 0000	SINK PAUL D ESTATE		C/O BRYAN E MADDOX	7874 PRITCHARD RD		JACKSONVILLE	FL	32219
14	003403 0000	STONE LANNY		5631 COLDSTREAM CT			JACKSONVILLE	FL	32222-1390
15	003423 0445	STONE MOUNTAIN INDUSTRIAL PARK INC		5170 PEACHTREE RD BLDG 100	STE 400		ATLANTA	GA	30341
16	003409 0000	STUDY JOHN W		7914 PRITCHARD RD			JACKSONVILLE	FL	32219
17	003404 0000	STUDY WESLEY J LIFE ESTATE		4022 TAYLOR ESTATES LN			JACKSONVILLE	FL	32220-2492
18	003423 0455	WESTSIDE INDUSTRIAL PARK PROPERTY OWNERS ASSOCIATI		5170 PEACHTREE RD BLDG 100 STE 400			ATLANTA	GA	30341
19		CISCO GARDEN CIVIC ASSOCIATION	BETTY J. GRINER	11701 CISCO GARDEN RD			JACKSONVILLE	FL	32219
20		NORTHWEST	TYRONA CLARK MURRAY	1030 DETROIT ST			JACKSONVILLE	FL	32254

Duval County Tax Collector

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

Date: 12/18/2019 Time: 12:26:36

Location: F13 Clerk: MLF

Transaction 0718378

Duval County, City Of Jacksonville

Jim Overton, Tax Collector

231 E. Forsyth Street
 Jacksonville, FL 32202

General Collection Receipt

Date: 12/18/2019
 Email: ConnieQ@coj.net

Miscellaneous

Item: CR - CR540100

Receipt 0718378.0001-0001 2,139.00

Total Paid 2,139.00

CHECK 011236 2,139.00

Total Tendered 2,139.00

Total Tendered 2,139.00

Paid By: LINS ELECTRIC INC
 Thank You

Name: Jennifer Rhoden/Lin's Electric, Inc.
 Address: 3840 Magill Rd
 Description: Conventional Rezoning of 1.5 acres from RLD-60 to IBP RE#: 003422-0010

LAacct	SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
								2139.00

Total Due: \$2,139.00

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

Account No: CR540100REZONING/VARIANCE/EXCEPTION
 Name: Jennifer Rhoden/Lin's Electric, Inc.
 Address: 3840 Magill Rd
 Description: Conventional Rezoning of 1.5 acres from RLD-60 to IBP RE#: 003422-0010

Date: 12/18/2019

Total Due: \$2,139.00