

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2019-517

AUGUST 22, 2019

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2019-517**.

Location: 0 Pine Estates Road W; between Dunn Avenue and Pine Estates Road S

Real Estate Numbers: 020554-0000

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

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

Current Land Use Category: Low Density Residential (LDR)

Planning District: Greater Arlington/Beaches, District 2

Applicant/Agent: Fleet Associates Architects Planners, Inc
Janis Fleet
11557 Hidden Harbor Way
Jacksonville, Florida 32223

Owner: Ryrad Home Builders Inc.
Reza Ramaghi
6600 Blanding Boulevard
Jacksonville, Florida 32214

Staff Recommendation: **APPROVE w/ recommendation for RLD-100A**

GENERAL INFORMATION

Application for Rezoning Ordinance **2019-517** seeks to rezone 1.5± acres from Residential Rural-Acre (RR-Acre) to Residential Low Density-60 (RLD-60) for the purpose of developing the property with single-family lots (subdivision). The subject site has approximately 642 feet of frontage on Pine Estates Road West. The provided JEA letter dated June 14, 2019 indicates there to no adjacent water or sewer lines and indicates that the closest connection is over 1500 feet away from the site, on Dunn Avenue. No other connection points were indicated. The 2030 Comprehensive Plan and The City Subdivision Regulation Handbook have criteria for lot size when water and/or sewer connections are absent from a newly created subdivision.

The Planning & Development Department has recommended approval of RLD-100A, instead of the requested RLD-60, due to the applicant and owners understanding that the connection to JEA water and sewer is not within 1500 ft of the proposed development. Creation of a subdivision (more than two lots from one parcel) requires hook-up to water and/or sewer to reduce the acreage requirement below half or quarter acre. On August 13, 2019, the applicant and their client agreed to amend their request from RLD-60 to RLD-100A to be consistent with the 2030 Comprehensive Plan, Infrastructure GOPs and The City Subdivision Regulations Handbook.

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?

No. The subject site is located on the west side of Pine Estates Road West (a local roadway) and just south of Dunn Avenue (a minor arterial roadway). The applicant seeks to rezone the property from RR-Acre to RLD-60 in order to develop a single-family subdivision. The application site is located in the LDR land use category within the Suburban Development Area as identified in the Future Land Use Map series (FLUMs) of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

According to the Future Land Use Element (FLUE), LDR in the Suburban Area is intended to provide for low density residential development. Single family dwellings are a principal use in the LDR land use category. The maximum allowable density for the LDR land use category is seven (7) units/acre when full urban services are available.

According to the JEA Availability letter submitted with the application, water and sewer mains are not available for connection to the property. Both utility mains are over ¼ mile from the property. If the subdivision does not connect to City water and sewer, the development of the subdivision would be limited to the following maximum density and lot size requirements as found in the LDR category description and Policy 1.2.6 of the Sanitary Sewer Sub-Element of the Infrastructure Element of the 2030 Comprehensive Plan.

Please note: the more restrictive regulation would apply. If the project is not connected to central sewer, 0.5 acre lots are a required minimum pursuant to Policy 1.2.6 of the Sanitary Sewer Sub-Element. Additional requirements regarding the zoning are also included in Sec. 654.132, Ordinance Code.

The property is completely surrounded by LDR land use. The requested RLD-60 rezoning is consistent with the LDR Land Use Category description however the Department believes that RLD-100A is consistent with the intent of the 2030 Comprehensive Plan, as agreed upon with the applicant.

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

No. The proposed rezoning is inconsistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. The proposed rezoning to RLD-60 promotes a pattern of compatible uses (*i.e.* single family dwellings) consistent with the surrounding area and future development. However the lot size is not consistent with the GOPs found in the 2030 Comprehensive Plan. Therefore, the proposed rezoning to RLD-100A, as recommended by Staff, will allow the property to be developed in a lot pattern that is consistent with the 2030 Comprehensive Plan and development standards for Subdivision Regulation.

LDR - SUBURBAN AREA DENSITY

The maximum gross density in the Suburban Area shall be 7 units/acre when full urban services are available to the site and there shall be no minimum density; except as provided herein.

- The maximum gross density shall be 2 units/acre and the minimum lot size shall be half an acre when both centralized potable water and wastewater are not available.
- The maximum gross density shall be 4 units/acre and the minimum lot size shall be ¼ of an acre if either one of centralized potable water or wastewater services are not available.

The proposed rezoning to RLD-60 cannot achieve 7 units/acre without connecting to JEA water and sewer. The site is over 1,500 feet away from these services. The applicant has agreed to amend the request to RLD-100A, which will allow for the development of half-acre lots which would be consistent with the LDR description in the 2030 Comprehensive Plan.

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.

According to the JEA Availability letter submitted with the application, water and sewer mains are not available for connection to the property. Both utility mains are over ¼ mile from the property. Therefore, the RLD-60 rezoning request is inconsistent and will be amended to RLD-100A to be consistent.

Objective 3.1

Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

The requested rezoning will allow for residential use and provide a smaller lot option in the neighborhood. The lots along Pine Estates Road are required to be a minimum 1 acre as defined in the RR-Acre zoning district. By rezoning this property to the RLD-100A zoning district, this 1.5 acre lot could allow for a maximum of three lots.

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

Yes. The proposed rezoning to RLD-60 is in conflict with the Subdivision Regulation Handbook (Land Development Procedures Manual). Creation of a subdivision without water and/or sewer connection requires review of lot sizes to be consistent with the 2030 Comprehensive Plan. If approved as recommended by the Staff of the Planning & Development Department, the subject property will be rezoned from RR-Acre to RLD-100A Zoning District as set forth in Section 656.313 of the Zoning Code and will no longer be in conflict.

SURROUNDING LAND USE AND ZONING

The subject property is located on the west side of Pine Estates Road West, south of Dunn Avenue. The surrounding uses, land use category and zoning are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LDR	RR-Acre	Single Family Dwelling
East	LDR	RR-Acre	Single Family Dwellings
South	LDR	RR-Acre	Single Family Dwelling
West	LDR	RLD-60	Single Family subdivision

The Acorn Parke subdivision was able to connect to JEA water and sewer allowing for the subdivision to developed at a minimum 6,000 square feet lot size. Staff recommends that the application be approved for RLD-100A. Approval of this rezoning to RLD-100A would provide for the development of a subdivision that is consistent with the GOPs of the 2030 Comprehensive Plan.

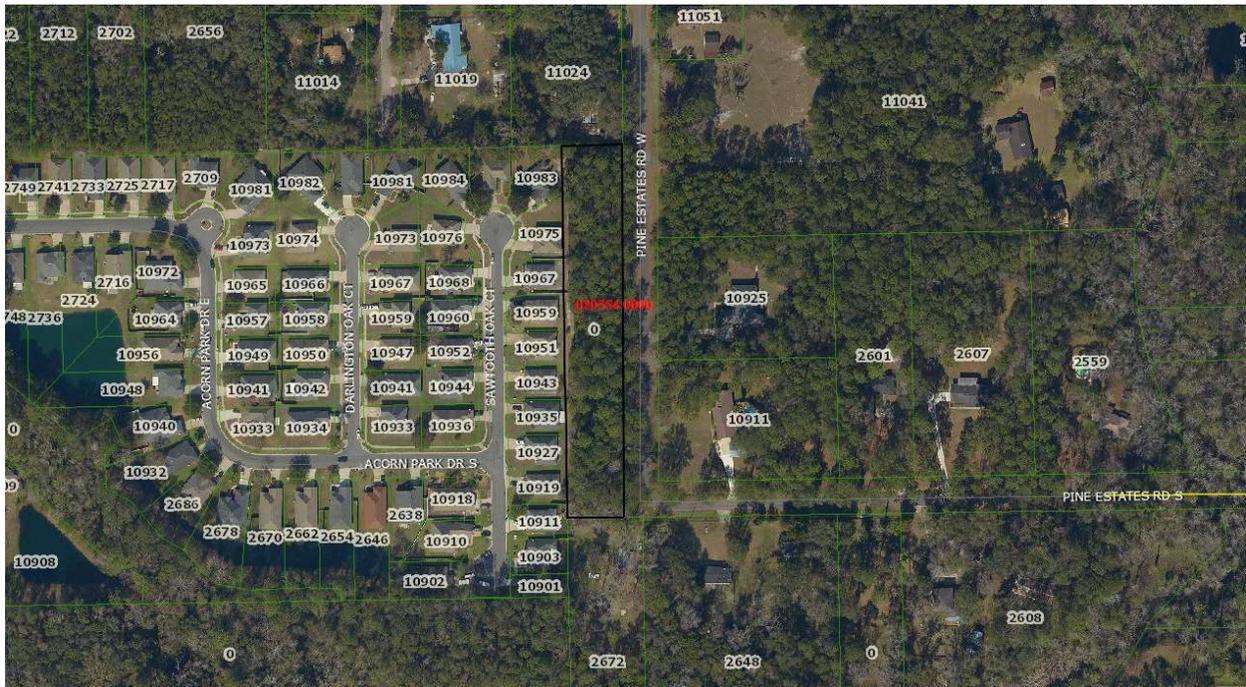
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on August 8, 2019, the required Notice of Public Hearing signs were posted.

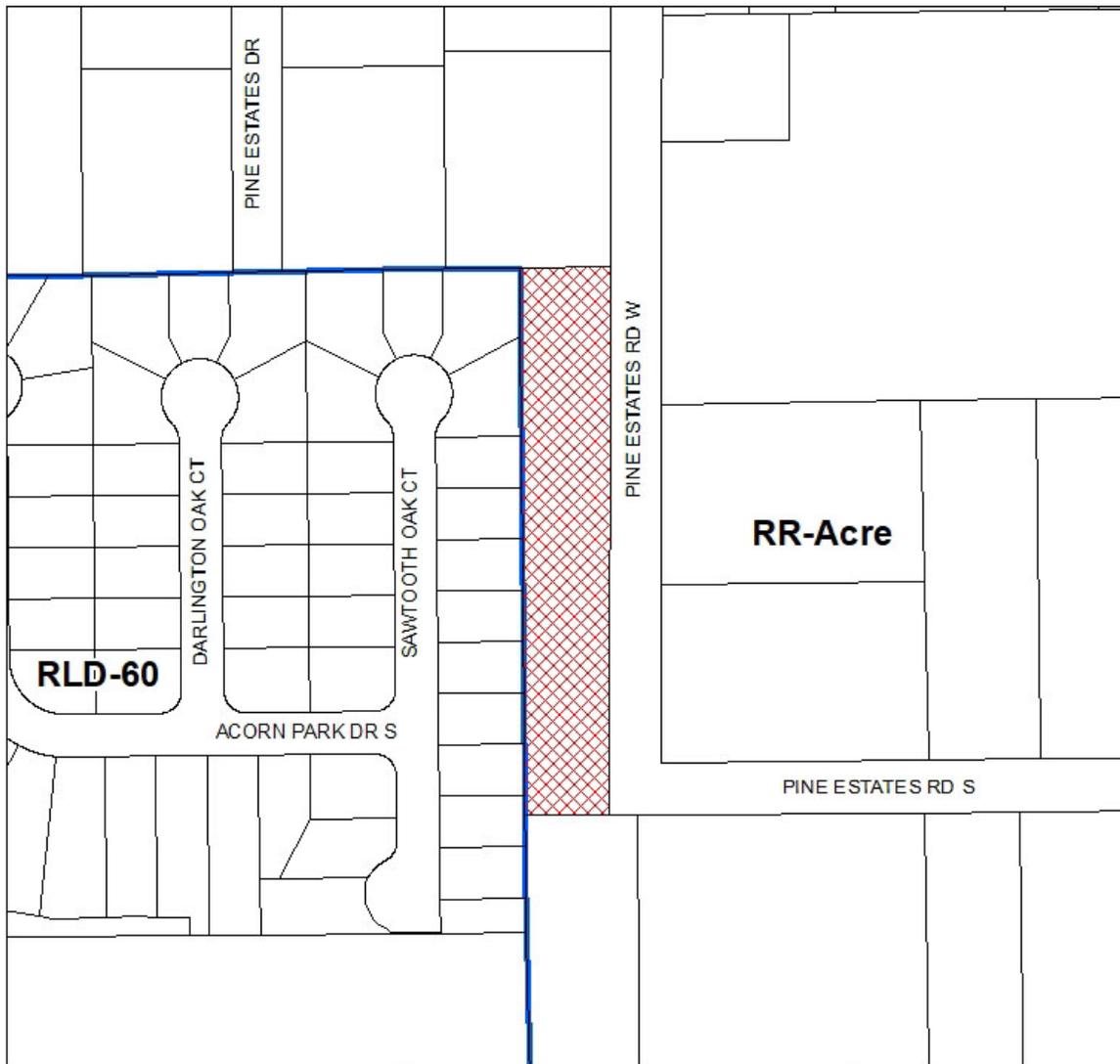


RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2019-517 be **APPROVED** for **RLD-100A**.



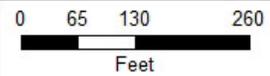
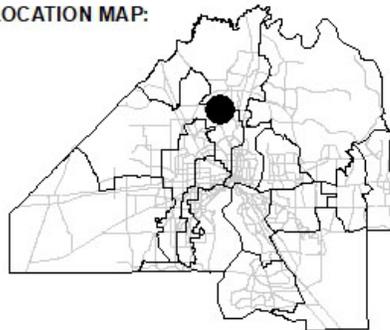
Aerial



REQUEST SOUGHT:

FROM: RR-ACRE
TO: RLD-100A

LOCATION MAP:



COUNCIL DISTRICT:

8

TRACKING NUMBER

T-2019-2382

REVISED EXHIBIT 2
PAGE 1 OF 1



Planning and Development Department

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

MEMORANDUM

TO: Connie Patterson
Current Planning Division

FROM: Helena Parola
Community Planning Division

RE: 2019-517

DATE: August 5, 2019

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

Description of Proposed Rezoning Application

Current Land Use: LDR Proposed Land Use: N/A
Current Zoning: RR-Acre Proposed Zoning: RLD-60 Acres: 1.50

Comprehensive Land Use Policy Analysis

Is the proposed rezoning district consistent with the functional land use category identified in the 2030 Comprehensive Plan?

YES NO

ZONING REQUEST:

The request is for a conventional rezoning from RR-Acre to RLD-60 to allow for a single-family subdivision.

LAND USE CATEGORY CONSISTENCY REVIEW:

The subject site is located on the west side of Pine Estates Road West (a local roadway) and just south of Dunn Avenue (a minor arterial roadway). The applicant seeks to rezone the property from RR-Acre to RLD-60 in order to develop a single-family subdivision. The application site is located in the LDR land use category within the Suburban Development Area as identified in the Future Land Use Map series (FLUMs) of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. The site is also located in Planning District 6 and Council District 8.

According to the Future Land Use Element (FLUE), LDR in the Suburban Area is intended to provide for low density residential development. Single family dwellings are a principal use in the LDR land use category. The maximum allowable density for the LDR land use category is seven (7) units/acre when full urban services are available.

According to the JEA Availability letter submitted with the application, water and sewer mains are not available for connection to the property. Both utility mains are over ¼ mile from the property. **If the subdivision does not connect to City water and sewer, the development of the subdivision would be limited to the following maximum density and lot size requirements as found in the LDR category description and Policy 1.2.6 of the Sanitary Sewer Sub-Element of the Infrastructure Element of the 2030 Comprehensive Plan.**

Please note: the more restrictive regulation would apply. If the project is not connected to central sewer, 0.5 acre lots are a required minimum pursuant to Policy 1.2.6 of the Sanitary Sewer Sub-Element. Additional requirements regarding the zoning are also included in Sec. 654.132, Ordinance Code.

Future Land Use Element – LDR Category Description

LDR - SUBURBAN AREA DENSITY

The maximum gross density in the Suburban Area shall be 7 units/acre when full urban services are available to the site and there shall be no minimum density; except as provided herein.

- The maximum gross density shall be 2 units/acre and the minimum lot size shall be half an acre when both centralized potable water and wastewater are not available.
- The maximum gross density shall be 4 units/acre and the minimum lot size shall be ¼ of an acre if either one of centralized potable water or wastewater services are not available.

Sanitary Sewer Sub-Element, Infrastructure Element
Policy 1.2.6

Within the Suburban Boundary Map as defined in the Future Land Use and Capital Improvements Elements, new septic tanks will be forbidden pursuant to the Septic Environmental Protection Board – Rule 3; however, they may be permitted as interim facilities, provided the following requirements are satisfied:

1. Single family/commercial (estimated flows of 600 gpd or less):
 - a. Requirements of Chapter 64E-6, Florida Administrative Code (F.A.C.) are accommodated.
 - b. The collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
2. Commercial (above 600 gpd)
 - a. Requirements of Chapter 64E-6, F.A.C. are accommodated.
 - b. The collection system of a regional utility company is not within 50 feet of the property.
3. Subdivision (commercial or single family):
 - a. Requirements of Chapter 64E-6, F.A.C. are accommodated.
 - b. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.
 - c. Each lot is a minimum of .5 acre unsubmerged property.
 - d. Alternative (mounded) systems are not required.

In conclusion, 0.50 acre lots are required if central sewer is not connected. Given the size of the site, 1.5 acres, a maximum of 3 residential lots would be allowed if central sewer is not connected and septic systems are used for the subdivision. Therefore, the current rezoning application for RLD-60 should be DENIED or changed to a more appropriate category that is consistent with the 0.50 acre lots required, RLD-100A.

To ensure compliance with the provisions of the Comprehensive Plan, zoning staff should analyze the proposed zoning application in relation to the following goals, objectives, policies and/or text of the 2030 Comprehensive Plan. This analysis should be included within the staff report for the zoning application.

Future Land Use Element:

Policy 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

Policy 1.2.9 Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

Goal 3 To achieve a well balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

Objective 3.1 Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

Policy 3.1.6 The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

Policy 3.1.11 The City shall require new residential areas to be designed to include an efficient system of internal circulation and connection to adjacent developments and neighborhoods. The Land Development Regulations shall detail the requirements for public access and interconnectivity within and between developments based on standards such as but not limited to a connectivity score, maximum separations between connections to adjacent developments, and rules relative to hours, operations, and public safety considerations for any restriction of access through the use of gates.

Recreation and Open Space Element:

Policy 2.2.2 The City shall require that all new single family and multi-family developments (residential developments) dedicate land for public parkland (active recreation parks) or provide monetary contribution to the appropriate department.

Infrastructure Element, Sanitary Sewer Sub-element:

Policy 1.2.6 Within the Suburban Boundary Map as defined in the Future Land Use and Capital Improvements Elements, new septic tanks will be forbidden pursuant to the Septic Environmental Protection Board – Rule 3; however, they may be permitted as interim facilities, provided the following requirements are satisfied:

1. Single family/commercial (estimated flows of 600 gpd or less):
 - a. Requirements of Chapter 64E-6, Florida Administrative Code (F.A.C.) are accommodated.
 - b. The collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
2. Commercial (above 600 gpd)
 - a. Requirements of Chapter 64E-6, F.A.C. are accommodated.
 - b. The collection system of a regional utility company is not within 50 feet of the property.
3. Subdivision (commercial or single family):
 - a. Requirements of Chapter 64E-6, F.A.C. are accommodated.
 - b. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.
 - c. Each lot is a minimum of 4.5 acre unsubmerged property.
 - d. Alternative (mounded) systems are not required.

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

Archaeological Sensitivity

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

Historic Preservation Element

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

PLANNING AND DEVELOPMENT DEPARTMENT



MEMORANDUM

DATE: 08/05/2019

TO: Connie Patterson
City Planner II

FROM: Soliman Peter Salem
City Planner Supervisor

SUBJECT: TRANSPORTATION REVIEW OF 2019-0517

Dunn Avenue (SR 104), from Biscayne Bay Boulevard to Lem Turner Road (SR 115), is the directly accessed functionally classified roadway. Dunn Avenue is a 4-lane divided arterial in this vicinity and is currently operating at 45.82% of capacity. This Dunn Avenue segment has a maximum daily capacity of 39,800 vpd and a 2017 daily traffic volume of 18,238 vpd.

* This development is subject to mobility fee review.

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2019-0517 **Staff Sign-Off/Date** CMP / 06/14/2019
Filing Date 07/23/2019 **Number of Signs to Post** 4
Hearing Dates:
1st City Council 08/27/2019 **Planning Comission** 08/22/2019
Land Use & Zoning 09/04/2019 **2nd City Council** N/A
Neighborhood Association EDEN GROUP
Neighborhood Action Plan/Corridor Study

Application Info

Tracking # 2382 **Application Status** PENDING
Date Started 05/16/2019 **Date Submitted** 05/17/2019

General Information On Applicant

Last Name FLEET **First Name** JANIS **Middle Name**
Company Name FLEET ASSOCIATES ARCHITECTS PLANNERS, INC.
Mailing Address 11557 HIDDEN HARBOR WAY
City JACKSONVILLE **State** FL **Zip Code** 32223
Phone 9046667038 **Fax** 904 **Email** JFLEET@FLEETARCHITECTSPLANNERS.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name RAMAGHI **First Name** REZA **Middle Name**
Company/Trust Name RYRAD HOME BUILDERS, INC.
Mailing Address 6600 BLANDING BOULEVARD
City JACKSONVILLE **State** FL **Zip Code** 32214
Phone 9043124000 **Fax** **Email** RRAMAGHI@HOTMAIL.COM

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning From Zoning District	Zoning District(s)	To Zoning District
Map 020554 0000	8	6	RR-ACRE	RLD-60

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

Existing Land Use Category
LDR

Land Use Category Proposed?

If Yes, State Land Use Application #

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

Justification For Rezoning Application

TO REZONE THE PROPERTY TO BE ABLE TO SUBDIVIDE THE PROPERTY AND DEVELOP SINGLE FAMILY HOMES AT A DENSITY CONSISTENT WITH SURROUNDING DEVELOPMENT.

Location Of Property

General Location

PINE ESTATES ROAD WEST AND PINE ESTATES ROAD SOUTH

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

Between Streets

PINE ESTATES ROAD S **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**
48 Notifications @ \$7.00 /each: \$336.00
- 4) Total Rezoning Application Cost:** \$2,356.00

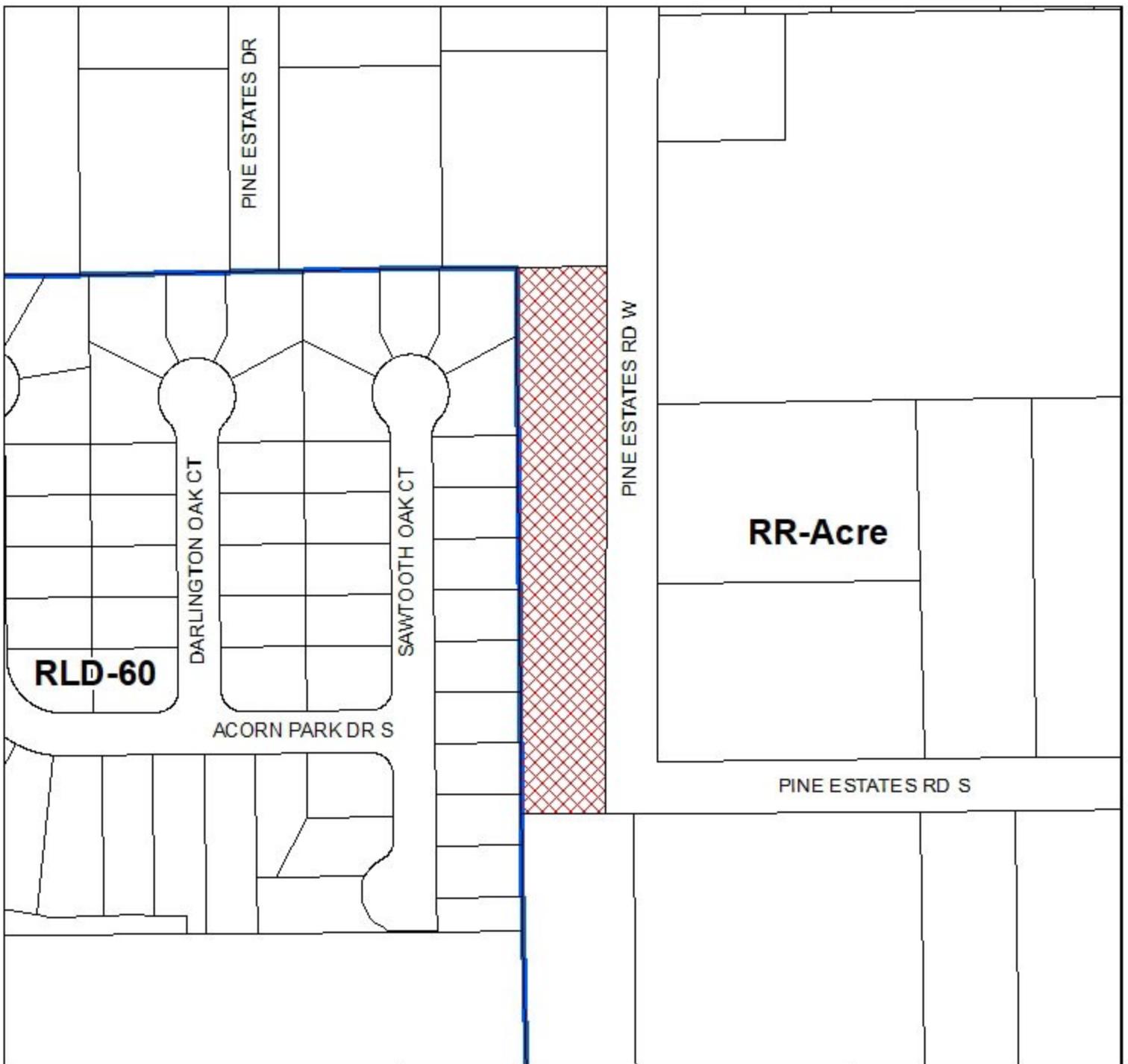
NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT 1 – LEGAL DESCRIPTION

LOT 31 OF PINE ARCES FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19,
PAGE 52, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

RE# 020554-0000

Submitted: 06/11/2019

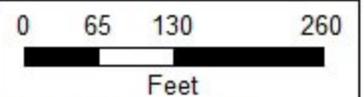
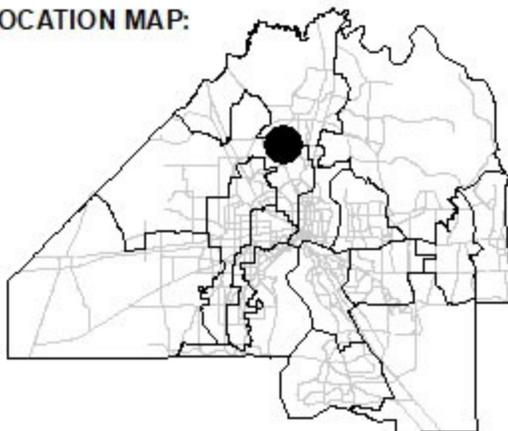


REQUEST SOUGHT:

FROM: RR-ACRE

TO: RLD-60

LOCATION MAP:



COUNCIL DISTRICT:

8

ORDINANCE NUMBER

ORD-2019-0517

TRACKING NUMBER

T-2019-2382

EXHIBIT 2
PAGE 1 OF 1

EXHIBIT A - Property Ownership Affidavit

Date: May 15, 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:
O PINE ESTATES ROAD W. RE #020554 0000

To Whom it May Concern:

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

If Owner is Individual:

By _____
Print Name: _____

If Owner is Corporate Entity:*

Print Corporate Name:
Ryrad Home Builders, Inc
By [Signature]
Print Name: Reza Ramaghi
President
Its: _____

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

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 17th day of May 2014, by Reza Ramaghi, who is personally known to me or who has produced [Signature] as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)
Jessica T Galvin
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: _____



Jessica T. Galvin
Commission # GG156074
Expires: October 30, 2021
Bonded thru Aaron Notary

RYRAD HOME BUILDERS INC 
 6600 BLANDING BLVD
 JACKSONVILLE, FL 32244

Primary Site Address
 0 W PINE ESTATES RD
 Jacksonville FL 32218

Official Record Book/Page
 18767-00394

Title #
 6310

0 W PINE ESTATES RD

Property Detail

RE #	020554-0000
Tax District	GS
Property Use	0000 Vacant Res < 20 Acres
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00254 PINE ACRES FARMS S/D
Total Area	65281

Value Summary

Value Description	2018 Certified	2019 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$22,500.00	\$22,500.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$22,500.00	\$22,500.00
Assessed Value	\$22,500.00	\$22,500.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$22,500.00	See below

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.](#)

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
18767-00394	4/19/2019	\$36,000.00	WD - Warranty Deed	Qualified	Vacant
18641-01094	12/13/2018	\$100.00	SW - Special Warranty	Unqualified	Vacant
18119-01910	9/18/2017	\$100.00	MS - Miscellaneous	Unqualified	Vacant
15820-01565	1/5/2012	\$100.00	SW - Special Warranty	Unqualified	Vacant

Extra Features 

No data found for this section

Land & Legal 

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	0103	RES RURAL 2 OR LESS UNITS PER AC	RR-ACRE	0.00	0.00	Common	1.50	Acreage	\$22,500.00

Legal

LN	Legal Description
1	19-52 10-1S-26E
2	PINE ACRE FARMS S/D PT
3	LOT 31

Buildings 

No data found for this section

2018 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	\$22,500.00	\$0.00	\$22,500.00	\$257.44	\$257.44	\$243.52
Public Schools: By State Law	\$22,500.00	\$0.00	\$22,500.00	\$95.33	\$91.01	\$90.03
By Local Board	\$22,500.00	\$0.00	\$22,500.00	\$50.58	\$50.58	\$47.77
FL Inland Navigation Dist.	\$22,500.00	\$0.00	\$22,500.00	\$0.72	\$0.72	\$0.68
Water Mgmt Dist. SJRWMD	\$22,500.00	\$0.00	\$22,500.00	\$6.13	\$5.76	\$5.76
Gen Gov Voted	\$22,500.00	\$0.00	\$22,500.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$22,500.00	\$0.00	\$22,500.00	\$0.00	\$0.00	\$0.00
Totals				\$410.20	\$405.51	\$387.76

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$22,500.00	\$22,500.00	\$0.00	\$22,500.00
Current Year	\$22,500.00	\$22,500.00	\$0.00	\$22,500.00

2018 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.

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](#)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Profit Corporation
RYRAD HOME BUILDERS, INC

Filing Information

Document Number	P18000076138
FEI/EIN Number	83-1834271
Date Filed	09/07/2018
Effective Date	09/01/2018
State	FL
Status	ACTIVE

Principal Address

6600 BLANDING BLVD
JACKSONVILLE, FL 32244

Changed: 01/30/2019

Mailing Address

6600 BLANDING BLVD
JACKSONVILLE, FL 32244

Registered Agent Name & Address

CHATMAN, MARIO, AGENT
615 QUEENS HARBOR BLVD
JACKSONVILLE, FL 32225

Name Changed: 01/30/2019

Officer/Director Detail

Name & Address

Title VP

BYLER-RAMAGHI, ROBIN L
615 QUEENS HARBOR BLVD
JACKSONVILLE, FL 32225

Title PRESIDENT

RAMAGHI, REZA
6600 BLANDING BLVD
JACKSONVILLE, FL 32244

Annual Reports

Report Year	Filed Date
2019	01/30/2019

Document Images

01/30/2019 -- ANNUAL REPORT	View image in PDF format
09/07/2018 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

Prepared by and return to:
J. Riley Williams, PLC
2141 Park Street
Jacksonville, FL 32204
File Number: 200.1079

Space Above This Line For Recording Data|_____

Warranty Deed

This Warranty Deed made this 19th day of April, 2019 between **Vance Carlton Butler, Jr., a single man**, whose address is, 4528 Tunis St., Jacksonville, FL 32205, grantor, and **Ryrad Home Builders, Inc., a Florida Corporation**, whose address is, 6600 Blanding Blvd. Jacksonville, FL 32244, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Duval County, Florida to-wit:

Lot 31 of PINE ACRES FARMS, according to the Plat thereof as recorded in Plat Book 19, Page(s) 52, of the Public Records of Duval County, Florida.

RE: 020554-0000

Subject to covenants, easements and restrictions 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 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 31st, 2018**

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Alison Deppe

[Signature]
Vance Carlton Butler, Jr.

[Signature]
Witness Name: Larven Hunt

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 17 day of April, 2019 by **Vance Carlton Butler, Jr.** who [] are personally known or [] have produced a driver's license as identification.

Notary Seal

[Signature]
Notary Public, State of Florida
Printed Name: Alison Deppe
My Commission Expires: _____





ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street
Jacksonville, Florida 32202-3139

Janis Fleet
Fleet Associates Architects Planners Inc
11557 Hidden Harbor Way
Jacksonville, FL, 32223

June 14, 2019

Project Name: Pine Estates Road West Subdivision
Availability#: 2019-2018

Attn: Janis Fleet,

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

Point of Connection:

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

Offsite Improvements:

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

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 the subsequent link, JEA Stages of a Project or by following the steps below:

- ⇒ Visit www.jea.com
- ⇒ Select Working with JEA
- ⇒ Select Stages of a Project

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team



21 West Church Street
 Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2019-2018
 Request Received On: 6/11/2019
 Availability Response: 6/14/2019
 Prepared by: Christopher Watson

Project Information

Name: Pine Estates Road West Subdivision
 Type: Single Family
 Requested Flow: 3,500 gpd
 Location: Pine Estates Rd W. Intersection of Pine Estates Rd W and Pines Estates S , then north.
 Parcel ID No.: 020554-0000
 Description: Subdivide property for single family development

Potable Water Connection

Water Treatment Grid: NORTH GRID
 Connection Point #1: No water main abuts this property. Existing 16” water main within the Dunn Ave. ROW, approx. 1500 ft. north of this property.
 Connection Point #2: NA
 Special Conditions: POC location to be field verified by developer during project design. Lot will require water main construction in right-of-way and individual water services. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. JEA must approve construction and accept the lines prior to meter issuance. 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/.

Sewer Connection

Sewer Treatment Plant: DISTRICT 2/CEDAR BAY
 Connection Point #1: No sewer main abuts this property. Existing 8” sewer force main within the Dunn Ave. ROW, approx. 1500 ft. north of this property.
 Connection Point #2: NA
 Special Conditions: POC location to be field verified by developer during project design. Each lot will require sewer main construction in right-of-way and individual laterals. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. 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/.

Reclaimed Water Connection

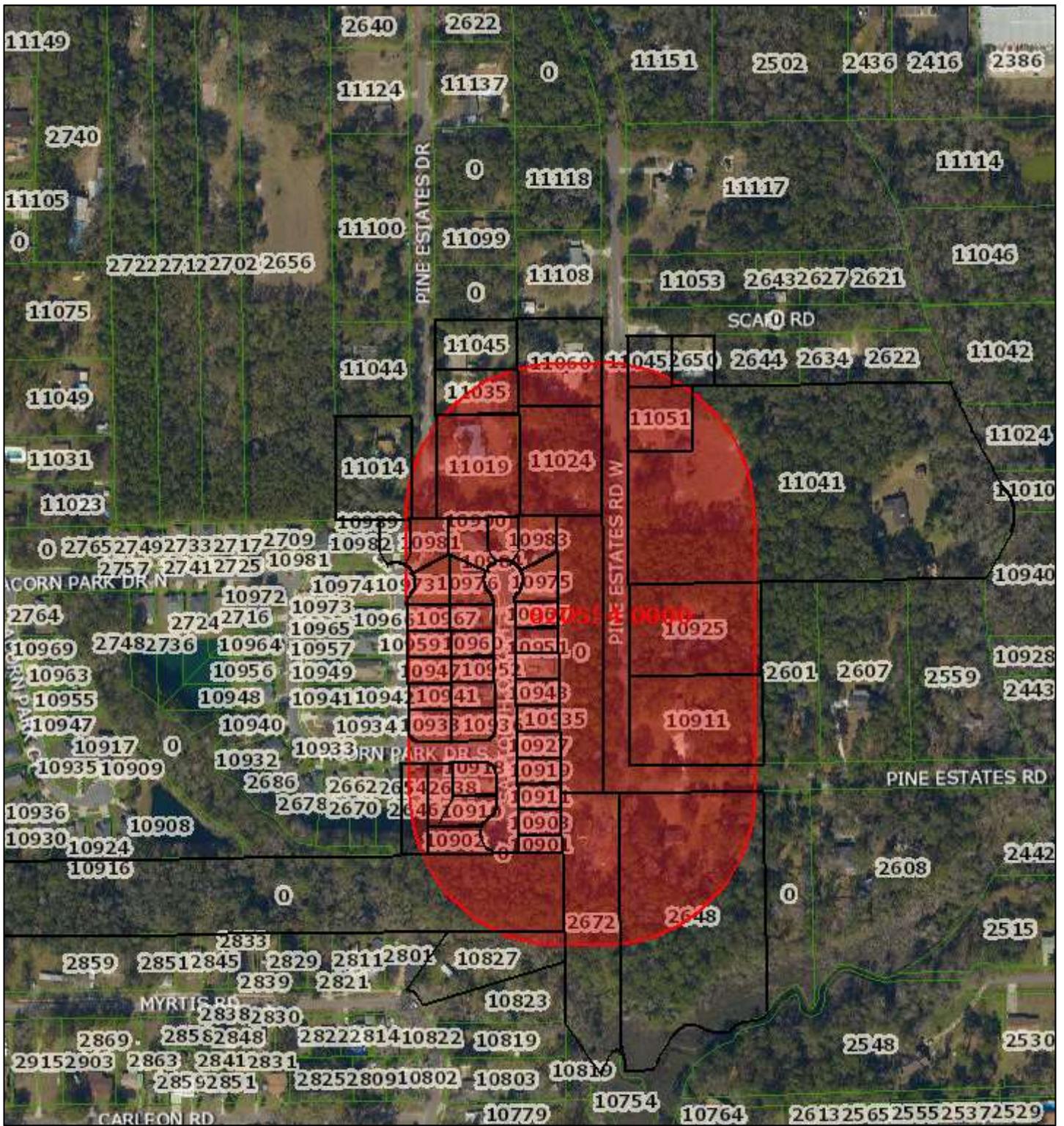
Sewer Region/Plant: N/A
 Connection Point #1: Project is not located within JEA’s reclaim service territory.
 Connection Point #2: NA

Special Conditions:

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.

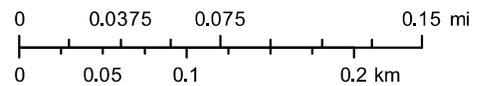
Land Development Review



June 13, 2019

1:4,514

 Parcels



RE	LNAME	LNAME2	MAIL_ADDR1	MA MA MAIL_CITY	MAIL_5	MAIL_ZIP
020592 1245	ALLEN MAY S		10967 SAWTOOTH OAK CT	JACKSONVILLE	FL	32218
020592 1205	AMERICAN HOMES 4 RENT PROPERTIES ONE LLC		30601 AGOURA RD STE 600	AGOURA HILLS	CA	91301
020592 1175	AMERICAN HOMES 4 RENT PROPERTIES THREE LLC		30601 AGOURA RD STE 200	AGOURA HILLS	CA	91301
020592 1285	AMH 2015 1 BORROWER LP		30601 AGOURA RD STE 200	AGOURA HILLS	CA	91301
020592 1290	ATLANTIC BUILDERS INC		7800 BELFORT PKWY STE 200	JACKSONVILLE	FL	32256-6920
020540 0040	BERRY JAMES		10925 PINE ESTATES RD W	JACKSONVILLE	FL	32218-4605
020592 1250	BLANDING CHARLOTTE E		10959 SAWTOOTH OAK CT	JACKSONVILLE	FL	32218-6997
020592 1160	BLUE JOHN LAMARK		10981 DARLINGTON OAK CT	JACKSONVILLE	FL	32218
020592 1275	BOWEN ZENEEN		10919 SAWTOOTH OAK CT	JACKSONVILLE	FL	32218-6997
020552 0000	BROWN MICHAEL PHILLIP		11024 WEST PINE ESTATE RD	JACKSONVILLE	FL	32218
020592 1260	BUSH YOLANDA S		P O BOX 12575	JACKSONVILLE	FL	32209
020592 1225	CAPITALIS US 2 LLC		2637 E ATLANTIC BLVD #22509	POMPANO BEACH	FL	33062
020592 1200	CAREY SHANTEL M		10944 SAWTOOTH OAK CT	JACKSONVILLE	FL	32218-6996
020592 1255	COBB GAYNOR L		10951 SAWTOOTH OAK CT	JACKSONVILLE	FL	32218-6997
020592 1195	DAVIS TERROLL		10936 SAWTOOTH OAK CT	JACKSONVILLE	FL	32218-6996
020592 1295	DIXON KEVIN LAMAR		10910 SAWTOOTH OAK CT	JACKSONVILLE	FL	32218
020592 1155	ELLIS RAYMOND		10989 DARLINGTON OAK CT	JACKSONVILLE	FL	32218-6995
020592 1305	FOWLER STEPHANIE L		2638 ACORN PARK DR S	JACKSONVILLE	FL	32218
020592 1180	FRYAR MARILYN V		10947 DARLINGTON OAK CT	JACKSONVILLE	FL	32218-6995
020556 0000	FUTCH JACOB L		2648 PINE ESTATES RD S	JACKSONVILLE	FL	32218-4641
020557 0000	HAYES BONNIE L		2672 PINE ESTATES RD S	JACKSONVILLE	FL	32218-4641
020538 0010	HICKS AMANDA ET AL		17474 CONNER RD	HILLIARD	FL	32043
020349 0000	HOOSE HOMES AND INVESTMENTS LLC		7563 PHILIPS HWY STE 109	JACKSONVILLE	FL	32256
020592 1170	HUATUCO EZEQUIEL		10967 DARLINGTON OAK CT	JACKSONVILLE	FL	32218-6995
020592 1310	JACKSON JOYCE		2646 ACORN PARK DR S	JACKSONVILLE	FL	32218-6992
020592 1300	JACKSON KERN JOSEPH		10918 SAWTOOTH OAK CT	JACKSONVILLE	FL	32218-6996
020592 1030	JACKSONVILLE ELECTRIC AUTHORITY		21 W CHURCH ST	JACKSONVILLE	FL	32202-3155
020592 1265	JAMES LEWIS L		10935 SAWTOOTH OAK CT	JACKSONVILLE	FL	32218-6997
020592 1240	JONES CORETTA		10975 SAWTOOTH OAK CT	JACKSONVILLE	FL	32218-6997
020589 0000	KURLIN DOYLE C JR		11014 PINE ESTATES DR	JACKSONVILLE	FL	32218-4675
020592 1165	LEVERT LYNN		10973 DARLINGTON OAK CT	JACKSONVILLE	FL	32218
020592 1220	MONDESTIN PATRICK		10976 SAWTOOTH OAK CT	JACKSONVILLE	FL	32218
020538 0030	MORRIS JERRY W JR ET AL		11045 PINE ESTATES RD W	JACKSONVILLE	FL	32218-4605
020585 0000	OGLE RUTHALEE		11045 PINE ESTATES DR	JACKSONVILLE	FL	32218-4674
020592 1292	OKAFOR EMMANUEL O		10902 SAWTOOTH OAK CT	JACKSONVILLE	FL	32218-6996
020592 1230	PAYNE HARRIS LAUREN D & GARY K HARRIS		10990 SAWTOOTH OAK CT	JACKSONVILLE	FL	32218-6996

020592 1215	PEREZ HECTOR L JR	14189 E FISH EAGLE DR	JACKSONVILLE	FL	32226
020592 1270	PHILLIPS STEPHANIE	10927 SAWTOOTH OAK CT	JACKSONVILLE	FL	32218-6997
020592 1235	ROBISON RONALD	10983 SAWTOOTH OAK CT	JACKSONVILLE	FL	32218-6997
020554 0000	RYRAD HOME BUILDERS INC	6600 BLANDING BLVD	JACKSONVILLE	FL	32244
020500 0010	SEYMOUR CHRISTIE	5688 HECKSCHER DR	JACKSONVILLE	FL	32226-3108
020539 0000	SIMMONS JAMES O	11041 PINE ESTATE RD	JACKSONVILLE	FL	32218
020583 0010	THOMPSON TREMAYNE D	11019 PINE ESTATES DR	JACKSONVILLE	FL	32218
020592 1190	WATERS TIMOTHY III	10933 DARLINGTON OAK CT	JACKSONVILLE	FL	32218
020592 1280	WEST LATASHA S	10911 SAWTOOTH OAK CT	JACKSONVILLE	FL	32218-6997
020540 0030	WILLIAMS KAREN LARHETTE	10911 PINE ESTATES RD W	JACKSONVILLE	FL	32218
020592 1210	WILSON DAVID	10960 SAWTOOTH OAK CT	JACKSONVILLE	FL	32218-6996
020592 1185	WINGFIELD KIM	10941 DARLINGTON OAK CT	JACKSONVILLE	FL	32218-6995
	NORTH	MIKE GETCHELL 1185 EAGLE BEND CT	JACKSONVILLE	FL	32226
	THE EDEN GROUP INC.	DICK BERRY 1106 BAISDEN RD	JACKSONVILLE	FL	32218

**Duval County, City Of Jacksonville
Jim Overton , Tax Collector**

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Account No: CR515414
User: Patterson, Connie

Date: 6/14/2019
Email: ConstanceP@coj.net

REZONING/VARIANCE/EXCEPTION

Name: Janis Fleet; FLEET ASSOCIATES ARCHITECTS PLANNERS, INC.
Address: 11557 HIDDEN HARBOR WAY
Description: Conventional Rezoning of 1.5 acres from RR-ACre to RLD-60 (RE# 020554-0000) Z-2382

TranCode	IndexCode	SubObject	GLAcct	SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
701	PDCU011	342504									2356.00

Control Number: 356076 | **Paid Date: 6/24/2019**

Total Due: \$2,356.00

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

Account No: CR515414**REZONING/VARIANCE/EXCEPTION**
Name: Janis Fleet; FLEET ASSOCIATES ARCHITECTS PLANNERS, INC.
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Date: 6/14/2019

Total Due: \$2,356.00