

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2020-297

JULY 23, 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 **2020-297**.

Location: 16567 Yellow Bluff Road; between Eagle Bend Boulevard and Oak Preserve Drive

Real Estate Number: 106119-0000

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

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

Current Land Use Category: Rural Residential (RR)

Proposed Land Use Category: Low Density Residential (LDR)

Planning District: North, District 6

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

Owners: Chase Tucker
1004 Blackberry Lane
St Johns, Florida 32259

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2020-297** seeks to rezone 9.92± acres of a property from Residential Rural-Acre (RR-Acre) to Residential Low Density-60 (RLD-60). The property is located in the Residential Rural (RR) land use category within the Rural Area of the Future Land Use Element of the 2030 Comprehensive Plan. The request is being sought in order to increase the allowed density and develop the site for a single-family subdivision. The property is located just southwest of the Special Management Area-Aquatic Preserve.

The PUD (Yellow Bluff Landing) across the street allow for single-family subdivisions. PUD Ord. 2003-1213-E allows for up to 688 single family lots at a mix of 50 feet (5,200 square feet); 55 feet (5,775 square feet); 60 feet (6,300 square feet); and 65 feet (6,825 feet). This subdivision is the closest comparison in the area to the request from the applicant.

There is a companion Small-Scale Land Use Amendment, Ord. 2020-296 (L-5440-20C). The request is a change from Residential Rural (RR) to Low Density Residential. The recommendation from PDD-Community Planning is to Approve the change.

STANDARDS, CRITERIA AND FINDINGS

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

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

Yes. The Planning and Development Department finds that the subject property is located in the Residential Rural functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series L-5440-20C (Ordinance 2020-296) that seeks to amend the portion of the site that is within the Residential Rural (RR) land use category to Low Density Residential (LDR). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5440-20C be approved. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code. A description of the category is noted below.

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

Yes. According to the Future Land Use Element (FLUE), LDR in the Rural Area is intended to provide for low density residential development. Plan amendment requests for new LDR designations are discouraged in the Rural Area because they would potentially encourage urban sprawl. However, the subject site borders the suburban development area

to the south and east. The amendment to LDR results in a compatible development pattern and a logical extension of existing and planned residential and non-residential development on abutting land in the Suburban Development Area. The subject site directly abuts the Suburban Development Area and has access to centralized water and sewer facilities and as such, the amendment would not encourage sprawl and does not promote leapfrog development into the Rural Development Area. Additionally, the proposed amendment to LDR would allow for development of additional housing options in the North Planning District and adds to the stock of LDR designated land needed to accommodate future growth and development through the planning timeframe of the 2030 Comprehensive Plan. Therefore, the proposed zoning is consistent with the proposed land use (Ordinance 2020-296).

Single-family and multi-family dwellings are generally the principal use within the LDR category in the rural area.

To ensure compliance with the provisions of the Comprehensive Plan, the proposed zoning application will be reviewed in relation to the following goals, objectives, polices or text of the 2030 Comprehensive Plan:

Future Land Use Element

Goal 1

To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

The subject property is located just southwest of a Special Management Area-Aquatic Preserve. A single-family subdivision of this size is appropriate for the surrounding area and is compatible with similar subdivisions in the surrounding area.

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.

RLD-60 allows for smaller lot sizes than the RR-Acre Zoning District. This zoning district, if connected to JEA water and sewer, would allow lots to a minimum 6,000 square feet. The proposed lot size is consistent with the PUD across the street. The proposal will bring a sense of range and balance of residential lot sizes in the area.

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

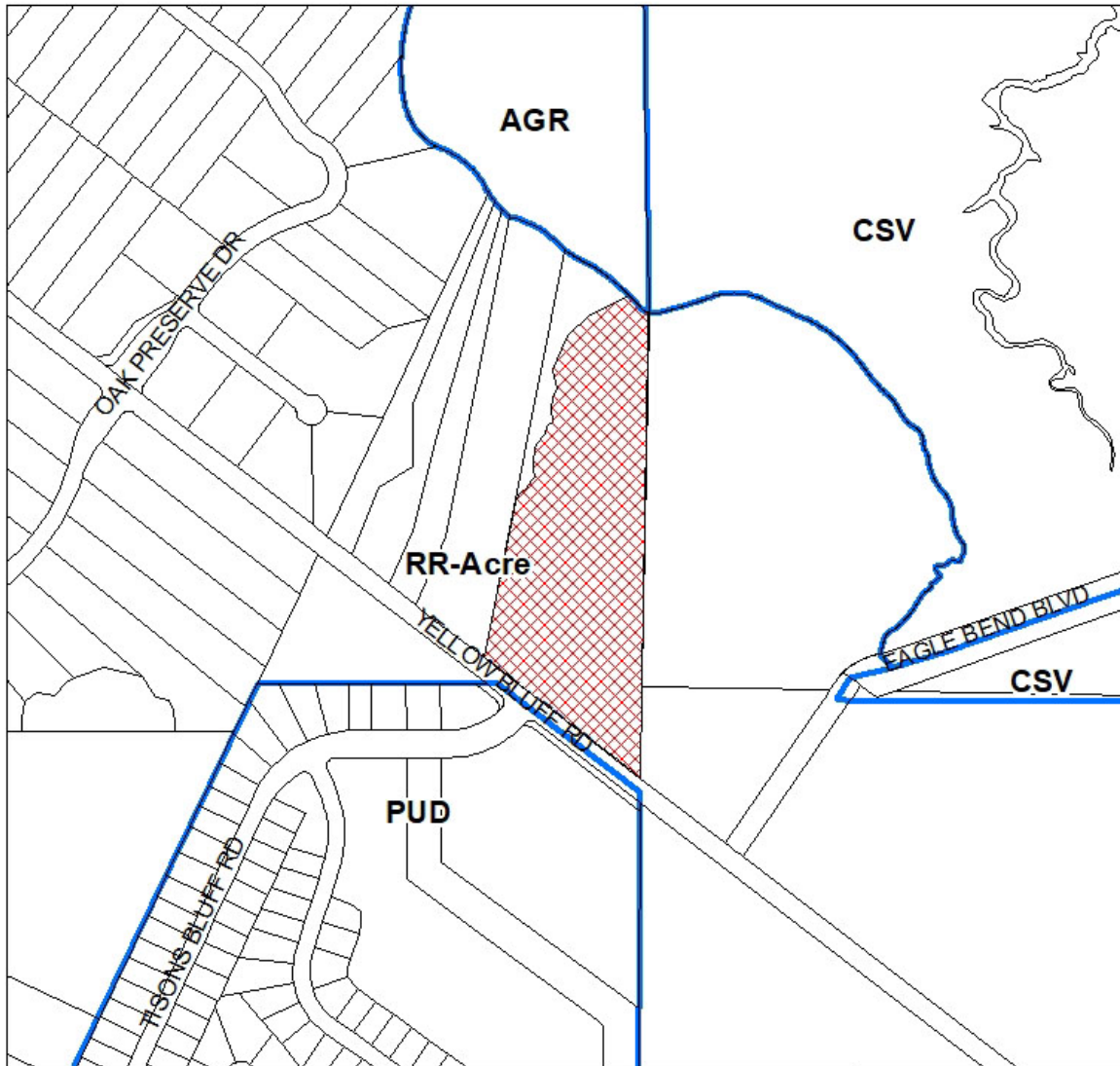
No. The proposed rezoning is not in conflict with any portion of the City's land use regulations. If approved, the subject property will be rezoned from RR-Acre to RLD-60 in order to permit the development a single-family subdivision—all while adhering to local, state, and federal regulations governing wetlands.

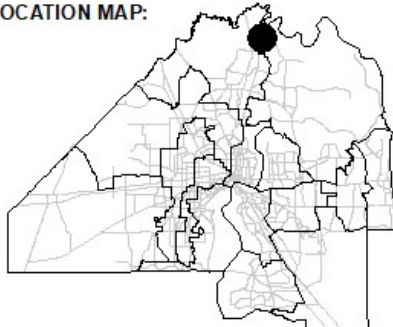

SURROUNDING LAND USE AND ZONING

The subject property has access along Yellow Bluff Road. This area is specifically designated as a suburban and rural mixed area with single family dwellings being the primary development. Other properties are either undeveloped or designated as Agricultural or Conservation land. The proposed rezoning to RLD-60 would render the lots to have a minimum 60 foot width and 6,000 square foot area—which, in terms of density, would complement the PUD across the street and provide more range in lot sizes in the area. The adjacent land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	AGR-II	AGR	Conservation Wetland
East	MU	RR-Acre	Vacant-Timber
South	LDR	PUD 2003-1213-E	Single Family Subdivision
West	RR	RR-Acre	Single Family Dwelling

It is the opinion of the Planning and Development Department that the requested rezoning to RLD-60 will be consistent and compatible with the surrounding uses if the proposed Land Use Amendment is also approved.



<p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE</p> <p>TO: RLD-60</p>	<p>LOCATION MAP:</p> 	 <p>0 160 320 640 Feet</p> <p>COUNCIL DISTRICT: 2</p>
<p>ORDINANCE NUMBER ORD-2020-0297</p>	<p>TRACKING NUMBER T-2020-2785</p>	<p>EXHIBIT 2 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: 2020-297

DATE: July 1, 2020

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

Description of Proposed Rezoning Application

Current Land Use: RR
Current Zoning: RR-Acre
Acres: 9.92

Proposed Land Use: LDR
Proposed Zoning: RLD-60

LU Companion Application: L-5440-20C
Development Area: Rural Development Area

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 rezoning from RR-Acre to RLD-60.

LAND USE CATEGORY CONSISTENCY REVIEW:

The subject site is located in the north side of Yellow Bluff Road and between Eagle Bend Boulevard and Oak Preserve Drive. The applicant is proposing a rezoning from RR-Acre to RLD-60 and a land use map amendment from RR to LDR.

According to the Future Land Use Element (FLUE), LDR in the Rural Area is intended to provide for low density residential development. Plan amendment requests for new LDR designations are discouraged in the Rural Area because they would potentially encourage urban sprawl. However, the subject site borders the suburban development area to the south and east. The amendment to LDR results in a compatible development pattern and a logical extension

of existing and planned residential and non-residential development on abutting land in the Suburban Development Area. The subject site directly abuts the Suburban Development Area and has access to centralized water and sewer facilities and as such the amendment would not encourage sprawl and does not promote leapfrog development into the Rural Development Area. Additionally, the proposed amendment to LDR would allow for development of additional housing options in the North Planning District and adds to the stock of LDR designated land needed to accommodate future growth and development through the planning timeframe of the 2030 Comprehensive Plan. Therefore, the proposed zoning is consistent with the proposed land use (ordinance 2020-296).

Single-family and multi-family dwellings are generally the principal use within the LDR category in the rural area. According to the FLUE, the maximum gross density in the Rural Area is 7 units/acre when full urban services are available to the site and there is no minimum density. 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 applicant provided the Department a JEA availability letter indicating that the site has access to centralized water and sewer infrastructure.

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:

- Goal 1 To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.
- Policy 1.1.5 The amount of land designated for future development should provide for a balance of uses that:
- A. Fosters vibrant, viable communities and economic development opportunities;
 - B. Addresses outdated development patterns;
 - C. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.
- Policy 1.1.21 Future amendments to the Future Land Use Map series (FLUMs) shall include consideration of their potential to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and the projected population of the area and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business consistent with FLUE Policy 1.1.5. The projected growth needs and population projections must be based on relevant and appropriate data which is collected pursuant to a professionally acceptable methodology. In considering the growth needs and the allocation of land, the City shall also evaluate land use need based on the characteristics and land development pattern of localized areas. Land use need identifiers include but may not be limited to, proximity to compatible uses, development scale, site limitations, and the likelihood of furthering growth management and mobility goals.

Policy 1.1.24 The City will encourage new development to locate in the Urban Core, Southwest, North, and Northwest planning districts through such measures as economic incentives, greater marketing assistance, etc.

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 3.1.1 The City shall develop through the Planning and Development Department an incentive program to promote infilling of residential development on vacant land designated for residential use on the Future Land Use Map series. These incentives will be reflected in the Zoning Code of the City's Land Development Regulations.

Conservation Coastal Management Element (CCME)

Policy 4.2.4 The City shall forward all development proposals adjacent to aquatic preserves to the DEP and the National Park Service for its review and comment.

Recreation and Open Space Element (ROSE):

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

Policy 2.2.4 A residential subdivision development of 25 lots to 99 lots shall pay a recreation and open space fee of two-hundred-fifty (\$250) dollars per lot, or provide at least four hundred thirty-five (435) square feet of useable uplands for each lot (and any fraction thereof), to be dedicated as common area and set aside for active recreation. The City shall use recreation and open space fees collected pursuant to this subsection to improve, enhance, expand, or acquire recreation areas within the same Planning District in which the fees are paid.

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 low, medium and high sensitivity for the presence of archaeological resources. 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.

Airport Environment Zone

The site is located within the 300 feet Height and Hazard Zone for Jacksonville International Airport. Zoning will limit development to a maximum height of less than 300 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.

PLANNING AND DEVELOPMENT DEPARTMENT



MEMORANDUM

DATE: 6/25/2020

TO: Connie Quinto
City Planner II

FROM: Soliman Peter Salem
City Planner Supervisor

SUBJECT: TRANSPORTATION REVIEW OF Z-2785 YELLOW BLUFF

Yellow Bluff Road, from Main Street (U.S 17) to Starratt Road, is the directly accessed functionally classified roadway in the vicinity. Yellow Bluff Road is a 2-lane undivided collector in this vicinity and is currently operating at 27.73% of capacity. This Yellow Bluff Road segment has a maximum daily capacity of 13,536 vpd and a 2018 daily traffic volume of 3,753 vpd.

This development is for 30 dwelling units of ITE Code 210 Single Family Detached Housing, which would generate 283 vpd.

Transportation Planning Division comments to be included in staff report:

This development is subject to mobility fee review. Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code. All comments or conditions made by Transportation Planning Division or Traffic Engineering Division are to be included in the staff report unless otherwise waived in writing by the Chief of Transportation Planning Division or waived by Planning Commission, LUZ Committee, or City Council.

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2020-0297 **Staff Sign-Off/Date** CMQ / 03/30/2020
Filing Date 06/09/2020 **Number of Signs to Post** 3
Hearing Dates:
1st City Council 07/28/2020 **Planning Comission** 07/23/2020
Land Use & Zoning 08/04/2020 **2nd City Council** 08/11/2020
Neighborhood Association
Neighborhood Action Plan/Corridor Study

Application Info

Tracking # 2785 **Application Status** PENDING
Date Started 03/04/2020 **Date Submitted** 03/04/2020

General Information On Applicant

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

General Information On Owner(s)

Check to fill first Owner with Applicant Info
Last Name TUCKER **First Name** CHASE **Middle Name** A
Company/Trust Name
Mailing Address 1004 BLACKBERRY LANE
City SAINT JOHNS **State** FL **Zip Code** 32259
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?
If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 106119 0000	2	6	RR-ACRE	RLD-60

Ensure that RE# is a 10 digit number with a space (##### #####)
Existing Land Use Category RR
Land Use Category Proposed?
If Yes, State Land Use Application # 5440
Total Land Area (Nearest 1/100th of an Acre) 9.92

Justification For Rezoning Application

THIS WOULD FIT WITHIN THE SURROUNDING AREA.

Location Of Property

General Location NORTHSIDE OF YELLOW BLUFF ROAD
House # 16567 **Street Name, Type and Direction** YELLOW BLUFF RD **Zip Code** 32226
Between Streets EAGLE BEND BLVD and OAK PRESERVE DRIVE

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**
9.92 Acres @ \$10.00 /acre: \$100.00
- 3) Plus Notification Costs Per Addressee**
13 Notifications @ \$7.00 /each: \$91.00
- 4) Total Rezoning Application Cost:** \$2,191.00

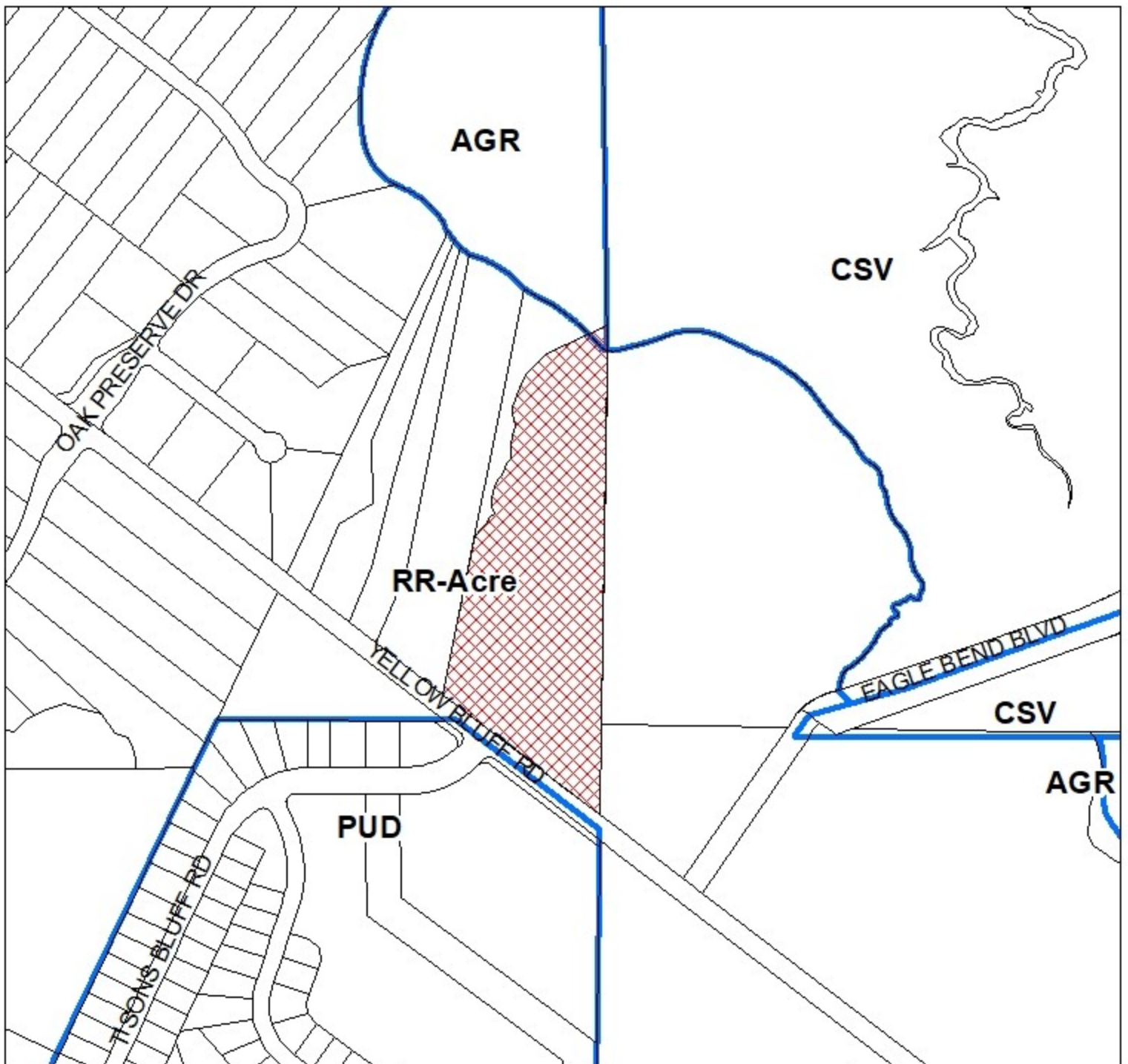
NOTE: Advertising Costs To Be Billed to Owner/Agent

LEGAL DESCRIPTION

A PART OF SECTION 52, SOMETIMES DESCRIBED AS A PORTION OF THE CHARLES SETON GRANT, SECTION 48, TOWNSHIP 2 NORTH, RANGE 27 EAST AND A PART OF LOT 1, TISON'S SUBDIVISION OF THE CHARLES SETON GRANT, SECTION 40, TOWNSHIP 1 NORTH, RANGE 27 EAST ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 18761, PAGE 1775 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A **POINT OF BEGINNING**, COMMENCE AT THE CORNER COMMON TO SECTION 52 AND SECTION 33, TOWNSHIP 2 NORTH, RANGE 27 EAST AND SECTION 40 AND SECTION 4, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA; THENCE SOUTH 00°39'16" WEST, ALONG THE WEST LINE OF SAID SECTION 4, A DISTANCE OF 270.10 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF YELLOW BLUFF ROAD, BEING A 60 FEET RIGHT OF WAY; THENCE NORTH 52°24'30" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 579.00 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 3128, PAGE 557 OF SAID FORMER PUBLIC RECORDS; THENCE NORTH 11°14'15" EAST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 463.96 FEET; THENCE NORTH 23°19'54" EAST, DEPARTING LAST SAID LINE, A DISTANCE OF 16.73 FEET; THENCE NORTH 39°20'53" EAST, A DISTANCE OF 21.08 FEET; THENCE NORTH 52°02'48" EAST, A DISTANCE OF 14.00 FEET; THENCE NORTH 34°24'29" EAST, A DISTANCE OF 13.46 FEET; THENCE NORTH 28°28'23" EAST, A DISTANCE OF 16.23 FEET; THENCE NORTH 48°25'45" EAST, A DISTANCE OF 16.79 FEET; THENCE NORTH 19°25'09" WEST, A DISTANCE OF 23.49 FEET; THENCE NORTH 04°21'20" EAST, A DISTANCE OF 19.16 FEET; THENCE NORTH 08°26'13" EAST, A DISTANCE OF 35.03 FEET; THENCE NORTH 16°10'40" EAST, A DISTANCE OF 17.11 FEET; THENCE NORTH 39°01'22" EAST, A DISTANCE OF 38.05 FEET; THENCE NORTH 13°28'08" EAST, A DISTANCE OF 26.04 FEET; THENCE NORTH 50°27'58" EAST, A DISTANCE OF 19.00 FEET; THENCE NORTH 03°02'57" WEST, A DISTANCE OF 39.72 FEET; THENCE NORTH 11°04'10" EAST, A DISTANCE OF 29.96 FEET; THENCE NORTH 19°41'48" EAST, A DISTANCE OF 27.76 FEET; THENCE NORTH 12°03'35" WEST, A DISTANCE OF 40.43 FEET; THENCE NORTH 05°25'03" WEST, A DISTANCE OF 18.63 FEET; THENCE NORTH 22°05'50" EAST, A DISTANCE OF 61.48 FEET; THENCE NORTH 26°42'19" EAST, A DISTANCE OF 49.61 FEET; THENCE NORTH 46°31'33" EAST, A DISTANCE OF 77.40 FEET; THENCE NORTH 64°38'16" EAST, A DISTANCE OF 188.47 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 52; THENCE SOUTH 00°30'44" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1162.91 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED LANDS CONTAIN 9.92 ACRES, MORE OR LESS.

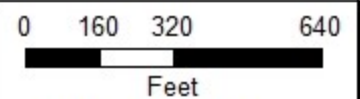
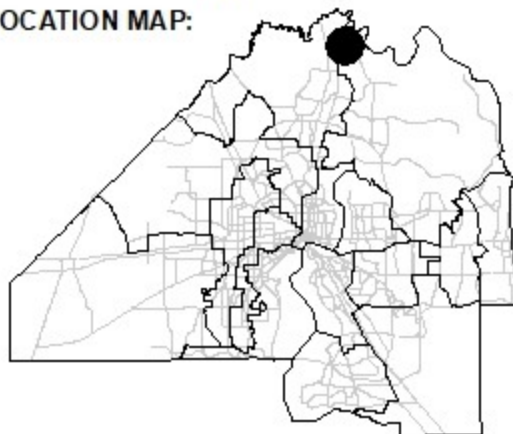


REQUEST SOUGHT:

FROM: RR-ACRE

TO: RLD-60

LOCATION MAP:



COUNCIL DISTRICT:

2

TRACKING NUMBER

T-2020-2785

**EXHIBIT 2
PAGE 1 OF 1**

TUCKER CHASE A
1004 BLACKBERRY LN
SAINT JOHNS, FL 32259

Primary Site Address
16567 YELLOW BLUFF RD
Jacksonville FL 32226

Official Record Book/Page
18761-01775

Tile #
7132

16567 YELLOW BLUFF RD

Property Detail

RE #	106119-0000
Tax District	GS
Property Use	0200 Mobile Home
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	483798

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	\$14,793.00	\$15,865.00
Extra Feature Value	\$10,366.00	\$10,457.00
Land Value (Market)	\$282,926.00	\$314,350.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$308,085.00	\$340,672.00
Assessed Value	\$308,085.00	\$338,893.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$1,779.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$308,085.00	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
18761-01775	4/10/2019	\$100.00	QC - Quit Claim	Unqualified	Improved
18625-00588	12/8/2018	\$100.00	QC - Quit Claim	Unqualified	Improved
05456-00466	11/25/1981	\$45,000.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPPR7	Fireplace Prefab	1	0	0	1.00	\$417.00
2	GRCR2	Garage/Util Bdg Conc	1	24	30	720.00	\$4,450.00
3	CPWR2	Carport Wood	1	15	24	360.00	\$864.00
4	GRWR2	Garage/Util Bdg Wood	1	0	0	636.00	\$3,280.00
5	SCPR2	Screen Porch	1	9	16	144.00	\$979.00
6	DKWR2	Deck Wooden	1	6	6	36.00	\$165.00
7	CPWR2	Carport Wood	1	7	20	140.00	\$302.00

Land & Legal

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	0173	RES MARSH RURAL 2 OR LESS UNITS PER AC	RR-ACRE	0.00	0.00	Common	9.82	Acreage	\$314,240.00
2	9601	MARSH	RR-ACRE	0.00	0.00	Common	0.65	Acreage	\$110.00

Legal

LN	Legal Description
1	48-2N-27E 10.41
2	40-1N-27E
3	PT CHARLES SETON GRANT,
4	PT LOT 1 TISONS SUBDIVISION
5	RECD O/R 5456-466

Buildings

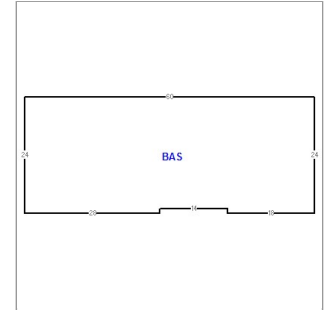
Building 1
Building 1 Site Address
16567 YELLOW BLUFF RD Unit
Jacksonville FL 32226

Building Type	0201 - MH ASSESSED
Year Built	1982
Building Value	\$15,865.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1426	1426	1426
Total	1426	1426	1426

Element	Code	Detail
Exterior Wall	26	26 Alum/Vinyl
Roof Struct	3	3 Gable or Hip
Roofing Cover	12	12 Modular Metal
Interior Wall	4	4 Plywood panel
Int Flooring	14	14 Carpet
Int Flooring	7	7 Cork/Vnyl Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	4	4 Packaged Unit

Element	Code	Detail
Stories	1.000	
Bedrooms	3.000	
Baths	2.000	
Rooms / Units	1.000	



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	\$339,509.00	\$0.00	\$339,509.00	\$289.65	\$3,884.63	\$3,670.36
Public Schools: By State Law	\$339,509.00	\$0.00	\$339,509.00	\$203.52	\$1,324.76	\$1,288.78
By Local Board	\$339,509.00	\$0.00	\$339,509.00	\$113.11	\$763.22	\$716.23
FL Inland Navigation Dist.	\$339,509.00	\$0.00	\$339,509.00	\$0.81	\$10.86	\$10.32
Water Mgmt Dist. SJRWMD	\$339,509.00	\$0.00	\$339,509.00	\$6.49	\$81.96	\$81.96
Gen Gov Voted	\$339,509.00	\$0.00	\$339,509.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$339,509.00	\$0.00	\$339,509.00	\$0.00	\$0.00	\$0.00
Totals			\$613.58	\$6,065.43	\$5,767.65	

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$318,582.00	\$75,815.00	\$50,500.00	\$25,315.00
Current Year	\$339,509.00	\$339,509.00	\$0.00	\$339,509.00

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

Date: 12/11/2019

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:

RE# 106119-0000

To Whom it May Concern:

I CHASE A Tucker hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Zoning & Land Use submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

By Chase A. Tucker

By _____

Print Name: CHASE A. Tucker

Print Name: _____

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 FL COUNTY OF Saint Johns

Sworn to and subscribed and acknowledged before me this 12th day of December 2019, by Chase Tucker, who is personally known to me or who has produced Driver license as identification and who took an oath.

Rachael Aldrich

(Signature of NOTARY PUBLIC)

Rachael Aldrich

(Printed name of NOTARY PUBLIC)



State of FL at Large.

My commission expires: 01/15/2023

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: 12/11/2019

City of Jacksonville Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location: RE# 106119-0000

To Whom it May Concern:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Meagan Perkins to act as agent to file application(s) for Zoning & Land Use 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.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

By Chase A. Tucker
Print Name: Chase A Tucker

By _____
Print Name: _____
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 FL
COUNTY OF Saint Johns

Sworn to and subscribed and acknowledged before me this 12th day of December 2019, by Chase Tucker, who is personally known to me or who has produced Driver license as identification and who took an oath.

Rachael Aldrich

(Signature of NOTARY PUBLIC)

Rachael Aldrich

(Printed name of NOTARY PUBLIC)



State of FL at Large.

My commission expires: 5/15/2023

PREPARED BY & RETURN TO:

Name: Paul Wagner, an employee of
Milestone Title Services, LLC
Address: 14310 N Dale Mabry Hwy Ste 200
Tampa, FL 33618
File No. 18-2133
Parcel No.: 106119-0000

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **CORRECTIVE QUITCLAIM DEED**, made the 10th day of April, 2019, by **BARBARA D. TEDDER**, a single woman, hereinafter called the Grantor, to **CHASE A. TUCKER**, a married man, , having his principal place of residence at 1004 Blackberry Lane, St. Johns FL 32259, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby remise, release, convey and quitclaim unto the Grantee all the right, title, interest, claim and demand which the Grantor has in and to that certain land situate in City of Jacksonville, County of Duval, State of Florida, viz:

A portion of the following property:

A part of Section 52, sometimes described as a Portion of the Charles Seton Grant, Section 48, Township 2 North, Range 27 East and Part of Lot 1, Tison's Subdivision of the Charles Seton Grant, Section 40, Township 1 North, Range 27 East according to the plat recorded in Plat Book 1, Page 150 of the Former Public Records of Duval County, Florida, being more particularly described as follows:

Commence at the intersection of the Southeasterly line of the William Hendricks Grant, Section 53, Township 2 North, Range 27 East and the Northeasterly right of way line of Yellow Bluff Road (a 60 foot right of way); thence South 52°25' East along said right of way line 578.7 feet to the Point of Beginning, said point being the Southeast corner of lands described in Official Records Volume 3128 Page 557, Public Records of said County; thence South 52°25" East along said right of way line 578.77 feet to a point in the West line of Section 4, Township 1 North Range, 27 East; thence North 00°18' East (actual) (North 00° 30' 10" East, deed) along said West line, 269.96 feet (actual) (268.62 feet, deed) to a point in the dividing line between Township 2 North and Township 1 North; thence North 00°40' East (actual) (North 00°41' East, deed) along the East line of Section 52, 1179.0 feet, more or less to edge of Nassau River marsh; thence Southwesterly along the meanderings of said edge of marsh, 325.0 feet, more or less, to a point that lies North 11°17'20" East and 993.0 feet, more or less, from the Point of Beginning: thence South 11°17'20" West along the East line of lands described in said Official Records Volume 3128, Page 557, 993.0 feet more or less, to the Point of Beginning.

The Company reserves the right to amend the above legal description upon completion and filing of the plat.

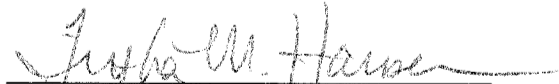
TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

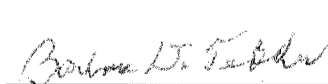
SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

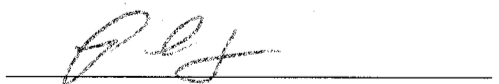
THIS DEED IS GIVEN TO CORRECT FLORIDA QUIT CLAIM DEED RECORDED DECEMBER 11, 2018. THE PROPERTY CONVEYED WAS NOT ADEQUATELY DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED DECEMBER 11, 2018, IN O.R. BOOK 18625, PAGE 588, PUBLIC RECORDS OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness Signature
Printed Name: Trisha M. Hansen


Name: Barbara D. Tedder
Address: 1004 Blackberry Lane St. Johns FL 32259 L.S.

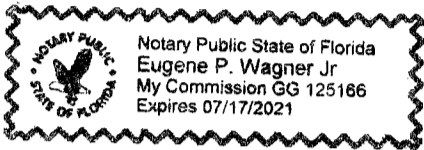

Witness Signature
Printed Name: Paul Wagner

STATE OF FLORIDA
CITY OF SAINT JOHNS
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 10th day of April, 2019, by Barbara D. Tedder, who is personally known to me or who has produced Florida DL as identification.

Eugene P. Wagner Jr.

Signature of Notary
Printed Name: Eugene P. Wagner Jr.
My commission expires: July 17, 2021





ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street
Jacksonville, Florida 32202-3139

Samuel Hawkins
North Florida Engineering Services Inc.
9432 Baymeadows Road, suite 280
jacksonville, Florida, 32258

December 16, 2019

Project Name: Yellow Bluff Road
Availability#: 2018-3039

Attn: Samuel Hawkins,

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#: 2018-3039
 Request Received On: 11/9/2018
 Availability Response: 12/16/2019
 Prepared by: Christopher Watson

Project Information

Name: Yellow Bluff Road
 Type: Single Family
 Requested Flow: 10,500 gpd
 Location: Address:16567 YELLOW BLUFF RDCity:JACKSONVILLEZip Code:32226Acres:10.47
 Parcel ID No.: 106119 0000
 Description: 30 Lot Subdivision

Potable Water Connection

Water Treatment Grid: NORTH GRID
 Connection Point #1: Existing 12" water main within the Yellow Bluff Rd. ROW, adjacent to 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: Existing 8" gravity sewer main within the Tyson Bluff Rd. ROW, approx. 300 ft. southwest 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. If gravity flow cannot be achieved, then Sewer POC cannot be utilized unless written approval from the JEA Alternative Connection Committee is granted. Please email wsedevprojrequests@jea.com, attention ACC, for more information. 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/. For force main connection conditions, please email fmconnections@jea.com referencing this availability letter. Connection to the JEA-owned sewer system for your project may require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.).

Reclaimed Water Connection

Sewer Region/Plant: NORTH GRID

Connection Point #1: Project is located within JEA's reclaim service territory.

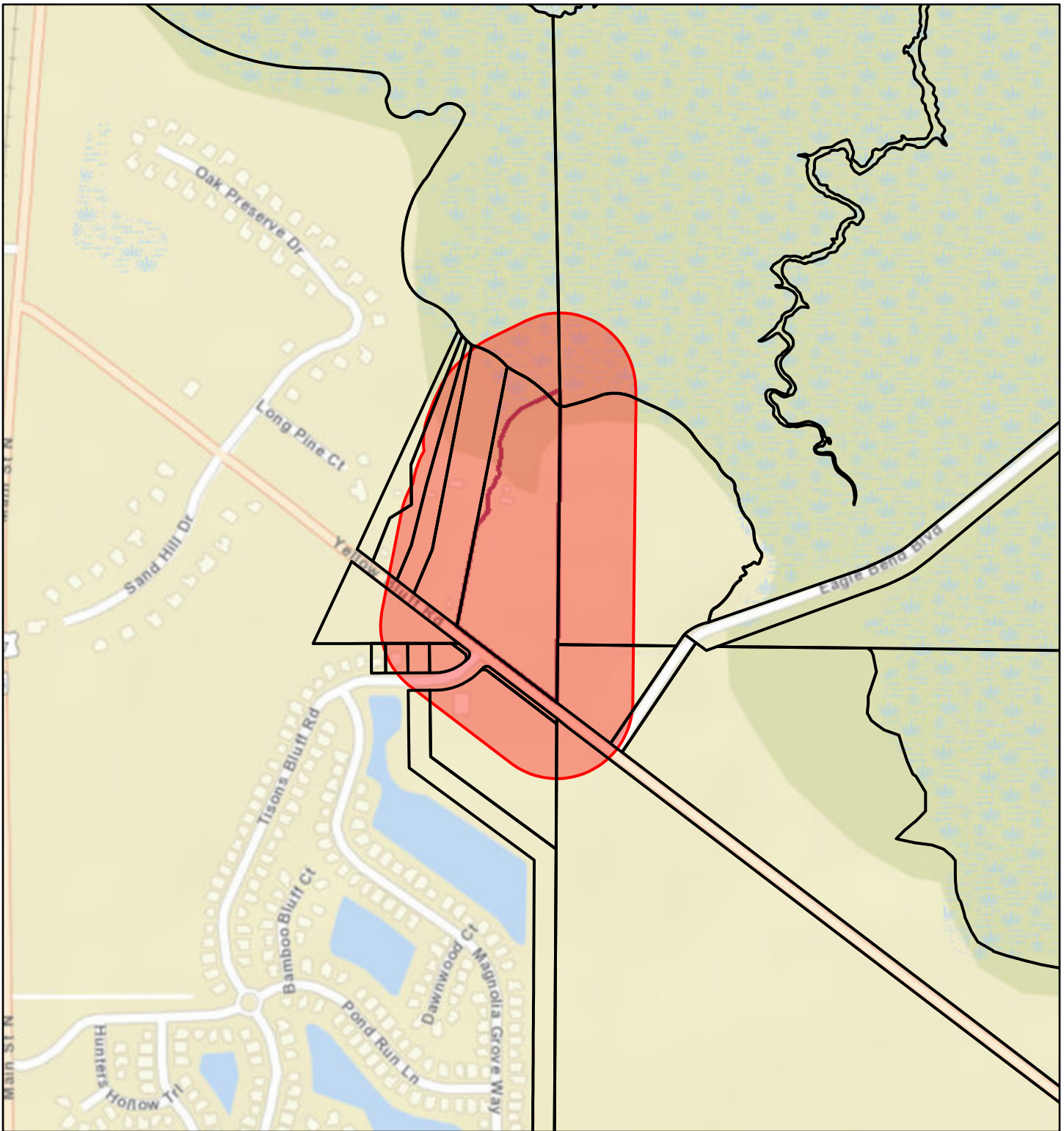
Connection Point #2: NA

Special Conditions: POC location to be field verified by developer during project design. Reclaimed water will be available in the near future for your development. In the interim, a temporary connection to the potable water system will be required. Coordinate the temporary connection with the JEA Development group so the configuration is designed to simplify the transition to reclaimed water when it becomes available.


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.

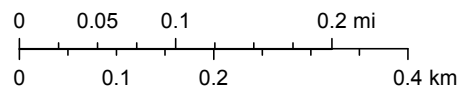
Land Development Review



March 30, 2020

 3012551_T-2020-2785

1:9,028



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

	A	B	C	D	E	F	G	H	I
1	RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MA	MAIL_CITY	MAI	MAIL_ZIP
2	108095 2530	AGUILERA WILLIAM P		16498 TISONS BLUFF RD			JACKSONVILLE	FL	32218
3	106105 0000	CITY NATIONAL BANK OF FLORIDA TRUSTEE		P O BOX 025611			MIAMI	FL	33102-5611
4	106121 0000	CITY OF JACKSONVILLE		C/O CITY REAL ESTATE DIV	214 N HOGAN ST 10TH FL		JACKSONVILLE	FL	32202
5	106145 0010	EAGLE BEND ISLAND ASSOC.INC		PO BOX 26576			JACKSONVILLE	FL	32226-6576
6	106121 1500	HALL GARY		16579-3 YELLOW BLUFF RD			JACKSONVILLE	FL	32226-1168
7	106121 1000	HALL GARY R		16579 YELLOW BLUFF RD # 2			JACKSONVILLE	FL	32226-1158
8	106120 0000	HARDEN TIMOTHY		16578 YELLOW BLUFF RD			JACKSONVILLE	FL	32226
9	106121 0500	MCLAUGHLIN JAMES G		16547 YELLOW BLUFF RD			JACKSONVILLE	FL	32226-1158
10	106107 0020	NORTH FLORIDA LAND TRUST		843 W MONROE ST			JACKSONVILLE	FL	32202
11	108095 2535	STAHLE DUSTIN ALAN		16504 TISONS BLUFF RD			JACKSONVILLE	FL	32218
12	106103 0030	TIITF-STATE OF FLORIDA		C/O DEP 3900 COMMONWEALTH BLVD	MURPHY ACT LANDS		TALLAHASSEE	FL	32399
13	108095 1120	TISONS LANDING COMMUNITY DEVELOPMENT DISTRICT		C/O GMS LLC	475 WEST TOWN PL SUITE 114		SAINT AUGUSTINE	FL	32092
14	106119 0000	TUCKER CHASE A		1004 BLACKBERRY LN			SAINT JOHNS	FL	32259
15		M & M DAIRY INC	TERESA L. MOORE	12275 HOLSTEIN DR			JACKSONVILLE	FL	32226
16		NORTH	MIKE GETCHELL	1185 EAGLE BEND CT			JACKSONVILLE	FL	32226
17		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: CR551035

User: Quinto, Connie

REZONING/VARIANCE/EXCEPTION

Date: 3/30/2020

Email: ConnieQ@coj.net

Name: CURTIS HART/CHASE TUCKER

Address: 8051 TARA LANE

Description: Z-2785 CONVENTIONAL REZONING OF 9.92 ACRES FROM RR-ACRE TO RLD-60 16567 YELLOEW BLUFF RD (RE# 106119-0000)

TranCode	IndexCode	SubObject	GLAcct	SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
701	PDCU011	342504									2191.00

Control Number: 165908 | Paid Date: 3/31/2020

Total Due: \$2,191.00

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

Account No: CR551035**REZONING/VARIANCE/EXCEPTION**

Address: 8051 TARA LANE

Description: Z-2785 CONVENTIONAL REZONING OF 9.92 ACRES FROM RR-ACRE TO RLD-60 16567 YELLOEW BLUFF RD (RE# 106119-0000)

Name: CURTIS HART/CHASE TUCKER

Date: 3/30/2020

Total Due: \$2,191.00