City Of Jacksonville, Florida

# Planning Commission

October 9, 2025
1:00 pm

# Call to Order/ Verification of Quorum

## City of Jacksonville

# Planning Commission Agenda

214 North Hogan Street, Edward Ball Building, 1st. Floor – Hearing Room 1002

Thursday, October 9, 2025

1:00 P.M.

# Jacksonville Planning Commissioners

Charles Garrison, Chair,
Moné Holder, Vice Chair
Michael McGowan, Secretary
Lamonte Carter
Amy Fu
Dorothy Gillette
Ali Marar
D.R. Repass

Mark McManus, Military Representative
Randy Gallup, School District Representative

**NOTE:** The next regular meeting of the Jacksonville Planning Commission will be held on **Thursday, October 23, 2025**

**NOTE:** The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, October 21, 2025**

**WELCOME**

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

**APPROVE MINUTES of regular meeting on** September 18, 2025 -

**ORGANIZATION OF AGENDA**

**QUASI-JUDICIAL**

**EXCEPTIONS (E), VARIANCES (V), WAIVER OF MINIMUM DISTANCE REQUIREMENTS FOR LIQUOR LICENSE LOCATION (W L D), AND WAIVER OF ARCHITECTURAL AND ASTHETIC REQUIREMENTS (WAAR)**

**EXCEPTIONS, WAIVER OF LIQUOR LICENSE LOCATION AND ADMINISTRATIVE DEVIATION COMPANIONS**

**Deferrals –**

**Ex-Parte** 1. E-15-20 (Companion W L D-15-05)
Council District-5 – Planning District-2. 4022 Atlantic Boulevard Signs Posted: Yes
Request: Retail Sales of Alcohol for Off-Premises Consumption
Owner(s): Anjali Food Mart, Inc. Agent: Paul M. Harden, Esquire
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation**:**

**Ex-Parte** 2. W L D-15-05 (Companion E-15-20)
Council District-5 – Planning District-2. 4022 Atlantic Boulevard Signs Posted: Yes
Request: Reduce Required Minimum Distance between Liquor License Location and Church or School from 500 feet to 175 feet
Owner(s): Anjali Food Mart, Inc. Agent: Paul M. Harden, Esquire
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:

**Ex-Parte** 3. E-23-35 (Companion AD-23-36)
Council District-1 – Planning District-2 930 University Boulevard North Signs Posted: Yes
Request: Auto Laundry
Owner(s): TDC JAX LLC Agent: Driven Brands
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:

**Ex-Parte** 4. AD-23-36 (Companion E-23-35)
Council District-1 – Planning District-2 930 University Boulevard North Signs Posted: Yes
Request: Reduce Land Use Buffer
Owner(s): TDC JAX LLC Agent: Driven Brands
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:

**Ex-Parte** 5 . E-25-29
Council District-12 – Planning District-4 0 & 9747 Noroad Signs Posted: Yes
Request: Excavation for Pond in RR-Acre Zoning District
Owner(s): Shawronda Jordan Agent: Shawronda Jordan
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:

**Deferred Items to be Heard – NONE**

**New Items –**

**Ex-Parte** 1. E-25-41
Council District-12 – Planning District-4 0 Maxville MacClenny Highway Signs Posted: Yes
Request: Excavation and Mineral Resource Extraction
Owner(s): William Agricola Agent: Patrick Krechowski, Esquire
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:

**Ex-Parte** 2. E-25-43
Council District-1 – Planning District-2 9920 Regency Square Boulevard Signs Posted: Yes
Request: Schools meeting the performance standards and development criteria set forth in part 4
Owner(s): Greenwood School, Inc. Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation:

**Ex-Parte** 3. E-25-45
Council District-4 – Planning District-3 6043 Terry Road Signs Posted: Yes
Request: Daycare center meeting the performance standards and development criteria set forth in Part 4
Owner(s): Sensational Kids Learning Academy, Inc. Agent: Jewel's Christian Academy
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

**Ex-Parte** 4. E-25-46
Council District-4 – Planning District-3 4237 Salisbury Road Bldg. #4 Signs Posted: Yes
Request: Churches meeting the performance standards and development criteria set forth in part 4
Owner(s): POKY Management, LLC Agent: Kevin Candlish
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

**Ex-Parte** 5. E-25-47
Council District-7 – Planning District-1 2036 Silver Street Signs Posted: Yes
Request: Daycare center meeting the performance standards and development criteria set forth in Part 4
Owner(s): James Gordon Agent: James Gordon
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:

**Ex-Parte** 6. V-25-19
Council District-4 – Planning District-2 45 Hay Avenue Signs Posted: Yes
Request: Increase the size of an accessory structure from 50% to 97% of the primary structure, increase the building height from 15 feet to 15 feet 11 inches, and reduce rear yard setback from 10 feet to 6.2 feet
Owner(s): Roy Dove Agent: Roy Dove
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

**Ex-Parte** 7. V-25-20
Council District-4 – Planning District-3 8225 Newton Road Signs Posted: Yes
Request: Increase the maximum allowable square footage of an accessory structurer from 50% to 79%
Owner(s): Brando Prato Agent: Brandon Prato
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

**Ex-Parte** 8. V-25-21
Council District-8 – Planning District-6 11432 West Court Boulevard Signs Posted: Yes
Request: Increase the fence height from 4 feet to 6 feet, increase the size of an accessory structure from 50% to 75% (1,125 square feet), decrease the north property line setback from 5 feet to 2 feet 3 inches and decrease the west property line setback from 5 feet to 4 feet 11 inches
Owner(s): Cathrine Proot-Pro Agent: Catherine Proot-Pro
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

**Ex-Parte** 9. V-25-22
Council District-10 – Planning District-1 15 25th East Street Signs Posted: Yes
Request: Reduce distance requirements between a day care and sexual predators from required 2, 500 feet required to 1,980, reduce setback for any improvements other than landscaping, visual screening or retention in the CCG-1 Zoning District from a minimum of 15 feet to 6.7 feet, reduce the uncomplimentary land use buffer width from 10 feet on the east property boundary to 6.7 feet, reduce parking from 8 spaces to 1 and reduce loading zone spaces from 1 required to 0
Owner(s): Tonya Brock Agent: Tonya Brock
Staff Recommendation: **DENY**
Planning Commission Recommendation:

**Ex-Parte** 10. WLD-25-09
Council District-7 – Planning District-5 947 Edgewood Avenue Signs Posted: Yes
Request: Reduce the required minimum distance between liquor license location and church from 500 feet to 365 feet
Owner(s): Glocal Lee, LLC Agent: Brandon Stanko
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

**MINOR MODIFICATIONS (M M) AND ADMINISTRATIVE DEVIATION APPEALS (A D)**

**Deferrals – None**

**Deferred Item to be Heard – None**

**New Items –**

**Ex-Parte** 1. MM-25-09

Council District-11 – Planning District-3 14000 Citicards Way Signs Posted: Yes

Request: Update Site Plan and increase the maximum multi-family residential development allowed by a land use conversion in the land use minimums and maximums conversion table, amend the minimum parking requirements to two (2.0) spaces per townhome unit (with all garage spaces and entrance driveway areas counted towards the minimum space requirements); and 1.4 spaces per apartment unit, as further described in the Minor Modification written description

Owner(s): Jax LC Owner 2, LLC and Jax LC Owner 3, LLC Agent: Ray Spofford

Staff Recommendation: **APPROVE**

Planning Commission Recommendation:

**LAND USE AMENDMENTS, COMPANION REZONINGS, TEXT AMENDMENTS, CONVENTIONAL REZONINGS, PLANNED UNIT DEVELOPMENTS (PUD), AND ORDINANCES**

**LAND USE AMENDMENTS AND COMPANIONS REZONINGS**

**Deferrals –**

1. 2025-0487 (L-6043-25C) (companion 2025-0488)

Council District-4 – Planning District-2 11153 Beach Boulevard Signs Posted: Yes

Request: C G C & L D R to CGC & LI

Owner(s): My Jax, LLC Agent: Cyndy Trimmer, Esquire

Staff Recommendation: **DEFER – NO REPORT**

Planning Commission Recommendation:

**Ex-Parte** 2. 2025-0488 (companion 2025-0487)

Council District-4 – Planning District-2 11153 Beach Boulevard Signs Posted: Yes

Request: R L D-60 & C C G-2 to P U D

Owner(s): My Jax, LLC Agent: Cyndy Trimmer, Esquire

Staff Recommendation: **DEFER – NO REPORT**

Planning Commission Recommendation:

**Deferred Items to be Heard –**

1. 2025-0495 (L-6041-25C) (companion 2025-0496)
   Council District-7 – Planning District-1 860 & 1000 Riverside Avenue and 1049 May Street
   Request: R P I to C G C Signs Posted: Yes
   Owner(s): CLL Land I, LLC Agent: Cyndy Trimmer, Esquire
   Staff Recommendation: **APPROVE**
   Planning Commission Recommendation:

**Ex-Parte**

2. 2025-0496 (companion 2025-0495)
   Council District-7 – Planning District-1 860 & 1000 Riverside Avenue and 1049 May Street
   Request: P U D to P U D Signs Posted: Yes
   Owner(s): CLL Land I, LLC Agent: Cyndy Trimmer, Esquire
   Staff Recommendation: **APPROVE** with **CONDITION**
   Planning Commission Recommendation:

3. 2025-0623 (L-6049-25C) (companion 2025-0624)
   Council District-7 – Planning District-5 425 & 431 Stockton Street Signs Posted: Yes
   Request: R M D-A to P U D
   Owner(s): Florida Land Holders, LLC Agent: Muhammed Tuncer
   Staff Recommendation: **APPROVE**
   Planning Commission Recommendation:

**Ex-Parte**

4. 2025-0624 (companion 2025-0623)
   Council District-7 – Planning District-5 425 & 431 Stockton Street Signs Posted: Yes
   Request: R M D-A to P U D
   Owner(s): 425 Stockton Street Land Trust Agent: Muhammed Tuncer
   Staff Recommendation: **APPROVE**
   Planning Commission Recommendation:

**New Items – None**

**TEXT AMENDMENTS**
**Deferrals – None**
**Deferred Items to be Heard – None**
**New Items – None**

**CONVENTIONAL REZONINGS**
**Deferrals –None**
**Deferred Items to be Heard –**

**Ex-Parte** 1. 2025-0516
Council District-9 – Planning District-4 5868 Lenox Avenue Signs Posted: Yes
Request: C O to C C G-1
Owner(s): Blue Nile, LLC Agent: Solomon Siyoum
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

**Ex-Parte** 2. 2025-0630
Council District-9 – Planning District-5 0 Commonwealth Avenue Signs Posted: Yes
Request: R L D-60 to RM D-B
Owner(s): Charles Powell Agent: Charles Powell
Staff Recommendation: **DENY**
Planning Commission Recommendation:

**New Items –**
**Ex-Parte** 1. 2025-0675
Council District-2 – Planning District-6 0 Cedar Bay Road Signs Posted: Yes
Request: R R-Acre to R L D-60
Owner(s): Industrial Park Investments, Inc. Agent: Hayden Phillips, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

**PLANNED UNIT DEVELOPMENTS**
**Deferrals – None**

**Deferred Items to be Heard –**
**Ex-Parte** 1. 2025-0590
Council District-2 – Planning District-6 0 Yellow Bluff Road and Signs Posted: Yes
Request: R R-Acre to P U D 2726 Starratt Road
Owner(s): Michael L. Mari Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **WITHDRAW**
Planning Commission Recommendation:

**New Items –**
**Ex-Parte** 1. 2025-0673
Council District-3 – Planning District-3 4920 San Pablo Road South Signs Posted: Yes
Request: C O to P U D
Owner(s): SP 1776, LLC Agent: Steve Diebenow, Esquire
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation:

**Ex-Parte** 2. 2025-0674
Council District-7 – Planning District-1 1636 North Main Street Signs Posted: Yes
Request: C C G-S & P U D to P U D
Owner(s): Normandy Stratton LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation:

**ORDINANCES – NONE**

**OLD BUSINESS –** Blueprint for Responsible Growth Task Force Kickoff **– DEFERRED UNTIL FURTHER NOTICE**

**NEW BUSINESS –**

**APPEALS UPDATE –**

**ADJOURNMENT –**

# Exceptions, Variances and Waivers

# E-25-41

# REPORT OF THE PLANNING DEPARTMENT

## APPLICATION FOR ZONING EXCEPTION E-25-41

## OCTOBER 9, 2025

| | |
|---|---|
| ***Location:*** | 0 Maxville MacClenny Highway, between Maxville MacClenny Highway and Wellhausen Road |
| ***Real Estate Number:*** | 001202-2000 and 001182-1000 |
| ***Zoning Exception Sought:*** | Excavation and mineral resource extraction, subject to regulations contained in Part 9 |
| ***Current Zoning District:*** | Agriculture (AGR) |
| ***Current Land Use Category:*** | Agriculture (AGR) |
| ***Planning District:*** | Southwest 4 |
| ***Council District:*** | District 12 |
| ***Applicant:*** | Patrick Krechowski<br>Balch and Bingham, LLP<br>50 N Laura Street, Suite 2100<br>Jacksonville, FL 32202 |
| ***Owner:*** | William Agricola<br>Lignum Vitae Timberlands LLC<br>960194 Gateway Blvd<br>Fernandina Beach, FL 32034 |
| ***Staff Recommendation:*** | **APPROVE** |

## GENERAL INFORMATION

Application for Exception **E-25-41** seeks to permit development of a borrow pit on two 350-acre parcels of land which is zoned Agriculture (AGR). The subject site is located west of US Highway 301 and directly south of Maxville MacClenny Highway. According to the City's Functional Roadway Classification Map, Maxville Macclenny Highway is unclassified, while US 301 Highway South is a FDOT Principal Arterial Roadway. The site is also located east of the Maxville Mines Development of Regional Impact (DRI). The site is in the AGR functional land use category, Planning District 4, and within the rural development area. The site is surrounded by wooded parcels to the north, south, and west, open pastureland to the east. The applicant seeks to modify the existing Environmental Resource Permit (ERP) Permit No. MMR_169603-033 to

permit and expand the existing Maxville Mine area by adding a 270.58-acre parcel known as the Maxville Expansion Area (Project Area). The addition of the project area will allow Chemours to expand on going heavy mineral mining operations. Within this 270.58 project area, the applicant is proposing to impact 215.20 acres, 53 of which are wetlands and ditches. A total of 55.38 acres will remain undisturbed, with 3616 acres of wetlands.

The Project Area is in Sections 31 and 32, Township 3 South, Range 23 East, and Sections 5 and 6, Townships 4 South, and Range 23 East in Clay and Duval Counties, Florida. Historically, the Project Area has been managed for silviculture and as such is in various stages of pine growth. Unpaved, graded roads cross the Project Area to provide access for silviculture operations. Wetlands and ditches occur throughout the Project Area, and portions of the wetlands have been subject to timber harvesting and replanted with pine for silviculture. Wetland boundaries were delineated by SWCA and have been reviewed and approved by the Florida Department of Environmental Protection (FDEP).

This application was also reviewed by the Environmental Quality Division (EQD) on August 21, 2025, and the Land Use Division on September 14, 2025. EQD and LU have no objection to the approval of a zoning exception for this project. According to EQD, the attached Chemours minefield expansion site plan shows the surface area of the excavation totals 183.80 acres (Limits of Mining), an additional 31.40 acres will be disturbed in association with mine activities totaling 215.20 acres of impact area. Additionally, unlike traditional borrow pits, Chemours' heavy mineral mining does not consist of one large open pit totaling 183.80 acres (Limits of Mining). In contrast, Chemours' operation is progressive and moves across the landscape creating temporary mining cells that will range from a minimum of 10 feet to maximum of 60 feet in depth, depending on location of ore. A full report is attached to the end of this memo.

## DEFINITION OF ZONING EXCEPTION

According to Section 656.1601 of the Zoning Code, *exception* means a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to number, area, location or relation to the neighborhood, could promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such uses may be permissible in the zoning district as exceptions if specific provision for the exception is made in the Zoning Code and the uses are found by the Commission to be in conformity with the standards and criteria for granting the same contained in Section 656.131(c) thereof.

## STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.131(c) of the Zoning Code, the Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

***(i) Will the proposed use be consistent with the Comprehensive Plan?***

Yes. The 270.58-acre subject site is located approximately 0.7 miles to the west of US Highway

301 South, which is classified as an FDOT Principal Arterial Roadway. It is also located directly south of Maxville MacClenny Highway and intersects Wellhausen Road, an unapproved private road. The site is located within the Agriculture (AGR) land use category, Rural Development Area, Planning District 4 (Southwest), and City Council District 12.

According to the Category Description within the Future Land Use Element (FLUE), Agriculture (AGR) in all Development Areas is intended to provide agricultural uses and to preserve the existing rural character of outlying areas of the City. Most AGR lands are in the Rural Development Area of the City where full urban services and facilities will not be provided by the City during the planning timeframe. Accordingly, the principal activities allowed in these categories are agriculture and related uses, such as farming, horticulture, forestry and logging, storage, processing and wholesale distribution of farm supplies and products.

The proposed exception for a borrow pit is consistent with the AGR Land Use category as defined in the 2045 Comprehensive Plan.

**Future Land Use Element (FLUE):**

**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.

**Objective 1.1** Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

**Policy 1.1.7** Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

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

**AIRPORT ENVIRONMENT ZONE**

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

**WETLANDS**

Review of City data indicates the potential existence of wetlands on the subject site and as such, a wetlands survey has been provided by the City's GIS analysis that indicates the location, size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

Approximate Size: 43.27 acres

General Location(s): The wetlands are located throughout the application site. They are large depressional wetland systems isolated from City drainageways.

Quality/Functional Value: The wetlands are large isolated systems that spill outside the subject site. They have a high functional value for water filtration attenuation and stormwater capacity due to their size. They are not located in flood zones and do not have a direct impact to the City's waterways.

Soil Types/ Characteristics: (22) Evergreen-Wesconnett complex – The Evergreen and Wesconnett series consists of nearly level, very poorly drained, soils. The Evergreen soils formed in decomposed organic materials underlain by thick sandy marine sediments while the Wesconnett soils formed in thick sandy marine sediments. Both soils are in depressions and are moderately permeable and moderately slowly permeable. The high-water table is at or above the soil surface for very long periods.

(66) Surrency loamy fine sand, depressional – The Surrency series consists of nearly level, very poorly drained soils that occur in depressions. These soils formed in thick sandy and loamy marine sediments. The soil is moderately permeable and moderately slowly permeable. Generally, the high water table is at or above the surface.

Wetland Category: Category III

Consistency of Permitted Uses: Category III Wetlands: Uses permitted subject to the limitations of CCME Policy 4.1.6 shown below – conservation uses permitted.

Environmental Resource Permit (ERP):

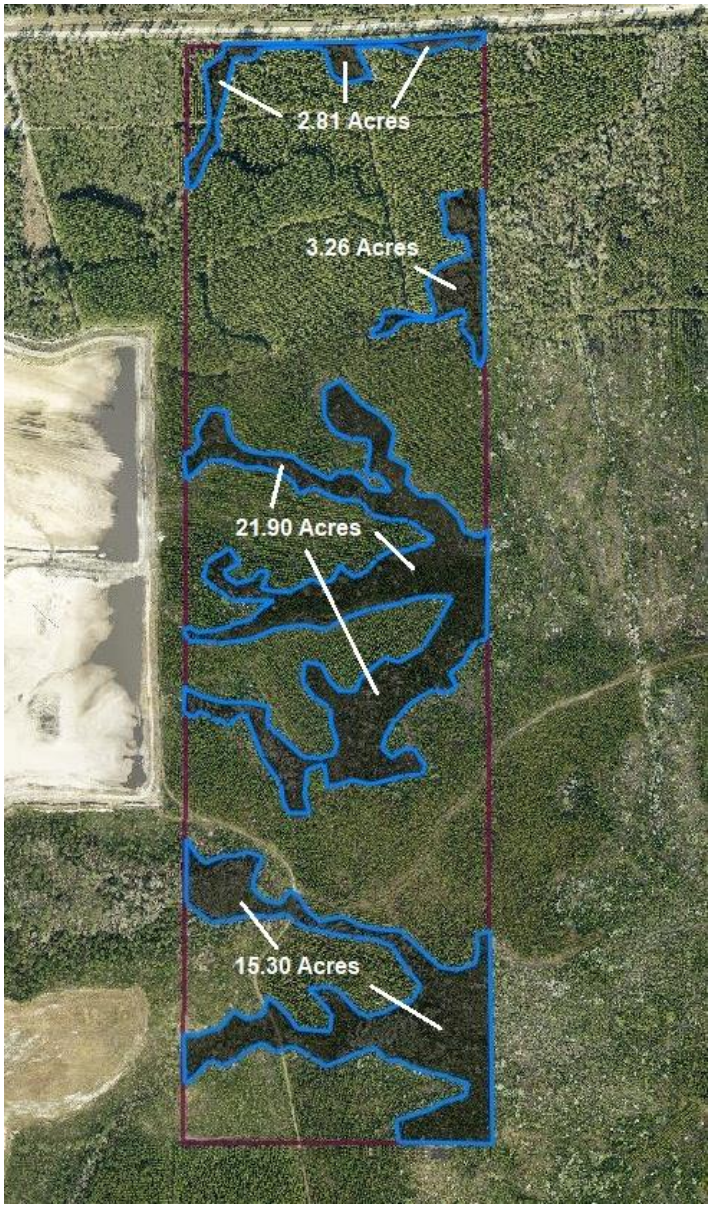
According to the St. Johns River Water Management District web site, no application has been submitted for a Wetland Boundary Determination and/or an Environmental Resource Permit.

Wetlands Impact: None proposed at this time. However, excavation and mineral extraction will destroy any wetland system on the subject site. Wetlands mitigation will be required.

Associated Impacts: None.

Relevant Policies: CCME Policies 4.1.3 and 4.1.6

**Wetlands Map**



***(ii) Will the proposed use be compatible with the existing contiguous uses or zoning and compatible with the general character of the area, considering population density, design, scale and orientation of structures to the area, property values, and existing similar uses or zoning?***

Yes. The surrounding area is Zoned for agricultural uses and is primarily undeveloped timber land. The proposed Burrow Pitt will not alter the existing agricultural character of the area, nor will it hinder the protentional development or use of the agricultural properties in the area. Nevertheless, the surrounding Land Use Categories and Zoning Districts are as follows:

| Adjacent Property | Land Use Category | Zoning District | Current Use |
|---|---|---|---|
| **North** | MU | PUD | Single Family Dwellings |
| **South** | AGR | AGR | Timber Land/Clay County |
| **East** | AGR | AGR | Pastureland |
| **West** | AGR | AGR | Timber Land |

***(iii) Will the proposed use have an environmental impact inconsistent with the health, safety, and welfare of the community?***

No. Staff finds that the proposed mineral extraction will not have any negative environmental impacts inconsistent with the health, safety, and welfare of the community. The Environmental Quality Division has reviewed the request and stated that the developer will need to provide all appropriate documentation during the construction; the EQD Report is provided with this report.

The proposed impacts will offset the 53.00 acres of wetland and ditch impacts through the establishment of an onsite mitigation plan to include wetland creation. Target vegetation communities for mitigation areas will match those of the wetlands proposed for impact at a minimum of acre-for-acre, type-for-type basis in accordance with CH. 62C-37 F.A.C, with the exceptions being the impacted areas of Coniferous Plantation Wetlands (FLUCFCS 441W) which are to be replaced as Wetland Forested Mixed (FLUCFCS 630) at the request of the FDEP, and impacted areas of wetland-cut ditches, which will also be replaced as Wetland Forested Mixed (FLUCFCS 630). The proposed mitigation areas have been designed to be restored to pre-mining land use types and to restore historic wetland connections. This restoration activity meets the minimum acre-for-acre, type-for-type requirement.

All stormwater falling within the area of proposed impacts will be collected in the open mining cell and will be immediately incorporated into the water used to slurry the ore to the concentrator. Excess storm water generated may be pumped into a water storage impoundment located on the existing, previously permitted, Maxville Mine area for later use as make-up water.

***(iv) Will the proposed use have a detrimental effect on vehicular or pedestrian traffic, or parking condition? Will the proposed use result in the creation or generation of traffic inconsistent with the health, safety and welfare of the community?***

No. The applicant provided a site plan showing the Northern Vehicular access points off Maxville MacClenny Highway and Southern Vehicular access points off Butler Bay Road which will be used during the excavation process and the permit boundaries. The excavation and mineral resource extraction will be in a rural, undeveloped portion of Duval and Clay County, and therefore, the proposed excavation is not likely to cause any additional heavy traffic issues on the existing roadway facility.

***(v) Will the proposed use have a detrimental effect on the future development of contiguous properties or the general area?***

No. As aforementioned, the surrounding area is agricultural in nature. The proposed mineral extraction will not alter the ability of the surrounding sites to be used for agricultural purposes.

***(vi) Will the proposed use result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, dust or physical activities, taking into account existing uses or zoning in the vicinity?***

No. During the excavation process the site is required to comply with all Federal, State, and City ordinances designed to limit any environmental impact. Once complete the pit left on the site will not cause any of the mentioned issues to occur.

***(vii) Will the proposed use overburden existing public services and facilities?***

No. The proposed mineral extraction will have zero impact on the existing public services and utilities.

***(viii) Will the site be sufficiently accessible to permit entry onto the property for fire, police, rescue and other services?***

Yes. The subject site is accessible from Maxville MacClenny Highway and Butler Bay Road for any emergency service to enter the site.

***(ix) Will the proposed use be consistent with the definition of a zoning exception and meet the standards and criteria of the zoning classification in which such use is proposed to be located?***

Yes. According to Section 656.1601 of the Zoning Code, *exception* means a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to number, area, location or relation to the neighborhood, could promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. The proposed exception is appropriate in this location and consistent with the definition of a zoning exception. As more fully set forth in the foregoing findings and conclusions, the requested use at this location is consistent with the

definition of a zoning exception.

## SUPPLEMENTARY INFORMATION

The applicant provided a sign posting affidavit dated **August 29, 2025**, which confirms that the required posted notice sign has been posted.

**Figure A:**

## RECOMMENDATION

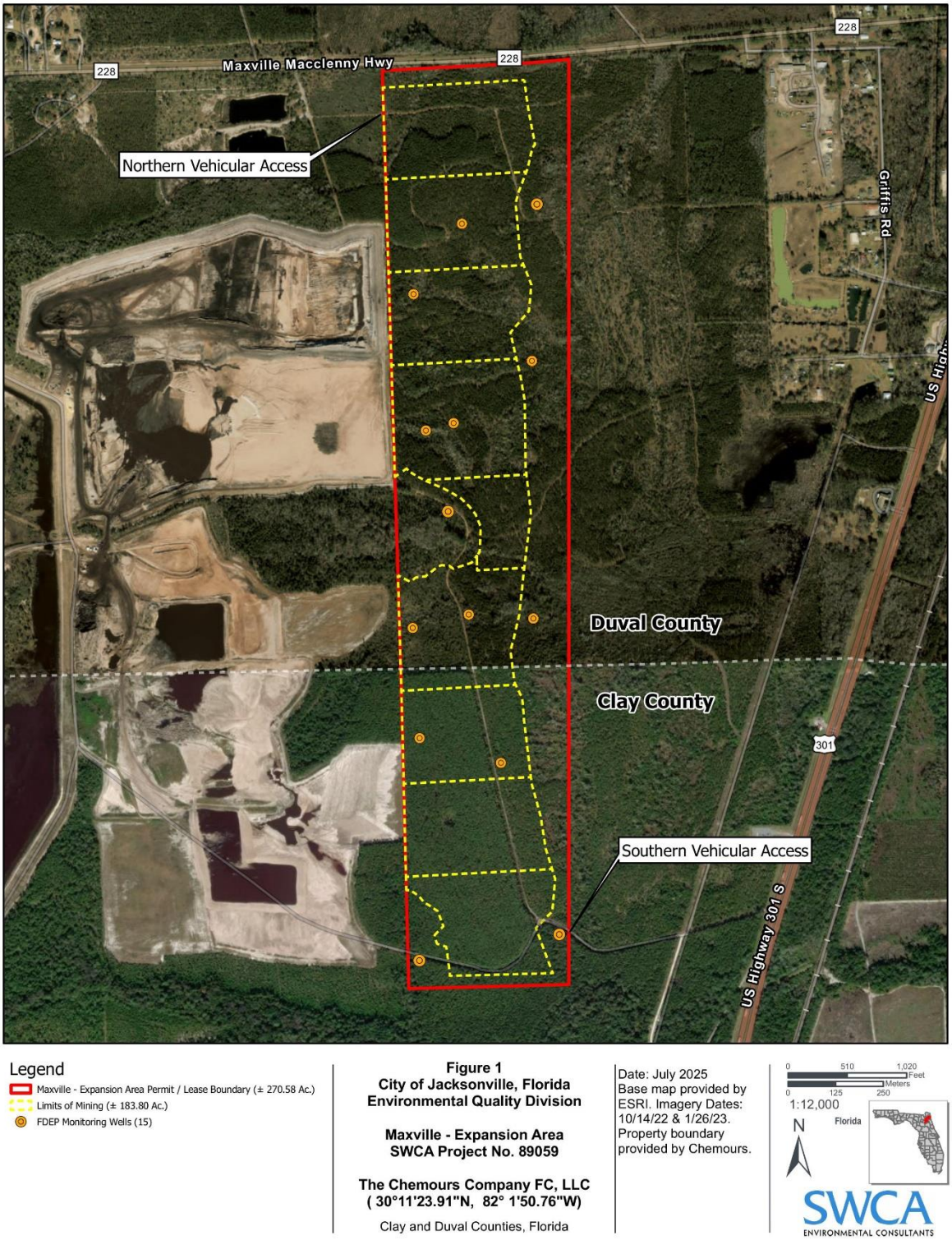
Based on the foregoing, it is the recommendation of the Planning Department that Application for Zoning Exception **E-25-41** be **APPROVED**.

**Figure B:**

***Source: Planning Department, 2024***

**Aerial View of Subject Property, facing North**

**Figure C: Chemours Facility Maxville Mine Area**




***Source: Provided by Applicant***

**Figure D: Wetland Impact Boundaries**

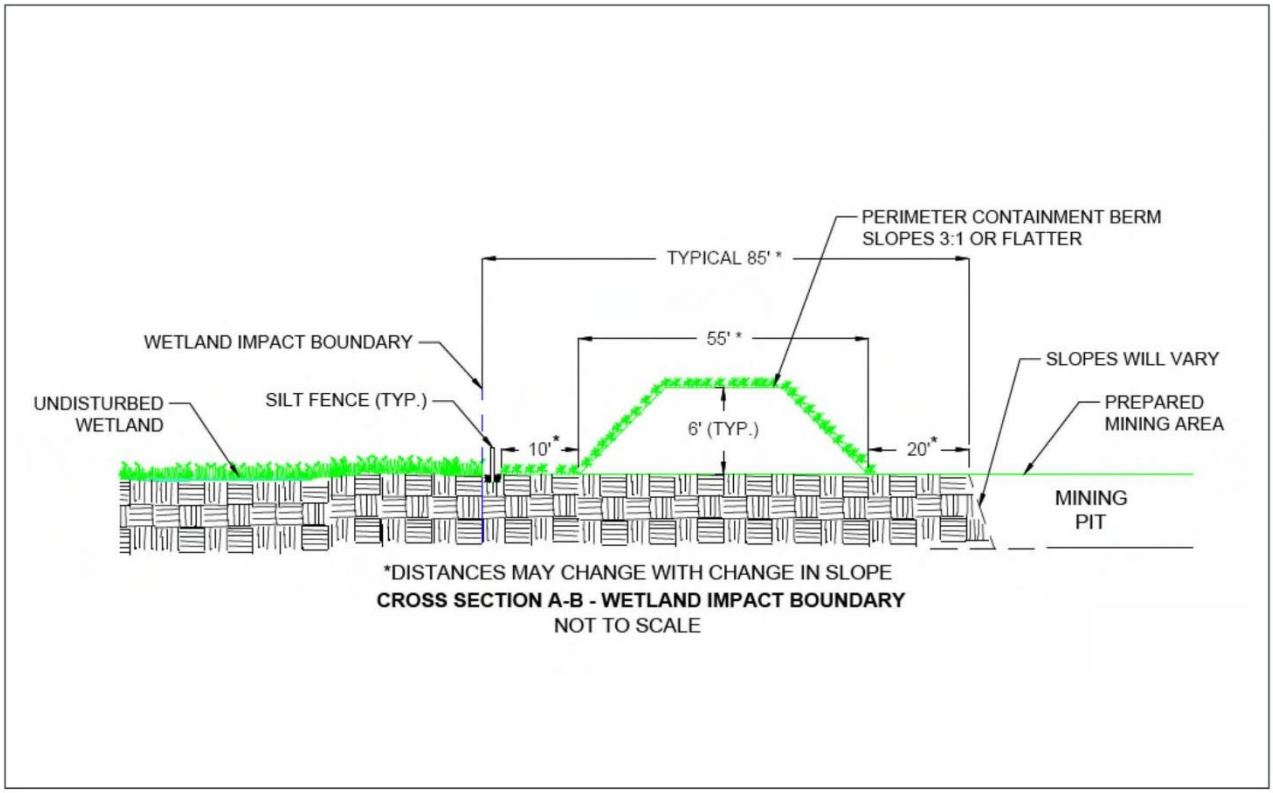



**Figure 9A: Typical Cross Section A - B**
**FDEP ERP Application**

**Maxville - Expansion Area**
**SWCA Project No. 89059**

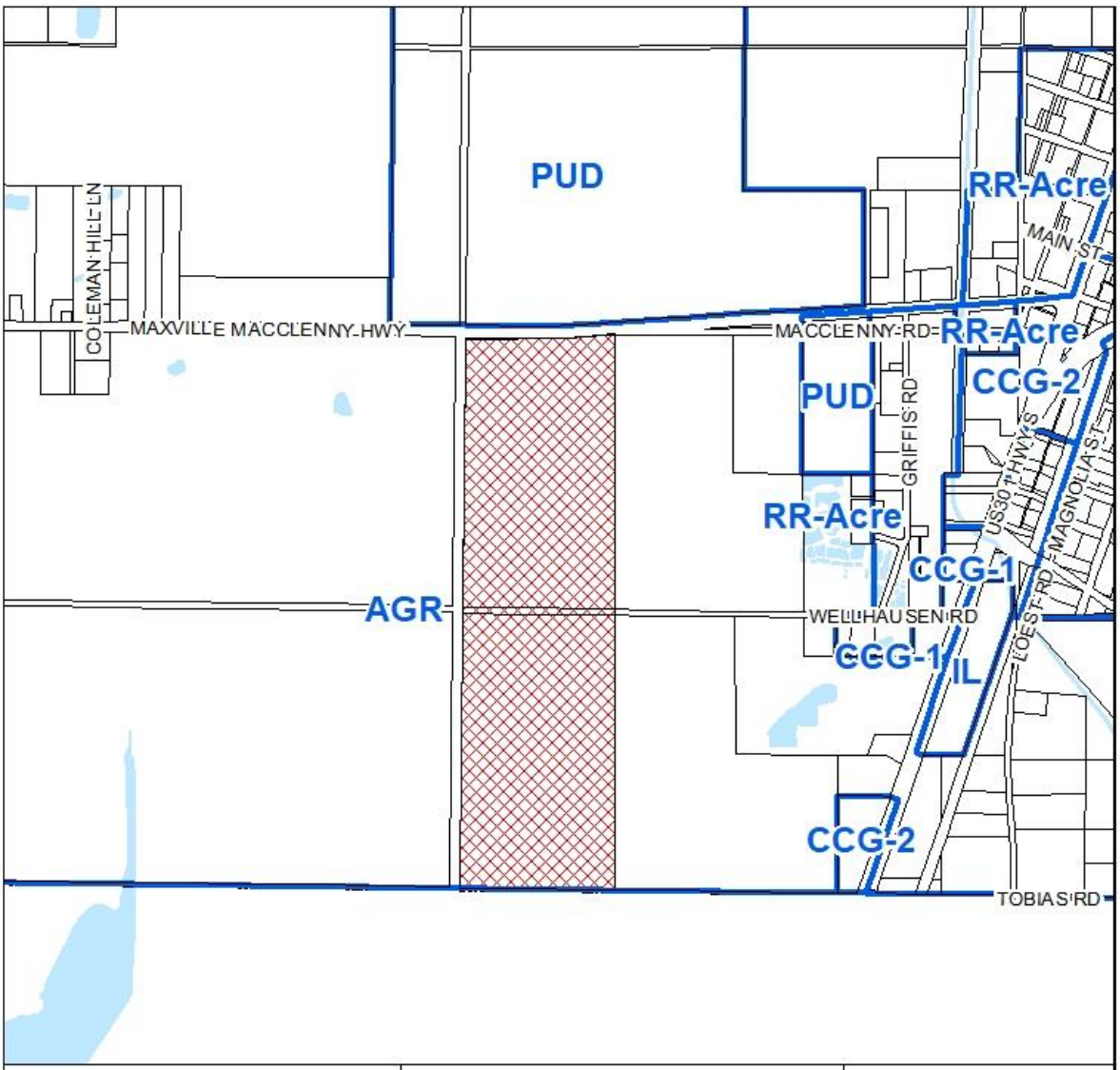
**The Chemours Company FC, LLC**

Clay and Duval Counties, Florida

SWCA
ENVIRONMENTAL CONSULTANTS

***Source: Provided by Applicant***

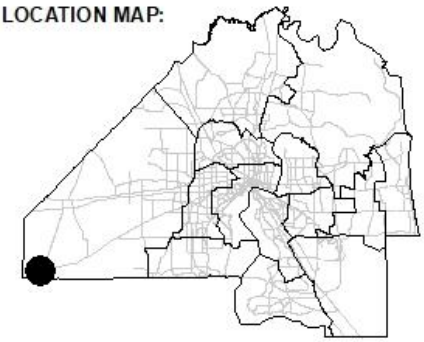
**Figure E: Legal Description**




REQUEST SOUGHT:

**EXCAVATION PROJECT**

LOCATION MAP:



N
W E
S

0 500 1,000 2,000
Feet

COUNCIL DISTRICT:
12

TRACKING NUMBER
T-2025-6355

EXHIBIT 2
PAGE 1 OF 1

*Planning Department*

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

**M E M O R A N D U M**

**TO:** Kareena Mehta
Current Planning Division

**FROM:** Kaleigh Shuler
Community Planning Division

**RE:** E-25-41 – Exception for Resource Extraction

**DATE:** September 22, 2025

---

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

**Description of Proposed Zoning Exception Application**

| | |
|---|---|
| Current Land Use: | Agriculture (AGR) |
| LU Companion Application: | N/A |
| Current Zoning: | Agriculture (AGR) |
| Proposed Zoning: | Exception |
| Acres: | 184.06 acres |
| Land Development Area: | Rural Development Area |

**Comprehensive Land Use Policy Analysis**

**Is the proposed zoning exception consistent with the functional land use category identified in the 2045 Comprehensive Plan?**

| | | |
|---|---|---|
| **YES** | X | |

**ZONING REQUEST:**
The request is for an exception for excavation and mineral extraction.

**LAND USE CATEGORY CONSISTENCY REVIEW:**
The 184.06-acre subject site is located south of Maxville Macclenny Highway and west of US 301 Highway South. According to the City's Functional Roadway Classification Map, Maxville Macclenny Highway is unclassified, while US 301 Highway South is a FDOT Principal Arterial Roadway. The site is also located east of the Maxville Mines Development of Regional Impact (DRI). The site is located within the Agriculture (AGR) land use category, Rural Development Area, Planning District 4 (Southwest), and City Council District 12.

According to the Category Description within the Future Land Use Element (FLUE), Agriculture (AGR) in all Development Areas is intended to provide agricultural uses and to preserve the existing rural character of outlying areas of the City. Most AGR lands are located in the Rural Development Area of the City where full urban services and facilities will not be provided by the City during the planning timeframe. Accordingly, the principal activities allowed in these categories are agriculture and related uses, such as farming, horticulture, forestry and logging, storage, processing and wholesale distribution of farm supplies and products. The maximum gross density is 1 dwelling unit/ 2.5 acres.

The proposed exception for excavation and mineral extraction is consistent with the AGR land use category as defined in the 2045 Comprehensive Plan.

**To ensure compliance with the provisions of the Comprehensive Plan, zoning staff should analyze the proposed zoning exception application in relation to the following goals, objectives, policies and/or text of the 2045 Comprehensive Plan. This analysis should be included within the staff report for the zoning exception application.**

Future Land Use Element (FLUE):

| | |
|---|---|
| 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. |
| Objective 1.1 | Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination. |
| Policy 1.1.7 | Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process. |
| Policy 1.1.22 | Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system, and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions. |

Property Rights Element (PRE)

| | |
|---|---|
| Goal 1 | The City will recognize and respect judicially acknowledged and constitutionally protected private property rights in accordance with the Community Planning Act established in Chapter 163, Florida Statues. |
| Objective 1.1 | Local decision making shall be implemented and applied with sensitivity for private property rights and shall not be unduly restrictive. |

Policy 1.1.1 The City will ensure that private property rights are considered in local decision making.

Policy 1.1.2 The following rights shall be considered in local decision making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

**The proposed zoning exception has been identified as being related to the following issues identified in the 2045 Comprehensive Plan. Based on this relationship, the zoning 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 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 1.2.2 The City shall continue to review new development for the potential of archeologically significant sites. The City shall utilize the most current version of the Archeological Sensitivity Predictive Model to identify areas of high probability for artifact concentrations.

Policy 1.2.5 The Planning and Development Department shall maintain and update for planning and permitting purposes, a series of GIS data layers and maps depicting recorded archaeological sites, historic districts and local landmarks.

**AIRPORT ENVIRONMENT ZONE**

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

Future Land Use Element

Objective 2.6 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 in accordance with the requirements of Section 163.3177, F.S.

Policy 2.6.16 Airport Height and Hazard zones (HH) exist around all military and civilian airports within the city limits of Jacksonville. The horizontal limits of the zones and limitations on heights of obstructions within these zones are defined for each military airport in Naval Facilities Engineering Command (NAVFAC) P-80.3 01/82, on file with the Planning and Development Department, and for each civilian airport in Title 14, Code of Federal Regulations (CFR), Part 77 guidelines, on file with the Planning and Development Department. In order to assure that Title 14, CFR, Part 77 guidelines and NAVFAC P-80.3 01/82 guidelines are not exceeded and that no structure or obstruction is permitted that would

raise a minimal obstruction clearance altitude, a minimum vectoring descent altitude or a decision height, all cell towers and any structure or obstruction that would extend into an Airport (HH) requires, in writing, comment from the U.S. Navy. Although written documentation from the U.S. Navy for military HH and from the FAA or JAA for civilian HH is not required for proposed structure heights below the listed height, United States Code (USC) Title 14, CFR Part 77 still applies.

**AQUIFER RECHARGE**

The subject site is located within an area identified as being in the 0 to 4 inch per year aquifer recharge area. This range is below the threshold of 12 inches or more per year which would constitute a prime recharge area as defined in the Infrastructure Element – Aquifer Recharge Sub-Element (IE-AR). Prime aquifer recharge areas are the primary focus of groundwater resource protection. However, development resulting from the proposed land use amendment will be reviewed during the site plan review and permitting process for compliance with the land development regulations that have been established to protect groundwater resources. Such regulations address issues such as drainage systems, septic systems, and landscape/irrigation regulations.

Infrastructure Element – Aquifer Recharge Sub-Element (IE-AR)

| | |
|---|---|
| Policy 1.2.3 | The City shall continue to coordinate with the SJRWMD and utilize the best available resources and information including the latest update of the Floridan Aquifer Recharge GIS grid coverage to protect the functions of the natural groundwater aquifer recharge areas and to discourage urban sprawl. |
| Policy 1.2.7 | Within two years of establishment by the SJRWMD and the Water Resources Management Plan of prime recharge areas for the Floridan Aquifer, the Planning and Development Department shall prepare maps of such designated areas showing the special zoning and land use consideration the City has established for such areas as designated by the latest update of the Floridan Aquifer Recharge GIS grid coverage. |

**WETLANDS**

Review of City data indicates the potential existence of wetlands on the subject site and as such, a wetlands survey has been provided by the City's GIS analysis that indicates the location, size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

| | |
|---|---|
| Approximate Size: | 43.27 acres |
| General Location(s): | The wetlands are located throughout the application site. They are large depressional wetland systems isolated from City drainageways. |
| Quality/Functional Value: | The wetlands are large isolated systems that spill outside the subject site. They have a high functional value for water filtration attenuation and stormwater capacity due to their size. They are not located in flood zones and do not have a direct impact to the City's waterways. |
| Soil Types/ Characteristics: | (22) Evergreen-Wesconnett complex – The Evergreen and Wesconnett series consists of nearly level, very poorly drained, soils. The Evergreen soils formed in decomposed organic materials underlain by thick sandy marine sediments while the Wesconnett soils formed in thick sandy marine sediments. Both soils are located in depressions and are moderately permeable and moderately slowly |

permeable. The high water table is at or above the soil surface for very long periods.

(66) Surrency loamy fine sand, depressional – The Surrency series consists of nearly level, very poorly drained soils that occur in depressions. These soils formed in thick sandy and loamy marine sediments. The soil is moderately permeable and moderately slowly permeable. Generally, the high water table is at or above the surface.

Wetland Category: Category III

Consistency of Permitted Uses: Category III Wetlands: Uses permitted subject to the limitations of CCME Policy 4.1.6 shown below – conservation uses permitted.

Environmental Resource Permit (ERP): According to the St. Johns River Water Management District web site, no application has been submitted for a Wetland Boundary Determination and/or an Environmental Resource Permit.

Wetlands Impact: None proposed at this time. However, excavation and mineral extraction will destroy any wetland system on the subject site. Wetlands mitigation will be required.

Associated Impacts: None.

Relevant Policies: CCME Policies 4.1.3 and 4.1.6

CCME Policy 4.1.3

The following performance standards shall apply to all development, except public utilities and roadways, permitted within Category I, II, and III wetlands:

(a) Encroachment
Encroachment in Category I, II, or III wetlands is the least damaging and no practicable on-site alternative exists; and

(b) No net loss
Development is designed and located in such a manner that there is no net loss to the wetland functions including but not limited to:

i. the habitat of fish, wildlife and threatened or endangered species,
ii. the abundance and diversity of fish, wildlife and threatened or endangered species,
iii. the food sources of fish and wildlife including those which are threatened or endangered,
iv. the water quality of the wetland, and
v. the flood storage and flood conveyance capabilities of the wetland; and

(c) Floodplain protection
Buildings are built at an elevation of sufficient height to meet the designated flood zone standards as set forth by the Federal Emergency Management Agency. The design must be in conformance with Chapter 652 (Floodplain Regulations) of the Ordinance Code; and

(d) Stormwater quality
In the design and review of developments which will discharge stormwater into the Category I, II, or III wetlands the following performance standards shall be used to protect water quality:

i. Issuance of a Management and Storage of Surface Waters permit pursuant to Chapter 40C-4 or 40C-40, F.A.C. or a stormwater permit issued pursuant to Chapter 40C-42, F.A.C., provides assurances necessary for compliance with subsections (i) - (iv) above provided the stormwater management system is constructed in accordance with the permit; and

ii. Regular monitoring and maintenance program on an annual basis for the performance of stormwater treatment systems

(e) Septic tanks
Septic tanks, drainfields and/or greywater systems are located outside the Category I, II, or III wetland area and not within 75 feet of the mean high water line of tidal bodies or within 75 feet of any wetland unless the Duval County Health Department grants a variance for a hardship case pursuant to the provisions of Section 381.0065, F.S. Where public utilities are available, development is required to connect to these facilities; and

(f) Hydrology
The design of the fill shall include measures to maintain the wetlands hydrology of the site.

CCME Policy 4.1.6
The permitted uses within Category III wetlands shall be limited to the following land uses and associated standards, provided such use is consistent with the Future Land Use Map series (FLUMs)

(1) Any use not otherwise listed below, provided all of the basic requirements outlined in Policy 4.1.3 above are met:

(a) Silvicultural uses, provided the following standards are met:

Best Management Practices: Silviculture

Such activities are conducted in compliance with the provisions of the "Silvicultural Best Management Practices Manual", as may be amended, published by the Florida Division of Forestry, Department of Agriculture and Consumer Services.

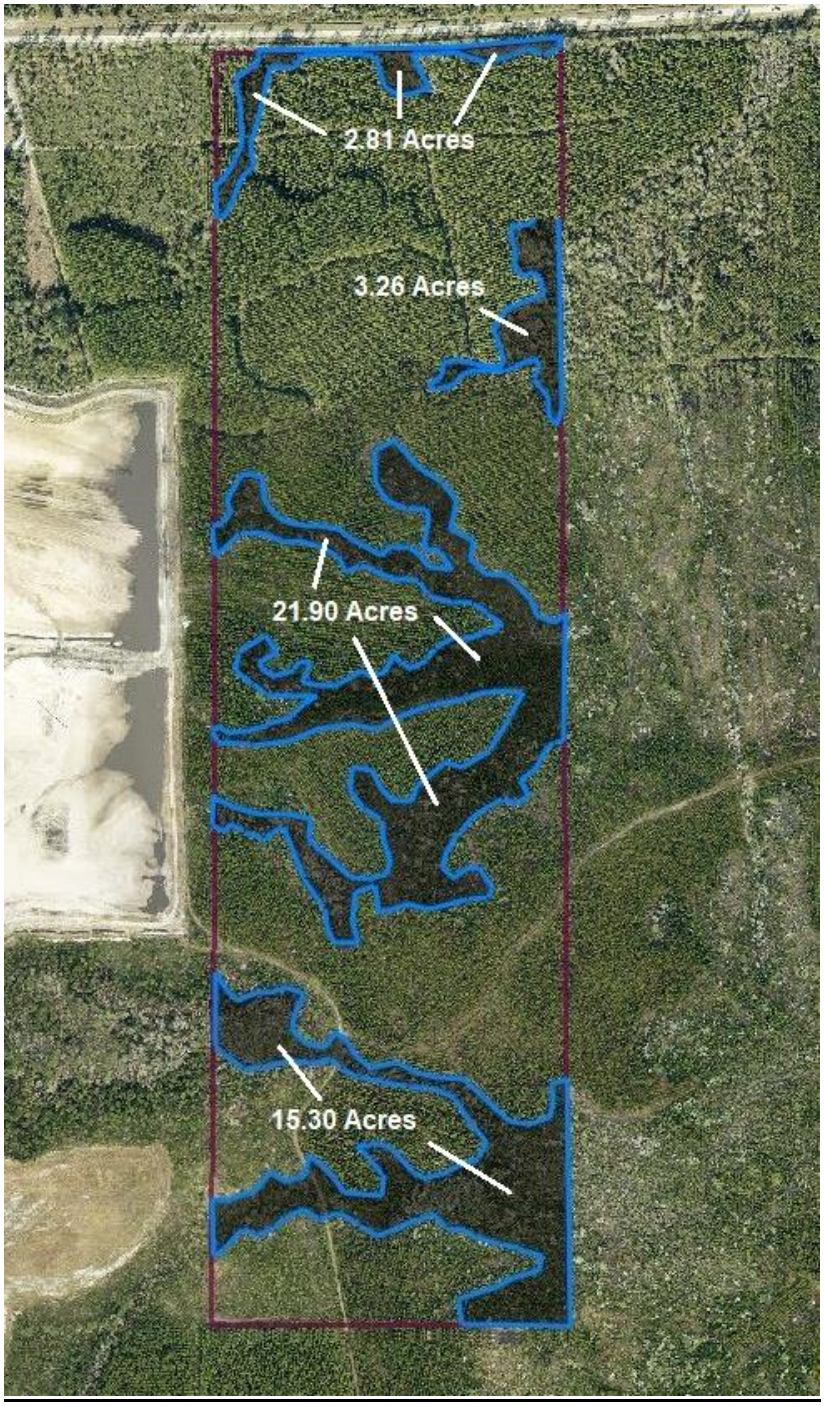
(b) Agricultural uses, provided the following standards are met:

Best Management Practices: Agriculture

Such activities are to be in compliance with Chapter 40C-44, F.A.C.

(2) Any use that can be shown to be clearly in the public interest, subject to the requirements of (a), (b), (d) and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

**Wetlands Map**



# City of Jacksonville, Florida

*Donna Deegan, Mayor*

Office of Administrative Services
Environmental Quality Division
214 N. Hogan St., Suite 5000
Jacksonville, FL 32202
(904) 255-7100
www.Jacksonville.gov

A NEW DAY.


September 15, 2025

**TO:** Kareena Mehta, City Planner I
Planning and Development Department

**FROM:** Melissa M. Long, P.E., Chief *p.p. Jerry Carr*
Environmental Quality Division

**SUBJECT:** **Environmental Quality Division Review**
**Zoning Exception Application Number E-25-6355**
**Lignum Vitae Timber, LLC Mineral Mining Expansion Excavations**
**"0" Maxville MacClenny Highway (RE# 001182 1000) and**
**"0" Wellhausen Road (RE# 001202 2000)**

---

The Environmental Quality Division (EQD) has reviewed the additional information received on August 21, 2025, for the subject zoning exception application for mineral mining excavations at Real Estate Properties 001182 1000 and 001202 2000. The additional information was submitted in response to an EQD request on July 3, 2025. EQD reviewed the information provided by the applicant in the initial zoning exception application and the additional information submitted in accordance with EQD's standard operating procedures.

The applicant has sufficiently complied with EQD's request for additional information. EQD;s requested additional information and the applicant's replies are documented in items 1 through 12 below.

EQD has no objection to the approval of a zoning exception for this project.

1. Provide a site plan/sketch or plat showing project property boundaries, the proposed excavation location, vehicular access and egress locations and the location of any on-site wells, water bodies, and onsite sewage treatment and disposal systems. The date of the site plan shall be included.

***Please see attached Figure 1, which includes the project property boundaries (Maxville – Expansion Area Permit / Lease Boundary), the proposed excavation location (Limits of Mining), vehicular access and egress locations.***

***There are no on-site water bodies or sewage treatment and disposal systems.***

2. Provide the proposed excavation depth in feet.

***Excavation depth ranges from a minimum of 10 feet to maximum of 60 feet depending on location of ore.***

3. Provide the surface area of the excavation in acres and the total surface area of the project property in acres.

***As shown on Figure 1, The surface area of the excavation is 183.80 acres (Limits of Mining), an additional 31.40 acres will be disturbed in association with mine activities totaling 215.20 acres of impact area. The total surface area of the project is 270.58 acres (Maxville – Expansion Area Permit / Lease Boundary).***

4. Provide the side slopes of the proposed excavation, stated in the ratio of feet of horizontal distance to feet of vertical distance. Include a cross-section view of the proposed excavation, showing the slopes.

***Please see attached Figure 9A – Typical Cross-Sections from the FDEP ERP Permit Application, which illustrates the cross-sections of a typical on-site excavation and berm.***

***The perimeter containment berms surrounding the excavation will be constructed at a slope of 3:1 or flatter.***

5. Provide the total amount water in acre-feet the project is capable of impounding, which should include the excavation, any rim ditches, settling ponds, etc.

***The total amount of water in acre-feet the project is capable of impounding will very throughout the mining process. Unlike borrow pits, Chemours' heavy mineral mining does not consist of one large open pit totaling the 183.80 acres (Limits of Mining). In contrast, Chemours' operation is progressive and moves across the landscape creating temporary mining cells that will range from a minimum of 10 feet to maximum of 60 feet in depth, depending on location of ore. As the operation moves forward the preceding area is backfilled with the same sand and re-contoured to match natural grades. If necessary, the discharge of excess water will be managed per the specification of the existing FDEP IWW Permit No. FL0040274.***

6. If excavated material or fill will be stockpiled on the project property site outside of the excavation, show the location of such materials on the site plan and describe proposed erosion and sediment control measures.

***No excavated material or fill will be stockpiled on the project property site.***

7. Provide all dewatering pump discharge locations on a site map.

***There will be no dewatering pump discharge locations on the project property site. All water will be managed per the specification of the existing FDEP IWW Permit No. FL0040274.***

8. If there will be any off-site discharges, even by overland flow, provide documentation verifying consent of:
    - the State of Florida (for discharges impacting State lands or waters of the State, including wetlands)
    - the stormwater system owner for Florida Department of Transportation (FDOT) or City of Jacksonville stormwater systems
    - owners of private properties or private stormwater systems

***There will be no off-site discharges.***

9. If there will be any discharges off-site, describe measures proposed to control erosion, sediment, and turbidity in the receiving waterbody or component of the stormwater system.

***There will be no off-site discharges.***

10. Attest that all erosion and sediment control measures required by City of Jacksonville Environmental Protection Board Rule 3.604, the City of Jacksonville Land Development Procedures Manual, and the Florida Stormwater Erosion and Sedimentation Control Inspector's Tier I and Tier II Manuals will be established and maintained.

***The current BMP plan for the Maxville Mine, based on the Florida Stormwater, Erosion, and Sedimentation Control Inspectors Manual prepared by FDEP and the Florida Department of Transportation (FDOT) (2008), will be updated to include the addition of the Project Area within 60 days of permit issuance.***

***All berms used for stormwater containment will be constructed in accordance with standard BMP's. Along the outside toe of all berms, silt fencing will be installed adjacent to undisturbed wetland areas for erosion and sediment control.***

***A maintenance road will be located at the outside toe of the perimeter containment berms to allow for inspection and access for repair, as needed. Inspection and maintenance of berms will be conducted per the BMP Plan to ensure integrity of the systems, as specified in FDEP permitted conditions.***

11. Provide copies of all Environmental Resource Permits and any Multi-sector Generic Permits (MSGPs), if applicable issued for the application site (ERPs and MSGPs for the previously active pits are not requested).

***Chemours is in the process of obtaining a modification to FDEP ERP Permit No. 0169603 and ACOE 404 Permit No. SAJ-1987-00557 to include this expansion. These permit documents can be provided once issued.***

12. Provide copies of any Drainage Connection Permits required by FDOT for direct discharges or overland flow into any component of the FDOT stormwater system.

***There are no Drainage Connection Permits associated with the project property site.***

# Application For Zoning Exception

## Planning and Development Department Info

**Application #** E-25-41 **Staff Sign-Off/Date** KM / 08/21/2025
**Filing Date** 06/16/2025 **Number of Signs to Post** 13
**Current Land Use Category** AGR
**Exception Sought** EXCAVATION AND MINERAL RESOURCE EXTRACTION
**Applicable Section of Ordinance Code** 656.907, 656.131 (C)
**Notice of Violation(s)** 0
**Hearing Date** 10/09/2025
**Neighborhood Association** NONE
**Overlay** NONE

## Application Info

| | | | |
|---|---|---|---|
| **Tracking #** | 6355 | **Application Status** | PAID |
| **Date Started** | 06/16/2025 | **Date Submitted** | 06/16/2025 |

## General Information On Applicant

**Last Name** KRECHOWSKI
**First Name** PATRICK
**Middle Name** W
**Company Name** BALCH AND BINGHAM, LLP
**Mailing Address** 50 N LAURA STREET, SUITE 2100
**City** JACKSONVILLE
**State** FL
**Zip Code** 32202
**Phone** 9043486877
**Fax** 8662261996
**Email** PKRECHOWSKI@BALCH.COM

## General Information On Owner(s)

**Last Name** AGRICOLA
**First Name** WILLIAM
**Middle Name**
**Company/Trust Name** LIGNUM VITAE TIMBERLANDS LLC
**Mailing Address** 960194 GATEWAY BLVD
**City** FERNANDINA BEACH
**State** FL
**Zip Code** 32034
**Phone** 9043486877
**Fax** 9043486877
**Email** PKRECHOWSKI@BALCH.COM

## Property Information

**Previous Zoning Application Filed?** ☐
**If Yes, State Application No(s)**

| Map | RE# | Council District | Planning District | Current Zoning District(s) |
|---|---|---|---|---|
| Map | 001182 1000 | 12 | 4 | AGR |
| Map | 001202 2000 | 12 | 4 | AGR |

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

**Total Land Area (Nearest 1/100th of an Acre)** 710.00

**Current Property Use**
VACANT

**Exception Sought**
EXCAVATION AND MINERAL RESOURCE EXTRACTION

**In Whose Name Will The Exception Be Granted**
LIGNUM VITAE TIMBER LLC

## Location Of Property

**General Location**
MAXVILLE

| House # | Street Name, Type and Direction | Zip Code |
|---|---|---|
| 0 | MAXVILLE MACCLENNY HWY | 32234 |

**Between Streets**
MAXVILLE MACCLENNY HWY **and** WELLHOUSEN ROAD

**Utility Services Provider**
○ City Water/City Sewer ◉ Well/Septic ○ City Water/Septic ○ City Sewer/Well

## Required Attachments

The following items must be attached to the application.

☑ Survey

☑ Site Plan

☐ Property Ownership Affidavit (Exhibit A)

☐ Agent Authorization if application is made by any person other than the property owner (Exhibit B)

☑ Legal Description - may be written as either lot and block, or metes and bounds (Exhibit 1)

☑ Proof Of Property Ownership - may be print-out of property appraiser record card if individual owner, https://paopropertysearch.coj.net/Basic/Search.aspx, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, https://search.sunbiz.org/Inquiry/CorporationSearch/ByName

## Supplemental Information

☐ Letter From DCFS, Department of Children and Family Services - day care uses only

☐ Advisory Opinion Letter From EQD, Environmental Quality Division

## Criteria

Section 656.101(i), Ordinance Code, defines an exception as "a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to the number, area, location or relation to the neighborhood, could promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare."

Section 656.131(c), Ordinance Code, provides that, with respect to action upon Applications for Zoning Exceptions, the Planning Commission may grant the exception if it finds from a preponderance of the evidence of record presented at the public hearing that the proposed use meets, to the extent applicable, the following standards and criteria:

(i) Will be consistent with the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto.

(ii) Will be compatible with the existing contiguous uses or zoning and compatible with the general character of the area considering population, density, design, scale, and orientation of the structures to the area, property values and existing similar uses.

(iii) Will not have an environmental impact inconsistent with the health, safety and welfare of the community.

(iv) Will not have a detrimental effect on vehicular or pedestrian traffic or parking conditions, and will not result in the generation or creation of traffic inconsistent with health, safety and welfare of the community.

(v) Will not have a detrimental effect on the future development of contiguous properties or the general area, according to the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto.

(vi) Will not result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, dust or physical activities taking into account existing uses or zoning in the vicinity.

(vii) Will not overburden existing public services and facilities.

(viii) Will be sufficiently accessible to permit entry onto the property by fire, police, rescue and other services.

(ix) Will be consistent with the definition of an exception, the standards and criteria of the zoning classification in which such use is proposed to be located and all other requirements for such particular use set for elsewhere in the Zoning Code (Chapter 656, Ordinance Code) or as otherwise adopted by the Planning Commission.

## Public Hearings

Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the Planning Commission. The owner and/or authorized agent must be present at the public hearing.

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

## Application Certification

I HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

☑ Agreed to and submitted

## Filing Fee Information

| | |
|---|---|
| **1) Residential District Base Fee** | $1,161.00 |
| **2) Plus Notification Costs Per Addressee** | |
| **3 Notifications @ $7.00/each:** | $21.00 |
| **3) Total Application Cost:** | $1,182.00 |

*** Applications filed to correct existing zoning violations are subject to a double fee.**

**** The fee for the advertisement is in addition to the above fees. The newspaper will send the invoice directly to the applicant.**

City of Jacksonville
Planning & Development Department
214 N. Hogan Street, Suite 300
Jacksonville, Florida 32202

# AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
## Corporation/Partnership/Trust/Other Entity

Lignum Vitae Timber LLC; William Agricola

Owner Name

0 Maxville MacClenny Hwy, Jacksonville, FL 32234; 0 Wellhausen Road, Jacksonville, FL 32234

Address(es) for Subject Property

001182 1000; 001202 2000

Real Estate Parcel Number(s) for Subject Property

Patrick W. Krechowski

Appointed or Authorized Agent(s)

Zoning Exception

Type of Request(s)/Application(s)

**STATE OF** Florida

**COUNTY OF** Nassau

BEFORE ME, the undersigned authority, this day personally appeared William L. Agricola, hereinafter also referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the Manager of Lignum Vitae Timber LLC, a Florida Limited Liability Company (the "Entity") that is the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above-noted request(s)/application(s) being made to the City of Jacksonville.*

2. Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.

3. That I, the undersigned, as an authorized representative of the Entity, have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on behalf of said Entity in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent the Entity, I attest that the application(s) is/are made in good faith.

4. Affiant further acknowledges that any change in ownership of the Subject Property and/or the designated agent(s) that occur prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require that a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.

5. I acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

**FURTHER AFFIANT SAYETH NAUGHT.**

William L Agricola
Signature of Affiant

William L. AGRICOLA
Printed/Typed Name of Affiant

*** Affiant shall provide documentation illustrating that Affiant is an authorized representative of the entity-owner of the Subject Property. This may be shown through a corporate resolution, power of attorney, printout from Sunbiz.org, trust agreement, etc.**

**NOTARIAL CERTIFICATE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10th day of June, 2025, by William L. Agricola, as Manager for Lignum Vitae Timber LLC, who is ☒ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced N/A.

[NOTARY SEAL]

JENNIFER T. ATHAVALE
Commission # HH 293097
Expires September 30, 2026

Jennifer T. Athavale
Notary Public Signature

Jennifer T. Athavale
Printed/Typed Name – Notary Public

My commission expires: 9/30/2026

**NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.**

**PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE**

# PATRICK B. WELCH & ASSOCIATES, INC.

## Land Surveying, Planning, & Drafting Services

870 West MacMahon Street
Post Office Box 809
Starke, Florida 32091

Telephone: (904)964-8292
Fax: (904)964-6875
E-mail: survey@welchsurveying.com


**DESCRIPTION FOR CLAY COUNTY**

**A parcel of land lying in the Northwest corner of Section 5, Township 4 South, Range 23 East, Clay County, Florida. Said parcel being more particularly described as follows:**

**Commence at a concrete monument located at the Northwest corner of said Section 5 for the Point of Beginning and run North 88 degrees 35 minutes 13 seconds East, along the Northerly boundary thereof 1,444.84 feet; Thence South 00 degrees 00 minutes 12 seconds West, 2,668.41 feet to the Southerly boundary of the Northwest 1/4 of said Section 5; Thence South 88 degrees 34 minutes 43 seconds West, along said Southerly boundary 1,379.12 feet to the Southwest corner of said Northwest 1/4 ; Thence North 01 degrees 24 minutes 52 seconds West, along the Westerly boundary thereof 2,667.80 feet to the Point of Beginning.**

**Contains 86.48 acres, more or less.**

Patrick B. Welch 07/21/25

**Patrick B. Welch PLS. 2714 Registered Surveyor.**

# PATRICK B. WELCH & ASSOCIATES, INC.

## Land Surveying, Planning, & Drafting Services

870 West MacMahon Street
Post Office Box 809
Starke, Florida 32091

Telephone: (904)964-8292
Fax: (904)964-6875
E-mail: survey@welchsurveying.com


**DESCRIPTION FOR CLAY COUNTY**

**A parcel of land lying in the Northwest corner of Section 5, Township 4 South, Range 23 East, Clay County, Florida. Said parcel being more particularly described as follows:**

**Commence at a concrete monument located at the Northwest corner of said Section 5 for the Point of Beginning and run North 88 degrees 35 minutes 13 seconds East, along the Northerly boundary thereof 1,444.84 feet; Thence South 00 degrees 00 minutes 12 seconds West, 2,668.41 feet to the Southerly boundary of the Northwest 1/4 of said Section 5; Thence South 88 degrees 34 minutes 43 seconds West, along said Southerly boundary 1,379.12 feet to the Southwest corner of said Northwest 1/4 ; Thence North 01 degrees 24 minutes 52 seconds West, along the Westerly boundary thereof 2,667.80 feet to the Point of Beginning.**

**Contains 86.48 acres, more or less.**

Patrick B. Welch 07/21/25

**Patrick B. Welch PLS. 2714 Registered Surveyor.**

# PATRICK B. WELCH & ASSOCIATES, INC.

## Land Surveying, Planning, & Drafting Services

870 West MacMahon Street
Post Office Box 809
Starke, Florida 32091

Telephone: (904)964-8292
Fax: (904)964-6875
E-mail: survey@welchsurveying.com

**DESCRIPTION FOR DUVAL COUNTY**
**A parcel of land lying in Section 32, Township 3 South, Range 23 East, Duval County, Florida. Said parcel being more particularly described as follows:**

**Commence at the intersection of the Westerly boundary of said Section 32 with the Southerly boundary of the Right of Way of State Road 228 for the Point of Beginning and run South 01 degrees 46 minutes 31 seconds East, along the Westerly boundary of said Section 2,586.63 feet; Thence South 01 degrees 46 minutes 23 seconds East along said Westerly boundary 2,646.04 feet to a found concrete monument located at the Southwest corner of said Section 32; Thence North 88 degrees 35 minutes 13 seconds East, along the Southerly boundary of Section 32 a distance of 1,444.84 feet; Thence North 00 degrees 00 minutes 12 seconds West, 5,290.94 feet to the aforesaid Southerly boundary of State Road 228; Thence South 84 degrees 38 minutes 06 seconds West, along said Southerly boundary 412.51 feet; Thence South 87 degrees 13 minutes 47 seconds West, along said Southerly boundary 1,196.78 feet to the Point of Beginning.**

**Contains 184.06 acres, more or less.**

Patrick B. Welch 07-21-25

**Patrick B. Welch PLS. 2714 Registered Surveyor.**

# PATRICK B. WELCH & ASSOCIATES, INC.

## Land Surveying, Planning, & Drafting Services

870 West MacMahon Street
Post Office Box 809
Starke, Florida 32091

Telephone: (904)964-8292
Fax: (904)964-6875
E-mail: survey@welchsurveying.com


**DESCRIPTION FOR DUVAL COUNTY**
**A parcel of land lying in Section 32, Township 3 South, Range 23 East, Duval County, Florida. Said parcel being more particularly described as follows:**

**Commence at the intersection of the Westerly boundary of said Section 32 with the Southerly boundary of the Right of Way of State Road 228 for the Point of Beginning and run South 01 degrees 46 minutes 31 seconds East, along the Westerly boundary of said Section 2,586.63 feet; Thence South 01 degrees 46 minutes 23 seconds East along said Westerly boundary 2,646.04 feet to a found concrete monument located at the Southwest corner of said Section 32; Thence North 88 degrees 35 minutes 13 seconds East, along the Southerly boundary of Section 32 a distance of 1,444.84 feet; Thence North 00 degrees 00 minutes 12 seconds West, 5,290.94 feet to the aforesaid Southerly boundary of State Road 228; Thence South 84 degrees 38 minutes 06 seconds West, along said Southerly boundary 412.51 feet; Thence South 87 degrees 13 minutes 47 seconds West, along said Southerly boundary 1,196.78 feet to the Point of Beginning.**

**Contains 184.06 acres, more or less.**

Patrick B. Welch 07-21-25

**Patrick B. Welch PLS. 2714 Registered Surveyor.**

Chemours – Maxville Expansion Area Project Summary:

The Chemours Company FC, LLC (Chemours), seeks to modify the existing Environmental Resource Permit (ERP) Permit No. MMR_169603-033 to expand the existing Maxville Mine area by adding a ± 270.58-acre parcel known as the Maxville - Expansion Area (Project Area). The addition of the Project Area will allow for Chemours to expand on-going heavy mineral mining operations. The Project Area is located in Sections 31 and 32, Township 3 South, Range 23 East, and Sections 5 and 6, Townships 4 South, and Range 23 East in Clay and Duval Counties, Florida. The Project Area has historically been managed for silviculture and as such is in various stages of pine growth. Unpaved, graded roads cross the Project Area to provide access for silviculture operations. Wetlands and ditches occur throughout the Project Area, and portions of the wetlands have been subject to timber harvesting and replanted with pine for silviculture. Wetland boundaries were delineated by SWCA and have been reviewed and approved by the Florida Department of Environmental Protection (FDEP).

Within this 270.58-acre Project Area, Chemours is proposing to impact 215.20 acres, 53.00 of which are wetlands and ditches. A total of 55.38 acres will remain undisturbed, including 36.16 acres of wetlands.

The proposed impacts will offset the 53.00 acres of wetland and ditch impacts through the establishment of an onsite mitigation plan to include wetland creation (Figure 13). Target vegetation communities for mitigation areas will match those of the wetlands proposed for impact at a minimum of acre-for-acre, type-for-type basis in accordance with CH. 62C-37 F.A.C, with the exceptions being the impacted areas of Coniferous Plantation Wetlands (FLUCFCS 441W) which are to be replaced as Wetland Forested Mixed (FLUCFCS 630) at the request of the FDEP, and impacted areas of wetland-cut ditches, which will also be replaced as Wetland Forested Mixed (FLUCFCS 630). The proposed mitigation areas have been designed to be restored to pre-mining land use types and to restore historic wetland connections. This restoration activity meets the minimum acre-for-acre, type-for-type requirement.

Stormwater management for the Project Area was specifically designed to reduce and mitigate potential impacts to downstream waters and to restore to the greatest extent practical pre-mining surface flow conditions. Mining operation areas have been engineered to provide berms capable of containing the 25-year, 24-hour storm event as detailed in the Stormwater Management Report submitted to the FDEP.

All stormwater falling within the area of proposed impacts will be collected in the open mining cell and will be immediately incorporated into the water used to slurry the ore to the concentrator. Excess storm water generated may be pumped to a water storage impoundment located on the existing, previously permitted, Maxville Mine area for later use as make-up water.

The engineered stormwater management design will ensure protection of adjacent and downstream waters and will adhere to State Water Quality requirements. Stormwater captured in the mine cells is pumped down and utilized as process water. Excess process water will be treated and discharged at the designed location approved under FDEP Industrial Wastewater (IWW) permit no permit # FL 0040274-014.

Within the Project Area, the proposed stormwater management system and accepted BMPs will serve to manage turbidity, erosion, and runoff to maintain water quality within adjacent wetlands.

Jacksonville
Where Florida Begins.

## City of Jacksonville
## Environmental Quality Division

## Information Needed for Zoning Exception Applications for Excavation Projects

The Environmental Quality Division (EQD) assists the Planning and Development Department by participating in the review process for Zoning Exception Applications for proposed excavation projects, in accordance with Zoning Section 656.907, Mineral Resource Extraction, City of Jacksonville Ordinance Code. EQD reviews excavation projects to ensure they will not have an environmental impact inconsistent with the health, safety and welfare of the community in accordance with Zoning Section 656.131(c)(1)(iii), City of Jacksonville Ordinance Code. EQD is required to provide an advisory opinion for zoning exception applications for excavations in accordance with Section 7.2(b) Mandatory Deferral, of the Planning Commission Bylaws, City of Jacksonville, Florida. Since excavation projects have the potential to impact the property of other citizens and cause negative environmental impacts the following information is needed for EQD to provide an advisory opinion for proposed excavation projects:

1. Provide a site plan/sketch or plat and not necessarily a topographical survey (scale no smaller than 1 inch = 200 feet) showing project property boundaries, the proposed excavation location, vehicular access and location of any on-site features (wells, buildings, water bodies, onsite sewage treatment and disposal systems, etc.) present on the project property. Date of site plan shall be legible when reduced to 8 ½ inches by 11 inches.

2. Provide the proposed excavation depth in feet.

3. Provide the surface area of the excavation in acres and the total surface area of the project property in acres.

4. Provide the side slopes of the proposed excavation, stated in the ratio of feet of horizontal distance to feet of vertical distance. Include a cross section view of the proposed excavation, showing the slopes.

5. Address whether any excavated material will be stockpiled on the project property site outside of the excavation. If material will be stockpiled, show the location of the fill on the site plan and describe proposed erosion and sediment control measures.

6. Provide a map showing the proposed truck hauling route, including names of anticipated haul roads.

Jacksonville
Where Florida Begins.

# City of Jacksonville
# Environmental Quality Division

## Information Needed for Ten (10) Set Submittals for Excavation Projects

The Environmental Quality Division (EQD) assists the Planning and Development Department by participating in the review process for ten-set submittals for proposed excavation projects, in accordance with Zoning Section 656.907, Mineral Resource Extraction, City of Jacksonville Ordinance Code. EQD reviews excavation projects to ensure they will not have an environmental impact inconsistent with the health, safety and welfare of the community in accordance with Zoning Section 656.131(c)(1)(iii), City of Jacksonville Ordinance Code. EQD is required to provide an advisory opinion for zoning exception applications for excavations in accordance with Section 7.2(b) Mandatory Deferral, of the Planning Commission Bylaws, City of Jacksonville, Florida. Since excavation projects have the potential to impact the property of other citizens and cause negative environmental impacts the following information is needed for EQD to properly review a ten-set submittal and provide an advisory opinion:

1. Provide the total amount water in acre-feet the project is capable of impounding, which should include the excavation, any rim ditches, settling ponds, etc. Include calculations used to provide this information.

2. Provide the pump discharge capability in gallons per minute, the percentage of water removed during dewatering operations that will be discharged off of the project property site and the potential discharge locations if discharging off of the project property site.

3. Address whether there will be a discharge to surface waters, ditches, or streams (even if by overland flow) as a result of dewatering operations during excavation construction. If there will be a discharge off-site, show the point of discharge and the affected water body on the site plan. On a separate page or on the site plan, describe measures proposed to control turbidity in the receiving water body.

4. Show all sediment and erosion control measures. See City of Jacksonville Environmental Protection Board Rule 3.604, the *City of Jacksonville Land Development Procedures Manual* and the *Florida Stormwater Erosion and Sedimentation Control Inspector's Manual* July 2008, for more information.

5. Address whether there is an existing stream, drainage ditch, or wetlands within 50 feet of the proposed excavation. If the response is yes, show their locations and the proposed silt protection on the site plan.

6. Address whether any wetlands will be impacted by the proposed excavation.

7. For proposed excavations that will be more than 15 feet deep which have wells, wetlands and/or contamination sources within 1000 feet of the proposed excavation, submit either groundwater drawdown modeling or a groundwater monitoring plan that addresses the protection of quantity and quality of groundwater uses on properties adjacent to the project property. The groundwater monitoring plan should include establishment of permanent monitoring wells to identify any potential adverse environmental impacts from the project. It should include the names and contact information of the parties responsible for obtaining groundwater monitoring data, and frequency for obtaining data and reporting it to EQD. Attach a site map identifying the locations of the monitoring wells. The groundwater monitoring plan should include mitigation measures to be taken if it is determined that dewatering operations negatively affect the uses of adjacent lands. Mitigation measures could include the following: construction of infiltration ponds and galleries; supplying irrigation water to affected properties and supplying potable water or water treatment for potable water wells affected by water quantity or water quality issues.

# City of Jacksonville, Florida

*Donna Deegan, Mayor*

Office of Administrative Services
Environmental Quality Division
214 N. Hogan St., Suite 5000
Jacksonville, FL 32202
(904) 255-7100
www.Jacksonville.gov

A NEW DAY.


September 15, 2025

**TO:** Kareena Mehta, City Planner I
Planning and Development Department

**FROM:** Melissa M. Long, P.E., Chief *p.p. Jerry Carr*
Environmental Quality Division

**SUBJECT:** **Environmental Quality Division Review**
**Zoning Exception Application Number E-25-6355**
**Lignum Vitae Timber, LLC Mineral Mining Expansion Excavations**
**"0" Maxville MacClenny Highway (RE# 001182 1000) and**
**"0" Wellhausen Road (RE# 001202 2000)**

---

The Environmental Quality Division (EQD) has reviewed the additional information received on August 21, 2025, for the subject zoning exception application for mineral mining excavations at Real Estate Properties 001182 1000 and 001202 2000. The additional information was submitted in response to an EQD request on July 3, 2025. EQD reviewed the information provided by the applicant in the initial zoning exception application and the additional information submitted in accordance with EQD's standard operating procedures.

The applicant has sufficiently complied with EQD's request for additional information. EQD;s requested additional information and the applicant's replies are documented in items 1 through 12 below.

EQD has no objection to the approval of a zoning exception for this project.

1. Provide a site plan/sketch or plat showing project property boundaries, the proposed excavation location, vehicular access and egress locations and the location of any on-site wells, water bodies, and onsite sewage treatment and disposal systems. The date of the site plan shall be included.

***Please see attached Figure 1, which includes the project property boundaries (Maxville – Expansion Area Permit / Lease Boundary), the proposed excavation location (Limits of Mining), vehicular access and egress locations.***

***There are no on-site water bodies or sewage treatment and disposal systems.***

2. Provide the proposed excavation depth in feet.

***Excavation depth ranges from a minimum of 10 feet to maximum of 60 feet depending on location of ore.***

3. Provide the surface area of the excavation in acres and the total surface area of the project property in acres.

***As shown on Figure 1, The surface area of the excavation is 183.80 acres (Limits of Mining), an additional 31.40 acres will be disturbed in association with mine activities totaling 215.20 acres of impact area. The total surface area of the project is 270.58 acres (Maxville – Expansion Area Permit / Lease Boundary).***

4. Provide the side slopes of the proposed excavation, stated in the ratio of feet of horizontal distance to feet of vertical distance. Include a cross-section view of the proposed excavation, showing the slopes.

***Please see attached Figure 9A – Typical Cross-Sections from the FDEP ERP Permit Application, which illustrates the cross-sections of a typical on-site excavation and berm.***

***The perimeter containment berms surrounding the excavation will be constructed at a slope of 3:1 or flatter.***

5. Provide the total amount water in acre-feet the project is capable of impounding, which should include the excavation, any rim ditches, settling ponds, etc.

***The total amount of water in acre-feet the project is capable of impounding will very throughout the mining process. Unlike borrow pits, Chemours' heavy mineral mining does not consist of one large open pit totaling the 183.80 acres (Limits of Mining). In contrast, Chemours' operation is progressive and moves across the landscape creating temporary mining cells that will range from a minimum of 10 feet to maximum of 60 feet in depth, depending on location of ore. As the operation moves forward the preceding area is backfilled with the same sand and re-contoured to match natural grades. If necessary, the discharge of excess water will be managed per the specification of the existing FDEP IWW Permit No. FL0040274.***

6. If excavated material or fill will be stockpiled on the project property site outside of the excavation, show the location of such materials on the site plan and describe proposed erosion and sediment control measures.

***No excavated material or fill will be stockpiled on the project property site.***

7. Provide all dewatering pump discharge locations on a site map.

***There will be no dewatering pump discharge locations on the project property site. All water will be managed per the specification of the existing FDEP IWW Permit No. FL0040274.***

8. If there will be any off-site discharges, even by overland flow, provide documentation verifying consent of:
    - the State of Florida (for discharges impacting State lands or waters of the State, including wetlands)
    - the stormwater system owner for Florida Department of Transportation (FDOT) or City of Jacksonville stormwater systems
    - owners of private properties or private stormwater systems

***There will be no off-site discharges.***

9. If there will be any discharges off-site, describe measures proposed to control erosion, sediment, and turbidity in the receiving waterbody or component of the stormwater system.

***There will be no off-site discharges.***

10. Attest that all erosion and sediment control measures required by City of Jacksonville Environmental Protection Board Rule 3.604, the City of Jacksonville Land Development Procedures Manual, and the Florida Stormwater Erosion and Sedimentation Control Inspector's Tier I and Tier II Manuals will be established and maintained.

***The current BMP plan for the Maxville Mine, based on the Florida Stormwater, Erosion, and Sedimentation Control Inspectors Manual prepared by FDEP and the Florida Department of Transportation (FDOT) (2008), will be updated to include the addition of the Project Area within 60 days of permit issuance.***

***All berms used for stormwater containment will be constructed in accordance with standard BMP's. Along the outside toe of all berms, silt fencing will be installed adjacent to undisturbed wetland areas for erosion and sediment control.***

***A maintenance road will be located at the outside toe of the perimeter containment berms to allow for inspection and access for repair, as needed. Inspection and maintenance of berms will be conducted per the BMP Plan to ensure integrity of the systems, as specified in FDEP permitted conditions.***

11. Provide copies of all Environmental Resource Permits and any Multi-sector Generic Permits (MSGPs), if applicable issued for the application site (ERPs and MSGPs for the previously active pits are not requested).

***Chemours is in the process of obtaining a modification to FDEP ERP Permit No. 0169603 and ACOE 404 Permit No. SAJ-1987-00557 to include this expansion. These permit documents can be provided once issued.***

12. Provide copies of any Drainage Connection Permits required by FDOT for direct discharges or overland flow into any component of the FDOT stormwater system.

***There are no Drainage Connection Permits associated with the project property site.***

**LIGNUM VITAE TIMBER LLC**
960194 GATEWAY BLVD UNIT 103
FERNANDINA BEACH, FL 32034

**Primary Site Address**
0 MAXVILLE MACCLENNY HWY
Jacksonville FL 32234-

**Official Record Book/Page**
16299-01018

**Tile #**
3532

## 0 MAXVILLE MACCLENNY HWY

Property Detail

| | |
|---|---|
| **RE #** | 001182-1000 |
| **Tax District** | GS |
| **Property Use** | 5500 Timber SI 80-89 |
| **# of Buildings** | 0 |
| **Legal Desc.** | For full legal description see Land & Legal section below |
| **Subdivision** | 00016 MAXVILLE FARMS |
| **Total Area** | 7345902 |

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 | 2024 Certified | 2025 In Progress |
|---|---|---|
| **Value Method** | CAMA | CAMA |
| **Total Building Value** | $0.00 | $0.00 |
| **Extra Feature Value** | $0.00 | $0.00 |
| **Land Value (Market)** | $910,192.00 | $910,192.00 |
| **Land Value (Agric.)** | $66,653.00 | $66,653.00 |
| **Just (Market) Value** | $910,192.00 | $910,192.00 |
| **Assessed Value** | $66,653.00 | $66,653.00 |
| **Cap Diff/Portability Amt** | $843,539.00 / $0.00 | $0.00 / $0.00 |
| **Exemptions** | $0.00 | See below |
| **Taxable Value** | $66,653.00 | 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 |
|---|---|---|---|---|---|
| 16299-01018 | 3/19/2013 | $442,600.00 | SW - Special Warranty | Unqualified | Vacant |
| 09630-02199 | 4/20/2000 | $11,420,100.00 | SW - Special Warranty | Unqualified | Vacant |

### Extra Features

No data found for this section

### Land & Legal

Land

| LN | Code | Use Description | Zoning Assessment | Front | Depth | Category | Land Units | Land Type | Land Value |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 5520 | TPP/Planted | AGR | 0.00 | 0.00 | Agriculture | 105.11 | Acreage | $55,183.00 |
| 1 | 0105 | AGR III - 1 UNIT PER 10 ACRES | AGR | 0.00 | 0.00 | Market | 133.11 | Acreage | $898,492.00 |
| 2 | 5620 | TPP/Planted | AGR | 0.00 | 0.00 | Agriculture | 28.00 | Acreage | $9,520.00 |
| 2 | 9602 | SWAMP | AGR | 0.00 | 0.00 | Market | 39.00 | Acreage | $11,700.00 |
| 3 | 5910 | HSW/Swamp-productive | AGR | 0.00 | 0.00 | Agriculture | 39.00 | Acreage | $1,950.00 |

Legal

| LN | Legal Description |
|---|---|
| 1 | 3-94 32-3S-23E 172.11 |
| 2 | MAXVILLE FARMS |
| 3 | FARMS 5 TO 13(EX PT IN R/W) |

### Buildings

No data found for this section

### 2024 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 | $66,653.00 | $0.00 | $66,653.00 | $760.25 | $754.31 | $730.52 |
| Public Schools: By State Law | $66,653.00 | $0.00 | $66,653.00 | $213.83 | $206.09 | $209.89 |
| By Local Board | $66,653.00 | $0.00 | $66,653.00 | $151.02 | $149.84 | $147.53 |
| FL Inland Navigation Dist. | $66,653.00 | $0.00 | $66,653.00 | $1.93 | $1.92 | $1.77 |
| Water Mgmt Dist. SJRWMD | $66,653.00 | $0.00 | $66,653.00 | $12.05 | $11.95 | $11.24 |

| | | | | | | |
|---|---|---|---|---|---|---|
| School Board Voted | $66,653.00 | $0.00 | $66,653.00 | $67.18 | $66.65 | $66.65 |
| | | | Totals | $1,206.26 | $1,190.76 | $1,167.60 |

| Description | Just Value | Assessed Value | Exemptions | Taxable Value |
|---|---|---|---|---|
| Last Year | $910,192.00 | $67,178.00 | $0.00 | $67,178.00 |
| Current Year | $910,192.00 | $66,653.00 | $0.00 | $66,653.00 |

**2024 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.

**2024**

**2023**

**2022**

**2021**

**2020**

**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**

ontact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record

**LIGNUM VITAE TIMBER LLC**
960194 GATEWAY BLVD UNIT 103
FERNANDINA BEACH, FL 32034

**Primary Site Address**
0 WELLHAUSEN RD
Jacksonville FL 32234-

**Official Record Book/Page**
16299-01018

**Tile #**
3532

## 0 WELLHAUSEN RD

Property Detail

| | |
|---|---|
| **RE #** | 001202-2000 |
| **Tax District** | GS |
| **Property Use** | 5600 Timber SI 70-79 |
| **# of Buildings** | 0 |
| **Legal Desc.** | For full legal description see Land & Legal section below |
| **Subdivision** | 00016 MAXVILLE FARMS |
| **Total Area** | 7899546 |

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 | 2024 Certified | 2025 In Progress |
|---|---|---|
| **Value Method** | CAMA | CAMA |
| **Total Building Value** | $0.00 | $0.00 |
| **Extra Feature Value** | $0.00 | $0.00 |
| **Land Value (Market)** | $957,022.00 | $957,022.00 |
| **Land Value (Agric.)** | $50,306.00 | $50,306.00 |
| **Just (Market) Value** | $957,022.00 | $957,022.00 |
| **Assessed Value** | $50,306.00 | $50,306.00 |
| **Cap Diff/Portability Amt** | $906,716.00 / $0.00 | $0.00 / $0.00 |
| **Exemptions** | $0.00 | See below |
| **Taxable Value** | $50,306.00 | 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 |
|---|---|---|---|---|---|
| 16299-01018 | 3/19/2013 | $442,600.00 | SW - Special Warranty | Unqualified | Vacant |
| 09630-02199 | 4/20/2000 | $11,420,100.00 | SW - Special Warranty | Unqualified | Vacant |

### Extra Features

No data found for this section

### Land & Legal

Land

| LN | Code | Use Description | Zoning Assessment | Front | Depth | Category | Land Units | Land Type | Land Value |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 5620 | TPP/Planted | AGR | 0.00 | 0.00 | Agriculture | 129.87 | Acreage | $44,156.00 |
| 1 | 0105 | AGR III - 1 UNIT PER 10 ACRES | AGR | 0.00 | 0.00 | Market | 139.87 | Acreage | $944,122.00 |
| 2 | 5610 | TNP/Natural | AGR | 0.00 | 0.00 | Agriculture | 10.00 | Acreage | $4,000.00 |
| 2 | 9602 | SWAMP | AGR | 0.00 | 0.00 | Market | 43.00 | Acreage | $12,900.00 |
| 3 | 5910 | HSW/Swamp-productive | AGR | 0.00 | 0.00 | Agriculture | 43.00 | Acreage | $2,150.00 |

Legal

| LN | Legal Description |
|---|---|
| 1 | 3-94 32-3S-23E 182.87 |
| 2 | MAXVILLE FARMS |
| 3 | FARMS 21 TO 29,W1/2 FARM 30 |

### Buildings

No data found for this section

### 2024 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 | $50,306.00 | $0.00 | $50,306.00 | $569.31 | $569.31 | $551.35 |
| Public Schools: By State Law | $50,306.00 | $0.00 | $50,306.00 | $160.12 | $155.55 | $158.41 |
| By Local Board | $50,306.00 | $0.00 | $50,306.00 | $113.09 | $113.09 | $111.35 |
| FL Inland Navigation Dist. | $50,306.00 | $0.00 | $50,306.00 | $1.45 | $1.45 | $1.34 |
| Water Mgmt Dist. SJRWMD | $50,306.00 | $0.00 | $50,306.00 | $9.02 | $9.02 | $8.48 |

| | | | | | | |
|---|---|---|---|---|---|---|
| School Board Voted | $50,306.00 | $0.00 | $50,306.00 | $50.31 | $50.31 | $50.31 |
| | | | Totals | $903.30 | $898.73 | $881.24 |

| Description | Just Value | Assessed Value | Exemptions | Taxable Value |
|---|---|---|---|---|
| Last Year | $957,022.00 | $50,306.00 | $0.00 | $50,306.00 |
| Current Year | $957,022.00 | $50,306.00 | $0.00 | $50,306.00 |

**2024 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.

**2024**

**2023**

**2022**

**2021**

**2020**

**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**

ontact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record

# Detail by Entity Name

Florida Limited Liability Company
LIGNUM VITAE TIMBER, LLC

**Filing Information**

| | |
|---|---|
| **Document Number** | L13000036700 |
| **FEI/EIN Number** | 46-2354650 |
| **Date Filed** | 03/11/2013 |
| **Effective Date** | 03/11/2013 |
| **State** | FL |
| **Status** | ACTIVE |
| **Last Event** | LC AMENDMENT |
| **Event Date Filed** | 03/15/2013 |
| **Event Effective Date** | NONE |

**Principal Address**

960194 Gateway Blvd
Suite 103
FERNANDINA BEACH, FL 32034-9119

Changed: 02/26/2018

**Mailing Address**

960194 Gateway Blvd
Suite 103
FERNANDINA BEACH, FL 32034-9119

Changed: 02/26/2018

**Registered Agent Name & Address**

SEFTON, JOHN T
1301 Riverplace Blvd
Suite 1500
JACKSONVILLE, FL 32207

Address Changed: 01/28/2020

**Authorized Person(s) Detail**

**Name & Address**

Title MGRM

AGRICOLA, WILLIAM L
960194 Gateway Blvd
Suite 103
FERNANDINA BEACH, FL 32034-9119

**Annual Reports**

| Report Year | Filed Date |
|---|---|
| 2023 | 02/14/2023 |
| 2024 | 02/14/2024 |
| 2025 | 04/03/2025 |

**Document Images**

| | |
|---|---|
| 04/03/2025 -- ANNUAL REPORT | View image in PDF format |
| 02/14/2024 -- ANNUAL REPORT | View image in PDF format |
| 02/14/2023 -- ANNUAL REPORT | View image in PDF format |
| 03/15/2022 -- ANNUAL REPORT | View image in PDF format |
| 02/08/2021 -- ANNUAL REPORT | View image in PDF format |
| 01/28/2020 -- ANNUAL REPORT | View image in PDF format |
| 02/27/2019 -- ANNUAL REPORT | View image in PDF format |
| 02/26/2018 -- ANNUAL REPORT | View image in PDF format |
| 02/09/2017 -- ANNUAL REPORT | View image in PDF format |
| 02/16/2016 -- ANNUAL REPORT | View image in PDF format |
| 02/05/2015 -- ANNUAL REPORT | View image in PDF format |
| 02/26/2014 -- ANNUAL REPORT | View image in PDF format |
| 03/11/2013 -- Florida Limited Liability | View image in PDF format |

Florida Department of State, Division of Corporations

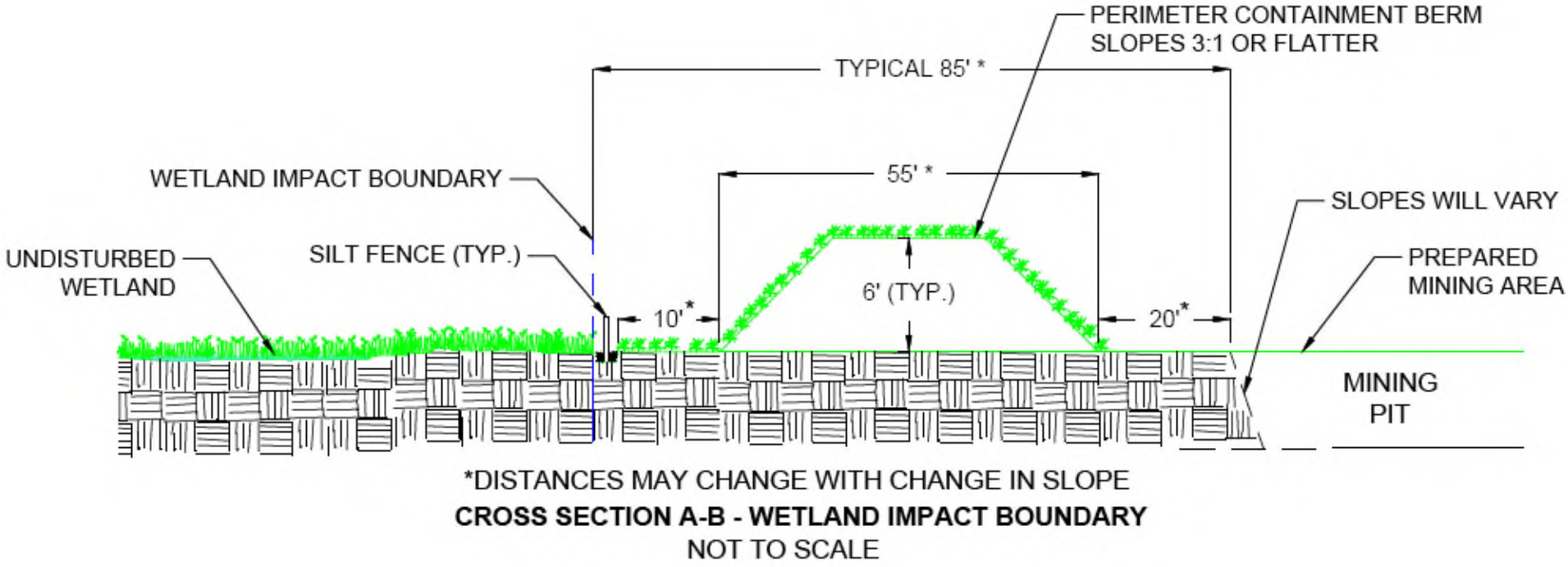



**Figure 9A: Typical Cross Section A - B**
**FDEP ERP Application**

**Maxville - Expansion Area**
**SWCA Project No. 89059**

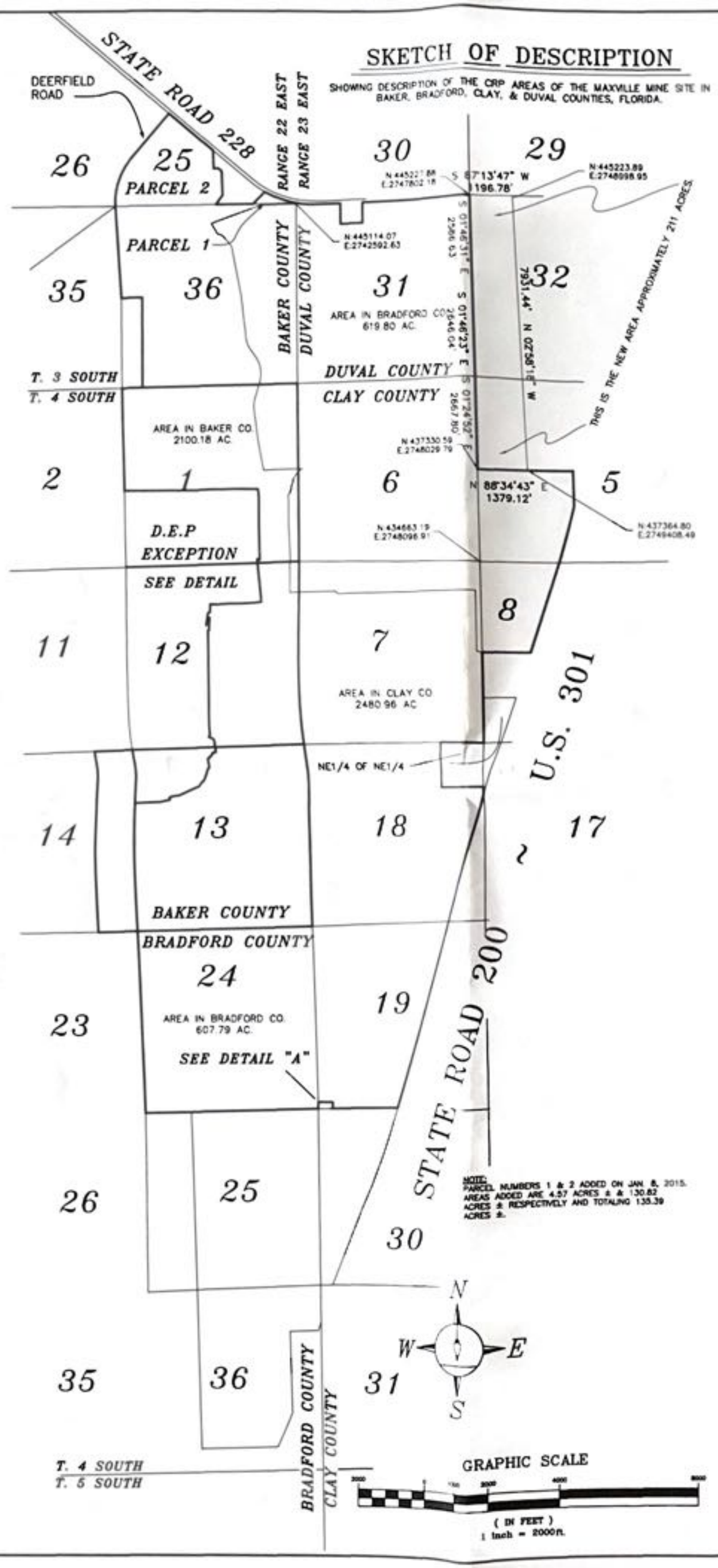
**The Chemours Company FC, LLC**

Clay and Duval Counties, Florida

SWCA
ENVIRONMENTAL CONSULTANTS

# SKETCH OF DESCRIPTION

SHOWING DESCRIPTION OF THE CRP AREAS OF THE MAXVILLE MINE SITE IN BAKER, BRADFORD, CLAY, & DUVAL COUNTIES, FLORIDA.




NOTE:
PARCEL NUMBERS 1 & 2 ADDED ON JAN. 8, 2015.
AREAS ADDED ARE 4.57 ACRES ± & 130.82 ACRES ± RESPECTIVELY AND TOTALING 135.39 ACRES ±.

The Maxville Mine Site is a parcel of land lying in the counties of Baker, Bradford, Clay and Duval of the State of Florida. The parcel is more particularly described as follows:

BAKER COUNTY

All of Section 36 of Township 3 South, Range 22 East, except the west 1/4 of the SW 1/4; All of Sections 1, 12 and 13 together with the East 17 chains of Section 14, of Township 4 South, Range 22 East. Along with the following described parcels

DESCRIPTION PARCEL 1 (4.57 ACRES ±) Commence at the Southeast Corner of said Section 25 for the Point of Beginning and run S89°18'26"W, along the Southerly boundary thereof 1262.35 feet; thence N43°40'55"E, 492.03 feet to the Southerly boundary of the Right of Way of County Road #228 (100' R/W), said Southerly boundary being on a curve concave to the Northeast and having a radius of 2914.79 feet; thence Southeasterly along said Southerly boundary and along the arc of said curve 980.02 feet as measured along a chord having a bearing of S70°13'30"E, to an intersection with the Easterly boundary of Section 25; thence S01°18'37"E, along said Easterly boundary 9.00 feet to the Point of Beginning. Containing 4.57 acres ±

DESCRIPTION PARCEL 2 (130.82 ACRES ±) Commence at the Southeast corner of said Section 25, and run S89°18'26"W, along the Southerly boundary thereof 2344.71 feet to the Point of Beginning. From Point of Beginning thus described continue S89°18'26"W, along said Southerly boundary 2934.70 feet to the Southwest corner thereof; thence N01°53'16"W, along the Easterly boundary of said Section 25 a distance of 156.83 feet to an intersection with the Easterly boundary of the Right of Way of Deerfield Road (100' R/W), said Easterly boundary being on a curve concave to the Southeast and having a radius of 1950.00 feet; thence Northeasterly along said Easterly boundary and along the arc of said curve 1316.91 feet as measured along a chord having a bearing of N20°23'45"E, to the end of said curve; thence N40°07'51"E, along said Easterly boundary 1710.38 feet to an intersection with the Southeasterly boundary of the Right of Way of County Road #228 (100' R/W); thence S49°52'25"E, along said Southeasterly boundary 1679.56 feet; thence S02°41'05"E, 533.59 feet; thence N84°18'04"E 127.93 feet, thence S49°52'25E 135.56 feet; thence S02°41'05"E, 702.33 feet; thence S35°38'14"W, 334.28 feet to the Point of Beginning. Containing 130.82 acres ± Containing by approximation, 2674.39 acres, more or less.

Less and Except the following described parcel released by the Florida Department of Environmental Protection in Sections 1, 12 & 13, Township 4 South, Range 22 East, Baker County Florida; said parcel being more particularly described as follows:

Commence at the Northwest corner of said Section 1 and run South 02 degrees 20 minutes 22 seconds East, along the Westerly boundary thereof, 3009.28 feet to the Point of Beginning. From Point of beginning thus described run North 89 degrees 38 minutes 37 seconds East, 97.70 feet; thence North 89 degrees 39 minutes 08 seconds East, 2084.51 feet; thence North 87 degrees 25 minutes 23 seconds East, 374.24 feet; thence North 90 degrees 00 minutes 00 seconds East, 319.44 feet, thence North 87 degrees 39 minutes 46 seconds East, 340.56 feet; thence South 89 degrees 25 minutes 37 seconds East, 694.48 feet; thence South 07 degrees 10 minutes 33 seconds East, 234.22 feet; thence South 01 degree 13 minutes 47 seconds East, 486.11 feet; thence South 01 degree 37 minutes 33 seconds East, 988.26 feet; thence South 01 degree 45 minutes 43 seconds East, 351.99 feet; thence North 74 degrees 10 minutes 32 seconds West, 65.78 feet; thence North 87 degrees 35 minutes 42 seconds West, 15.71 feet; thence South 08 degrees 40 minutes 55 seconds East, 1253.30 feet; thence South 83 degrees 15 minutes 42 seconds West, 165.50 feet; thence South 85 degrees 53 minutes 59 seconds West, 194.97 feet; thence South 87 degrees 56 minutes 10 seconds West, 308.53 feet; thence North 90 degrees 00 minutes 00 seconds West, 261.11 feet; thence South 86 degrees 46 minutes 32 seconds West, 197.53 feet; thence South 84 degrees 17 minutes 22 seconds West, 167.50 feet; thence North 85 degrees 54 minutes 52 seconds West, 77.98 feet; thence South 87 degrees 16 minutes 25 seconds West, 58.40 feet; thence North 85 degrees 49 minutes 29 seconds West, 71.91 feet; thence South 00 degrees 25 minutes 51 seconds West, 230.91 feet; thence South 65 degrees 25 minutes 58 seconds West, 66.81 feet; thence South 05 degrees 35 minutes 58 seconds West, 177.93 feet; thence South 08 degrees 17 minutes 51 seconds West, 175.56 feet; thence North 13 degrees 48 minutes 22 seconds East, 157.70 feet; thence North 43 degrees 15 minutes 34 seconds East, 89.28 feet; thence South 02 degrees 37 minutes 34 seconds West, 358.03 feet; thence South 66 degrees 37 minutes 34 seconds West, 31.18 feet; thence South 01 degree 48 minutes 09 seconds East, 2378.81 feet; thence South 01 degree 46 minutes 09 seconds East, 652.68 feet; thence South 39 degrees 39 minutes 47 seconds West, 70.76 feet; thence South 62 degrees 52 minutes 48 seconds East, 79.97 feet; thence South 64 degrees 08 minutes 01 seconds East, 63.67 feet; thence South 18 degrees 26 minutes 06 seconds East, 32.94 feet; thence South 16 degrees 15 minute 37 seconds East, 43.40 feet, thence South 11 degrees 18 minutes 38 seconds East, 17.71 feet; thence South 18 degrees 55 minutes 29 seconds West, 40.77 feet; thence South 42 degrees 39 minutes 26 seconds East, 4.02 feet; thence South 12 degrees 20 minutes 20 seconds East, 35.54 feet; thence South 00 degrees 00 minutes 00 seconds East, 91.14 feet; thence South 04 degrees 51 minutes 52 seconds West, 51.18 feet; thence South 14 degrees 02 minutes 09 seconds East, 22.37 feet; thence South 01 degree 44 minutes 08 seconds West, 35.82 feet; thence South 23 degrees 29 minutes 56 seconds West, 27.21 feet; thence South 57 degrees 31 minutes 43 seconds West, 14.15 feet; thence South 67 degrees 45 minutes 03 seconds West, 25.79 feet; thence North 84 degrees 17 minutes 24 seconds West, 10.90 feet; thence North 77 degrees 00 minutes 19 seconds West, 14.48 feet; thence North 55 degrees 10 minutes 11 seconds West, 8.96 feet; thence South 46 degrees 00 minutes 19 seconds West, 47.88 feet; thence South 27 degrees 20 minutes 59 seconds West, 56.68 feet; thence South 40 degrees 36 minutes 05 seconds West, 32.01 feet; thence South 49 degrees 05 minutes 08 seconds West, 34.46 feet; thence South 50 degrees 06 minutes 43 seconds West, 112.71 feet; thence South 02 degrees 28 minutes 44 seconds East, 240.85 feet; thence South 36 degrees 01 minute 39 seconds West, 42.50 feet; thence South 41 degrees 40 minutes 25 seconds West, 44.83 feet; thence South 19 degrees 18 minutes 03 seconds West, 348.77 feet; thence South 45 degrees 00 minutes 00 seconds West, 98.21 feet, thence South 31 degrees 49 minutes 39 seconds West, 94.81 feet; thence South 64 degrees 21 minutes 32 seconds West, 115.55 feet; thence South 64 degrees 06 minutes 47 seconds West, 524.89 feet; thence South 85 degrees 47 minutes 21 seconds West, 111.47 feet; thence South 74 degrees 56 minutes 55 seconds West, 161.02 feet; thence South 09 degrees 41 minutes 47 seconds East, 75.94 feet; thence South 78 degrees 02 minutes 11 seconds West, 174.92 feet; thence South 77 degrees 27 minutes 44 seconds West, 147.87 feet; thence South 88 degrees 54 minutes 15 seconds West, 105.64 feet; thence South 87 degrees 50 minutes 06 seconds West, 352.09 feet; thence South 87 degrees 34 minutes 03 seconds West, 239.62 feet to an intersection with the Westerly boundary of said Section 13; thence North 01 degree 30 minutes 44 seconds West, 1576.31 feet to a concrete monument found at the Northwest corner of said Section 13; thence North 01 degree 55 minutes 52 seconds West, along the Westerly boundary of said Section 12, a distance of 5308.74 feet to a concrete monument found at the Northwest corner of said Section 12; thence North 02 degrees 20 minutes 22 seconds West, along the Westerly boundary of said Section 1, a distance of 2229.21 feet to the Point of Beginning

Containing 593.79 acres, more or less.

Aggregate area in Baker County = 2100.18 acres

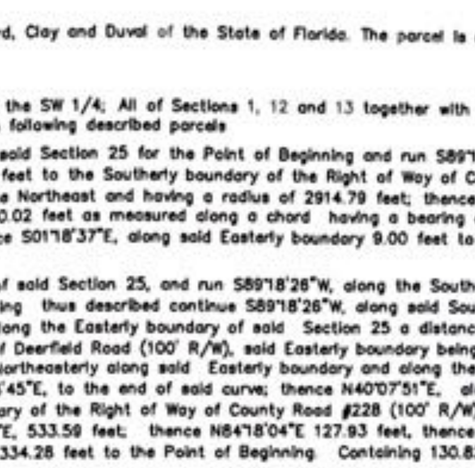
BRADFORD COUNTY

All of the following lands lying West of U.S. 301 (State Road 200):
All of Section 24;

Containing by approximation, 607.79 acres, more or less.

CLAY COUNTY

All of the following lands lying West of U.S. 301 (State Road 200):
The SW 1/4 of Section 5; All of Sections 6 and 7;
The NW 1/4 of Section 8;
The NW 1/4 of Section 17;
All of Section 18 except the NE1/4 of NE1/4 thereof
All of Section 19 Except the following described parcel:




A parcel of land lying in the SW1/4 of Section 19, Township 4 South, Range 23 East, Clay County, Florida; said parcel being more particularly described as follows:

Commence at a concrete monument found at the Southwest corner of said SW1/4 for the Point of Beginning and run North 01 degree 39 minutes 04 seconds West, along the Westerly boundary thereof, 195.33 feet to a set iron rod; thence South 89 degree 32 minutes 44 seconds East, 425.25 feet to a set iron rod; thence South 00 degrees 36 minutes 52 seconds East, 185.93 feet to an iron rod set on the Southerly boundary of said SW1/4; thence South 89 degrees 10 minutes 47 seconds West, along the Southerly boundary thereof, 421.98 feet to the Point of Beginning.

Containing 1.85 acres, more or less.

All of the above lying in Township 4 South, Range 23 East. Containing by approximation, 2480.96 acres, more or less.

DUVAL COUNTY

All of Section 31, except a 10-acre block in the NW 1/4, Township 3 South, Range 23 East. Containing by approximation, 619.80 acres, more or less.

Aggregate areas of above parcels in Baker, Bradford, Clay & Duval Counties being 5808.73 acres, more or less.

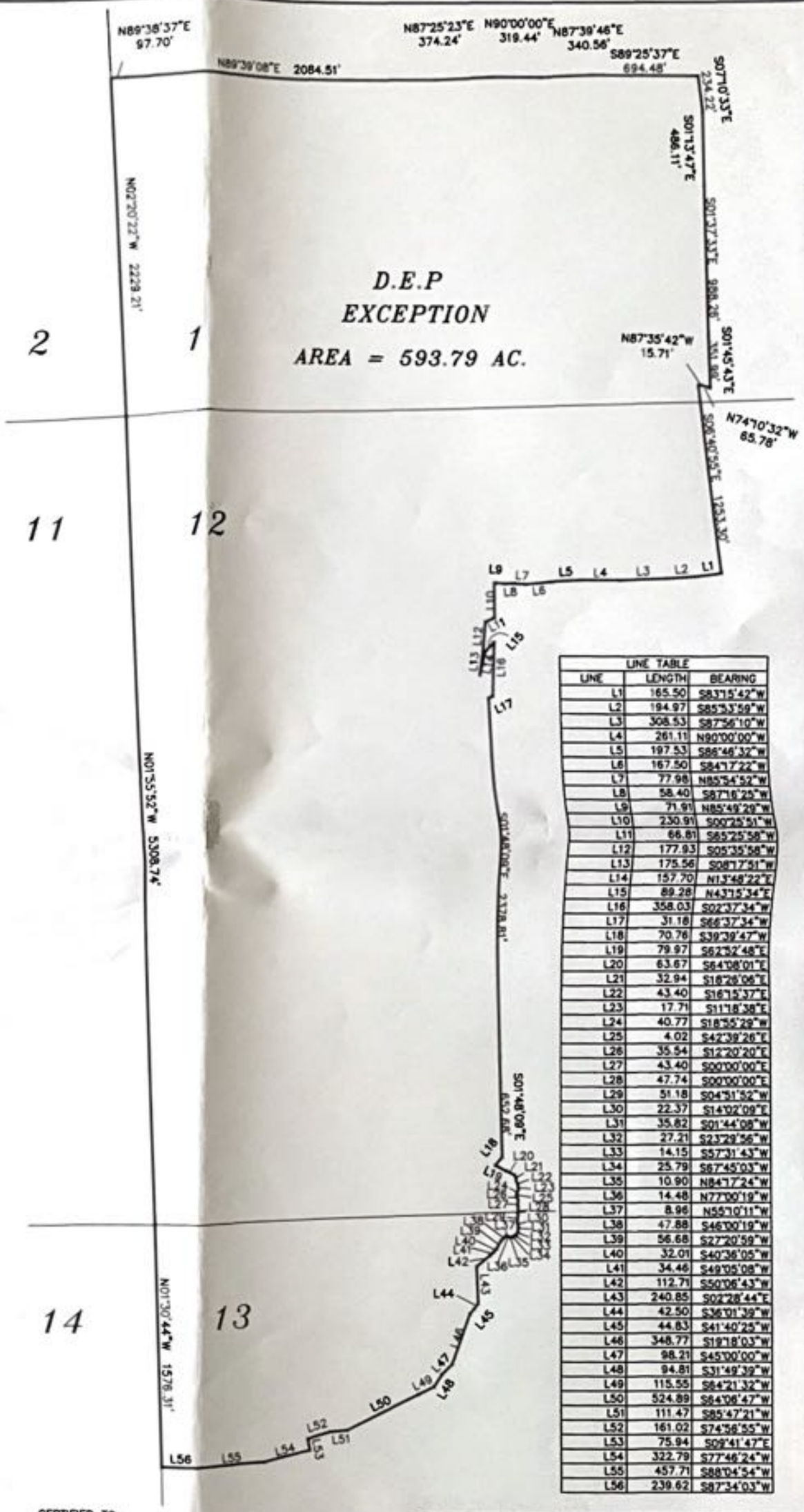
NOTES

This map not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

This sketch does not represent a complete field survey.

Bearings based on State Plane Coordinates NAD 1983 Florida North Datum as projected using RTK network GPS.

Additions or deletions to survey maps or reports by other than the signing party is prohibited without the written consent of Patrick B. Welch & Associates, Inc.




| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 165.50 | S83°15'42"W |
| L2 | 194.97 | S85°53'59"W |
| L3 | 308.53 | S87°56'10"W |
| L4 | 261.11 | N90°00'00"W |
| L5 | 197.53 | S86°46'32"W |
| L6 | 167.50 | S84°17'22"W |
| L7 | 77.98 | N85°54'52"W |
| L8 | 58.40 | S87°16'25"W |
| L9 | 71.91 | N85°49'29"W |
| L10 | 230.91 | S00°25'51"W |
| L11 | 66.81 | S65°25'58"W |
| L12 | 177.93 | S05°35'58"W |
| L13 | 175.56 | S08°17'51"W |
| L14 | 157.70 | N13°48'22"E |
| L15 | 89.28 | N43°15'34"E |
| L16 | 358.03 | S02°37'34"W |
| L17 | 31.18 | S66°37'34"W |
| L18 | 70.76 | S39°39'47"W |
| L19 | 79.97 | S62°52'48"E |
| L20 | 63.67 | S64°08'01"E |
| L21 | 32.94 | S18°26'06"E |
| L22 | 43.40 | S16°15'37"E |
| L23 | 17.71 | S11°18'38"E |
| L24 | 40.77 | S18°55'29"W |
| L25 | 4.02 | S42°39'26"E |
| L26 | 35.54 | S12°20'20"E |
| L27 | 43.40 | S00°00'00"E |
| L28 | 47.74 | S00°00'00"E |
| L29 | 51.18 | S04°51'52"W |
| L30 | 22.37 | S14°02'09"E |
| L31 | 35.82 | S01°44'08"W |
| L32 | 27.21 | S23°29'56"W |
| L33 | 14.15 | S57°31'43"W |
| L34 | 25.79 | S67°45'03"W |
| L35 | 10.90 | N84°17'24"W |
| L36 | 14.48 | N77°00'19"W |
| L37 | 8.96 | N55°10'11"W |
| L38 | 47.88 | S46°00'19"W |
| L39 | 56.68 | S27°20'59"W |
| L40 | 32.01 | S40°36'05"W |
| L41 | 34.46 | S49°05'08"W |
| L42 | 112.71 | S50°06'43"W |
| L43 | 240.85 | S02°28'44"E |
| L44 | 42.50 | S36°01'39"W |
| L45 | 44.83 | S41°40'25"W |
| L46 | 348.77 | S19°18'03"W |
| L47 | 98.21 | S45°00'00"W |
| L48 | 94.81 | S31°49'39"W |
| L49 | 115.55 | S84°21'32"W |
| L50 | 524.89 | S64°06'47"W |
| L51 | 111.47 | S85°47'21"W |
| L52 | 161.02 | S74°56'55"W |
| L53 | 75.94 | S09°41'47"E |
| L54 | 322.79 | S77°46'24"W |
| L55 | 457.71 | S88°04'54"W |
| L56 | 239.62 | S87°34'03"W |

CERTIFIED TO:

SURVEYOR'S CERTIFICATION

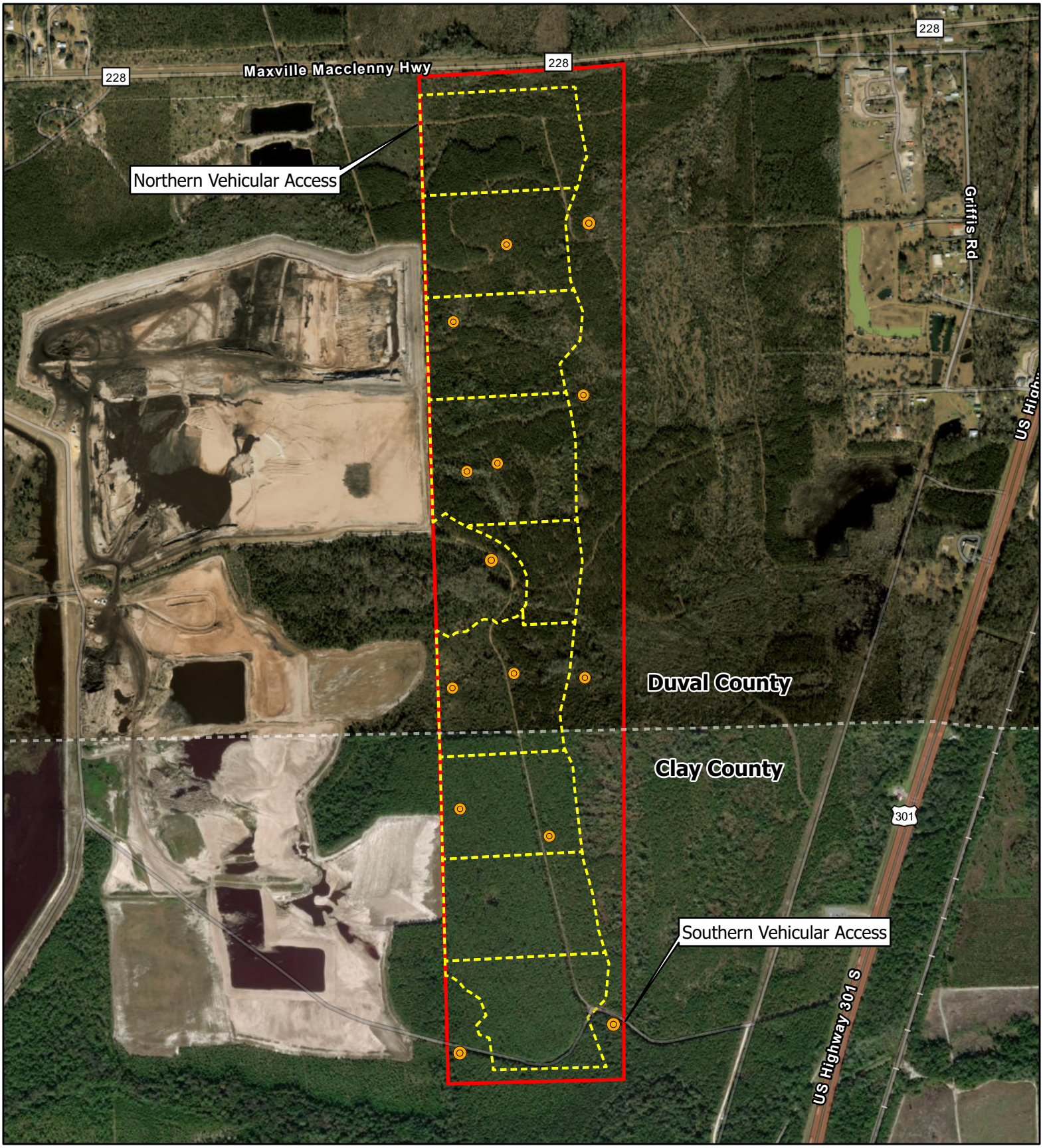
I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

BY: _____ 07/21/25
PATRICK B. WELCH, PSM
FLORIDA CERTIFICATE NO. 2714
BUSINESS NO. LB 4012
DATE SIGNED

FOR : THE CHEMOURS COMPANY FC, LLC

DRAWN BY : MTB | CHECKED BY : PBW | FIELD BOOK : IPAD
SCALE : 1" = 2000' | JOB NO. : 12-19-02 | MAP NO. : 11C-XXXX


PATRICK B. WELCH & ASSOCIATES, INC.
LAND SURVEYING, PLANNING & DRAFTING SERVICES
P.O. BOX 809 | 870 WEST MACMAHON STREET
STARKE, FLORIDA 32091 | (904) 964-8292




Legend

- Maxville - Expansion Area Permit / Lease Boundary (± 270.58 Ac.)
- Limits of Mining (± 183.80 Ac.)
- FDEP Monitoring Wells (15)

**Figure 1**
**City of Jacksonville, Florida**
**Environmental Quality Division**

**Maxville - Expansion Area**
**SWCA Project No. 89059**

**The Chemours Company FC, LLC**
**( 30°11'23.91"N, 82° 1'50.76"W)**

Clay and Duval Counties, Florida

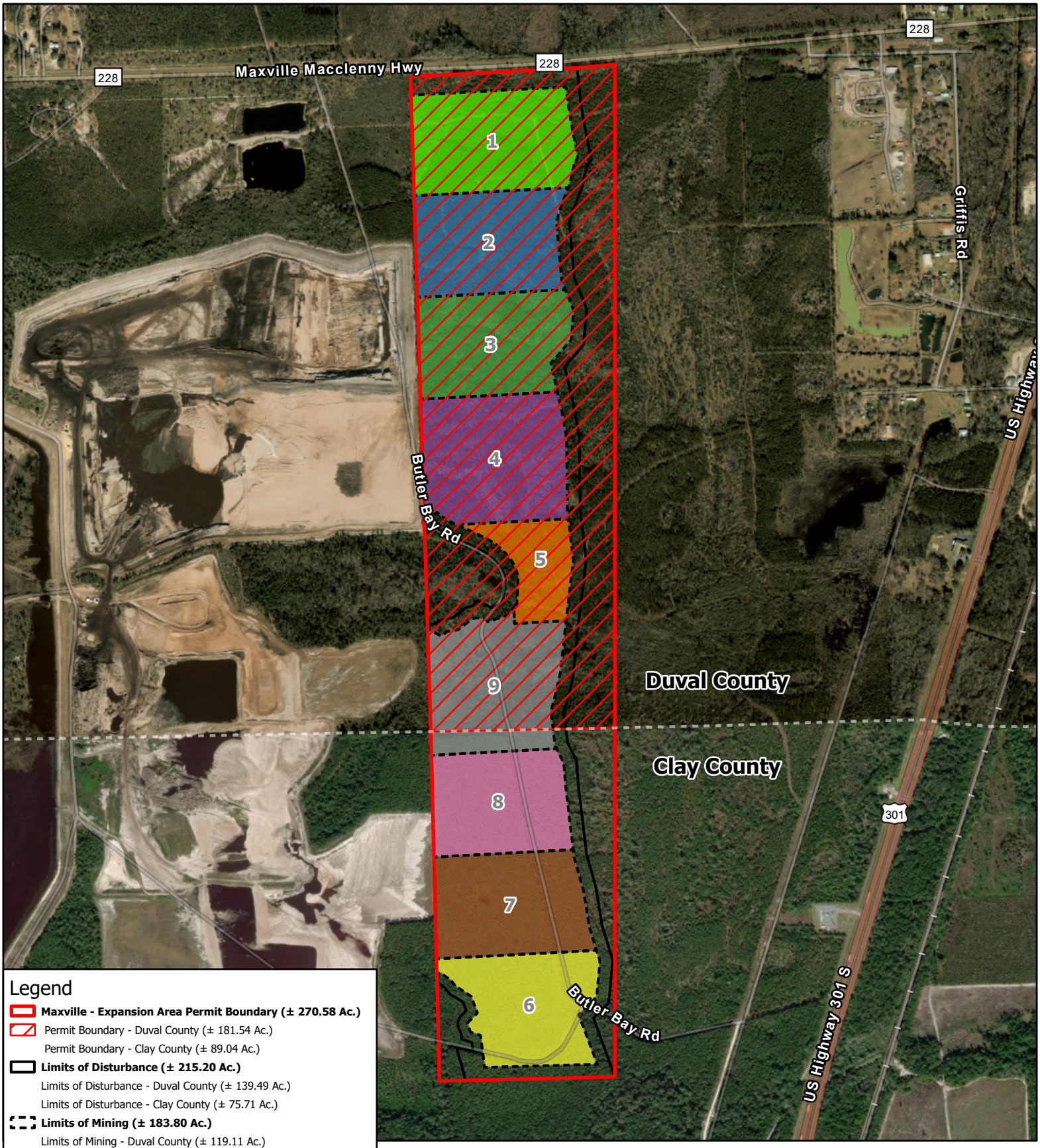
Date: July 2025
Base map provided by ESRI. Imagery Dates: 10/14/22 & 1/26/23.
Property boundary provided by Chemours.

0 510 1,020 Feet
0 125 250 Meters
1:12,000

N

Florida

SWCA
ENVIRONMENTAL CONSULTANTS




## Legend

- **Maxville - Expansion Area Permit Boundary (± 270.58 Ac.)**
- Permit Boundary - Duval County (± 181.54 Ac.)
- Permit Boundary - Clay County (± 89.04 Ac.)
- **Limits of Disturbance (± 215.20 Ac.)**
- Limits of Disturbance - Duval County (± 139.49 Ac.)
- Limits of Disturbance - Clay County (± 75.71 Ac.)
- **Limits of Mining (± 183.80 Ac.)**
- Limits of Mining - Duval County (± 119.11 Ac.)
- Limits of Mining - Clay County (± 64.69 Ac.)

**Mine Cell Progression**

1. 1
2. 2
3. 3
4. 4
5. 5
6. 6
7. 7
8. 8
9. 9

**Site Plan Map - 8.5 x 11**
**Application for Zoning Exception**
**City of Jacksonville, Florida**

**Maxville - Expansion Area**
**SWCA Project No. 89059**

**The Chemours Company FC, LLC**
**( 30°11'23.91"N, 82° 1'50.76"W)**

Clay and Duval Counties, Florida

Date: April 2025
Base map provided by ESRI. Imagery Dates: 10/14/22 & 1/26/23.
Property boundary provided by Chemours.

0 510 1,020 Feet
0 125 250 Meters
1:12,000

N

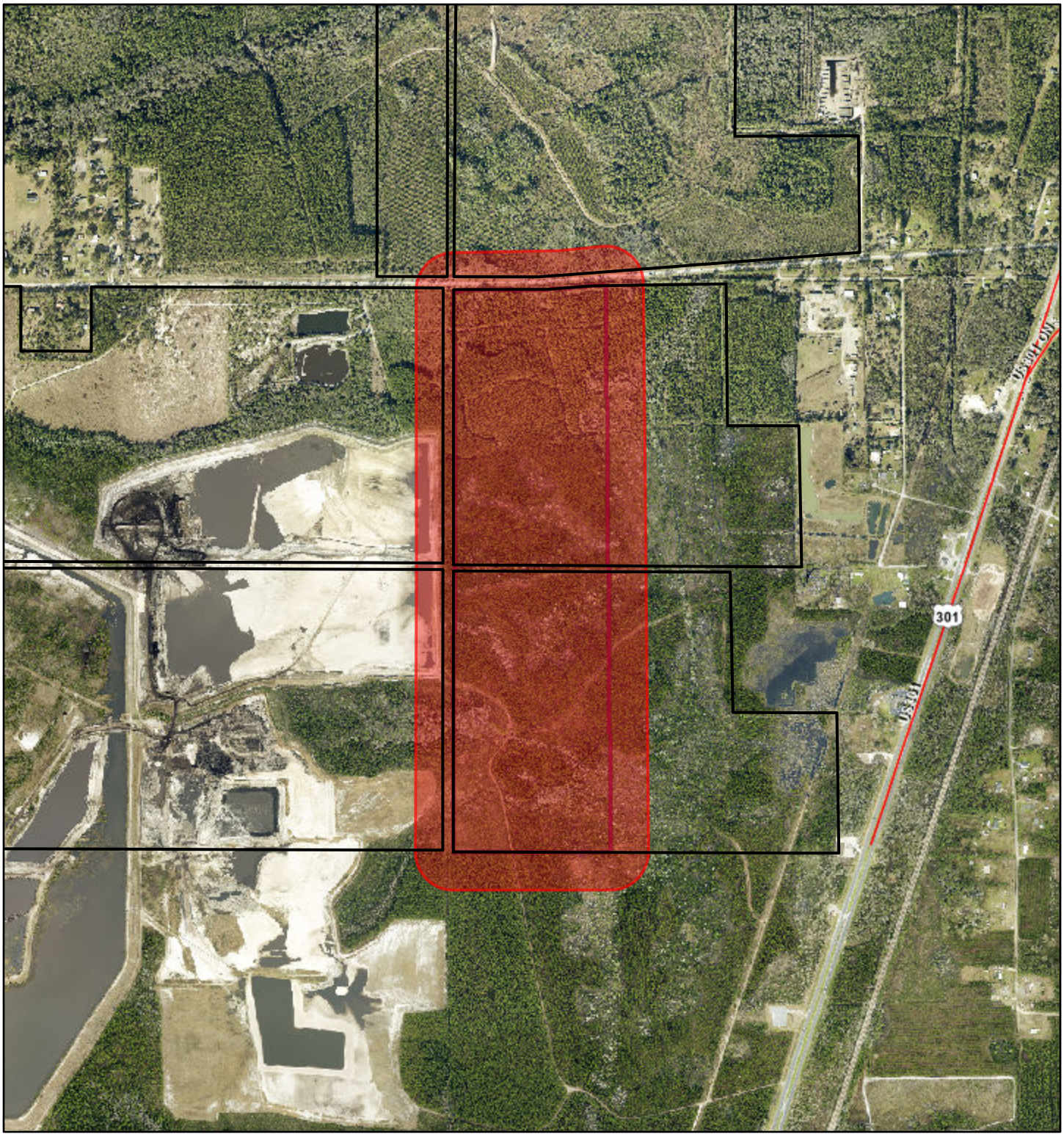
Florida

SWCA
ENVIRONMENTAL CONSULTANTS

| RE | LNAME | LNAME2 | MAIL_ADDR1 | MAIL_ADDR2 | MAIL_ADDR3 | MAIL_CITY | MAIL_STATE | MAIL_ZIP |
|---|---|---|---|---|---|---|---|---|
| 001150 2000 | 301 CAPITAL PARTNERS LLC | | P O BOX 238 | | | LAKE BUTLER | FL | 32054 |
| 001202 2000 | LIGNUM VITAE TIMBER LLC | | 960194 GATEWAY BLVD UNIT 103 | | | FERNANDINA BEACH | FL | 32034 |
| 001172 0000 | CHEMOURS COMPANY TT LLC | | C/O CORORATE REAL ESTATE DEPT | 1007 MARKET ST | | WILMINGTON | DE | 19899 |
| | SOUTHWEST | CHRISTINA PURDY | 6008 LAKE COVE AV | | | JACKSONVILLE | FL | 32222 |

Total: 3

# Land Development Review




June 17, 2025

17123629_T-2025-6355

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

Jim Overton
Duval County
Date Time: 08/28/2025 10:04AM
Drawer: P06
Clerk: JMB
Transaction: 7749836

| Item | Paid |
|---|---|
| CR Processing: | $1,182.00 |
| CR786804 | |
| Patrick Krechowski | |
| BALCH AND BINGHAM, LLP 50 N LAURA STREET, SUITE 2100 | |
| Total: | $1,182.00 |
| Receipt: 272-26-00703711 | |

| | |
|---|---|
| Total Tendered | $1,182.00 |
| Check | $1,182.00 |
| Chk#500248 | |
| Balance: | $0.00 |
| Paid By: BALCH & BINGHAM LLP | |

## County, City Of Jacksonville
## n Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

## eneral Collection Receipt

Date: 8/21/2025
Email: KMehta@coj.net

Krechowski
CH AND BINGHAM, LLP 50 N LAURA STREET, SUITE 2100
oning Exception Z-6355 Address: 0 MAXVILLE MACCLENNY HWY RE#:
001202 2000

| tivity | Interfund | Future | Debit Amount | Credit Amount |
|---|---|---|---|---|
| 000 | 00000 | 0000000 | 1182.00 | 0.00 |
| 000 | 00000 | 0000000 | 0.00 | 1182.00 |

**Total Due: $1,182.00**

---

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

Account No: CR786804
**REZONING/VARIANCE/EXCEPTION**

Date: 8/21/2025

**Name:** Patrick Krechowski
**Address:** BALCH AND BINGHAM, LLP 50 N LAURA STREET, SUITE 2100
**Description:** Zoning Exception Z-6355 Address: 0 MAXVILLE MACCLENNY HWY RE#: 001182 1000 & 001202 2000

**Total Due: $1,182.00**

# E-25-43

# REPORT OF THE PLANNING DEPARTMENT

## APPLICATION FOR ZONING EXCEPTION E-25-43

## OCTOBER 9, 2025

| | |
|---|---|
| ***Location:*** | 0 Atlantic Blvd , 9920 Regency Square Blvd |
| ***Real Estate Number:*** | 162883-0017, 162883-0009 |
| ***Zoning Exception Sought:*** | Schools meeting the performance standards and development criteria set forth in part 4. |
| ***Current Zoning District:*** | Commercial Community/General-2 (CCG-2)<br>Community/General Commercial-1 (CGC-1) |
| ***Current Land Use Category:*** | Community/General Commercial (CGC) |
| ***Planning District:*** | Arlington, District 2 |
| ***Council District:*** | District 1 |
| ***Agent:*** | Cyndy Trimmer, Esq.<br>1 Independent Drive, Suite 1200<br>Jacksonville Florida 32202 |
| ***Owner:*** | GREENWOOD SCHOOL, INC.<br>9920 Regency Square Blvd<br>Jacksonville Florida 32225 |
| ***Staff Recommendation:*** | **APPROVE with CONDITION** |

## GENERAL INFORMATION

Application for Exception **E-25-43** seeks approval to expand an existing private middle and secondary school (Greenwood School) located at 9920 Regency Square Boulevard. The request includes two parcels: RE# 162883-0009 (the "School Parcel") and RE# 162883-0017 (the "Vacant Parcel"), which the applicant recently acquired to support the proposed expansion. The school currently operates under two previously approved zoning exceptions (E-00-26 and E-00-132) for up to 200 students in the CCG-1 zoning district. The expansion proposes to unify both parcels under a single zoning exception in the CGC land use category to accommodate up to 250 students, enhance internal circulation, and provide additional parking and student drop-off areas. Improvements will be located primarily on the Vacant Parcel and are designed to meet all development standards outlined in Part 4 of the Zoning Code.

The proposed school was reviewed by the Traffic Reviewer in Development Service Division of the Public Works Department, which offered the following comments:

- Due to the proposed expansion being significant it is appropriate for a new traffic study to be completed or else they seek a waiver for the requirement from Traffic engineering.
- Queue analysis and impact on adjacent intersections be completed.
- Property will need to comply with ADA accessibility standards connecting the pedestrian pathway on Regency Square Blvd to their internal walkway system.

## DEFINITION OF ZONING EXCEPTION

According to Section 656.1601 of the Zoning Code, *exception* means a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to number, area, location or relation to the neighborhood, could promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such uses may be permissible in the zoning district as exceptions if specific provision for the exception is made in the Zoning Code and the uses are found by the Commission to be in conformity with the standards and criteria for granting the same contained in Section 656.131(c) thereof.

## STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.131(c) of the Zoning Code, the Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

***(i) Will the proposed use be consistent with the 2045 Comprehensive Plan?***

Yes. The subject site consists of 16.44 acres located at 9920 Regency Square Boulevard and 0 Atlantic Boulevard, between Tresca Road and Library Road. The property is zoned Commercial Community/General-1 (CCG-1) and Commercial Community/General-2 (CCG-2) and lies within the Community/General Commercial (CGC) land use category, in Planning District 2 (Greater Arlington/Beaches) and Council District 1, within the Urban Development Area.

Community/General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the city and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods to reduce the number of Vehicle Miles Traveled. CGC in the Urban Development Area is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure.

The proposed exception to expand Greenwood School is consistent with the CGC land use category provided in the 2045 Comprehensive Plan.

Schools are a listed secondary use within the CGC category, and the request furthers multiple goals, objectives, and policies of the Future Land Use Element by promoting access to educational facilities, supporting compact and compatible development, and enhancing community infrastructure.

**Future Land Use Element (FLUE):**

**Objective 1.1**
Ensure that the type, rate, and distribution of growth in the city results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

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

*The proposed exception to allow for the expansion of Greenwood School within the CCG-1 and CCG-2 zoning districts is consistent with the Community/General Commercial (CGC) land use category. Schools are a listed secondary use within the CGC category, and the request supports infill and redevelopment along the Atlantic Boulevard corridor, promotes compact development, and utilizes existing urban infrastructure. Therefore, the application is consistent with the above-referenced Goals, Objectives, Policies of the 2045 Comprehensive Plan.*

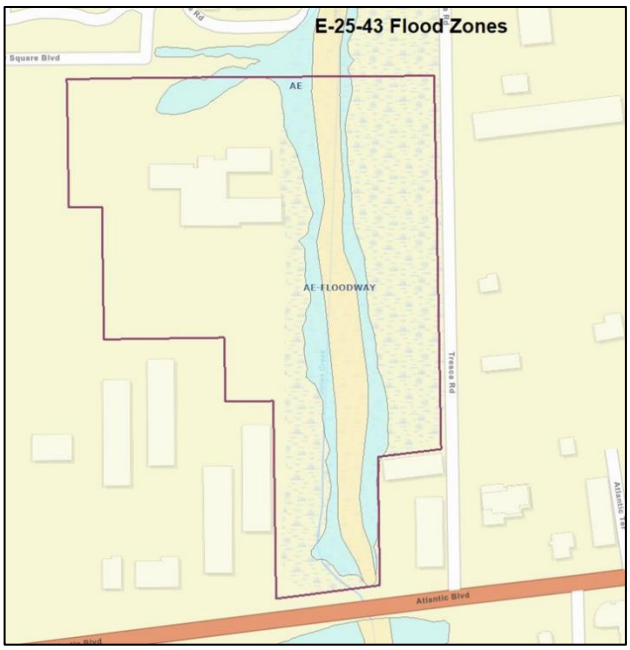
**Goal 3**
To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of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

**Objective 3.2**
Promote and sustain the viability of existing and emerging commercial and industrial areas to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

**FLOOD ZONES**

Approximately 1.66 acres of the subject site is within the AE-Floodway and 2.13 acres is within the AE Flood Zone. Both flood zones are associated with Jones Creek. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100 years. There is a 1-percent chance that a storm of this magnitude will occur in any given year. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.

The AE-Floodway are areas within the 100-year floodplain or SFHA where flood insurance is mandatory if construction is allowed within the floodway. Areas located within AE-Floodway zones should be left intact as construction and filling within these areas is severely restricted.AE Flood Zones are areas within the 100-year floodplain or SFHA where flood insurance is mandatory.




***(ii) Will the proposed use be compatible with the existing contiguous uses or zoning and compatible with the general character of the area, considering population density, design, scale and orientation of structures to the area, property values, and existing similar uses or zoning?***

Yes. The proposed expansion of the existing middle and secondary school will be compatible with the surrounding uses and zoning, as well as with the overall character of the area. The immediate area is primarily commercial, with supporting multi-family residential uses nearby. Existing adjacent zoning districts include PBF-1 (public library),

CCG-1 and CCG-2 (vacant commercial, retail, and office), and LI/IL (service/industrial). The school has operated on the site for over 20 years pursuant to prior exceptions (E-00-26 and E-00-132), establishing it as an existing use within this commercial corridor. The expansion is designed to be consistent in scale and orientation with the current campus and compatible with surrounding development patterns. The use will not adversely affect property values and will continue to provide an educational amenity that complements both the commercial and residential character of the area.

Nevertheless, the surrounding land use categories and zoning districts are as follows:

| Adjacent Property | Land Use Category | Zoning District | Current Use(s) |
|---|---|---|---|
| **North** | **CGC** | **CCG-1** | **Multi-Family Residential (Regency Wood Condominiums, Regency Square Apartments, Monument Apartments)** |
| **East** | **CGC/LI** | **CCG-2 / IL** | **Retail / Manufacturing / Service Garage (across Tresca Road)** |
| **South** | **CGC** | **CCG-2** | **Offices / Retail (across Atlantic Boulevard)** |
| **West** | **CGC/PBF** | **CCG-1 / PBF-1** | **Vacant Commercial / Parking / Public Library** |

***(iii) Will the proposed use have an environmental impact inconsistent with the health, safety, and welfare of the community?***

No. The proposed use will not have an environmental impact inconsistent with the health, safety, and welfare of the community. The existing School Parcel includes over 5 acres that are subject to a conservation easement, fully dedicated to preservation and a trail system, which will remain undisturbed. The proposed improvements will be located primarily on the adjacent Vacant Parcel, which has already been developed and cleared. Site development will comply with all applicable environmental and stormwater regulations, and no negative impacts on wetlands, protected habitats, or adjacent properties are anticipated.

***(iv) Will the proposed use have a detrimental effect on vehicular or pedestrian traffic, or parking condition? Will the proposed use result in the creation or generation of traffic inconsistent with the health, safety and welfare of the community?***

No. The proposed use will not have a detrimental effect on vehicular or pedestrian traffic or parking conditions, nor will it generate traffic inconsistent with the health, safety, and welfare of the community. Although the school has been in operation for more than 25 years and the expansion is significant, Traffic Engineering has indicated that either a new Traffic Impact Analysis (TIA) or a waiver will be required, along with a queuing analysis and evaluation of impacts to adjacent intersections. The expansion will increase enrollment from 200 to 250 students, supported by site improvements such as dedicated internal drop-off/pick-up areas, additional parking, and continued access from Regency Square Boulevard. Parking and circulation have been designed in accordance with Section 423 of the State Requirements for Educational Facilities and the Florida Building Code, and the applicant will also provide an ADA-compliant pedestrian connection from Regency Square

Boulevard to the internal walkway system. Final review and approval by the City Traffic Engineer will ensure compliance with all applicable standards.

***(v) Will the proposed use have a detrimental effect on the future development of contiguous properties or the general area?***

No. The proposed use will not have a detrimental effect on the future development of contiguous properties or the general area. The site is located within a predominantly commercial corridor with some multi-family residential uses nearby, and the expansion of Greenwood School has been designed to be compatible with these surrounding uses. The new improvements will be centrally located on the property, away from residential boundaries, and buffered by existing wooded areas owned by the applicant. The project enhances the area by providing upgraded educational facilities without introducing any new or incompatible uses and supports the continued mixed-use development pattern along Regency Square Boulevard and Atlantic Boulevard

***(vi) Will the proposed use result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, dust or physical activities, taking into account existing uses or zoning in the vicinity?***

No. The proposed use will not result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, dust, or physical activities. The expansion of Greenwood School involves typical educational operations that are consistent with the existing use, which has been in place for over 23 years. The proposed improvements will be largely surrounded by wooded areas owned by the applicant, providing natural buffering from nearby properties. Additionally, lighting and screening will be installed in accordance with the requirements of Part 4 and Part 12 of the Zoning Code to ensure minimal impact on adjacent residential and commercial uses.

***(vii) Will the proposed use overburden existing public services and facilities?***

No. The proposed use will not overburden existing public services and facilities. Greenwood School has operated at this location since 2002, and the proposed expansion includes modest enrollment growth and site upgrades that are adequately supported by existing infrastructure. A capacity letter from JEA has been provided, confirming that utility services are available to serve the expanded use. Additionally, the site has been designed to accommodate emergency access, and no additional public service demands beyond typical levels for educational facilities are anticipated.

***(viii) Will the site be sufficiently accessible to permit entry onto the property for fire, police, rescue and other services?***

Yes. The site will be sufficiently accessible to permit entry onto the property by fire, police, rescue, and other emergency services. Direct access is provided from Regency Square Boulevard, a public right-of-way, and the internal circulation system is designed to allow

adequate maneuvering space for emergency apparatus. Final development plan review by the City's Development Services Division and Fire Marshal will ensure compliance with all applicable emergency access standards, including fire lanes, hydrant placement, and turning radii.

***(ix) Will the proposed use be consistent with the definition of a zoning exception and meet the standards and criteria of the zoning classification in which such use is proposed to be located?***

Yes. The proposed use is consistent with the definition of a zoning exception as provided in Section 656.101(i) of the Zoning Code, which allows uses that may not be appropriate generally or without restriction throughout a zoning district but that, if properly controlled as to number, area, location, or relation to the neighborhood, can promote the public health, safety, welfare, and convenience. Schools are expressly identified as a permissible use by exception within the CCG-1 and CCG-2 zoning districts. The Greenwood School site is of sufficient size (16.44 acres) to accommodate the proposed expansion, and the site plan has been designed to include adequate access, parking, internal circulation, and queuing to meet the development criteria in Part 4 of the Zoning Code. Final development plan review will ensure compliance with all applicable requirements of the Zoning Code and the conditions adopted by the Planning Commission.

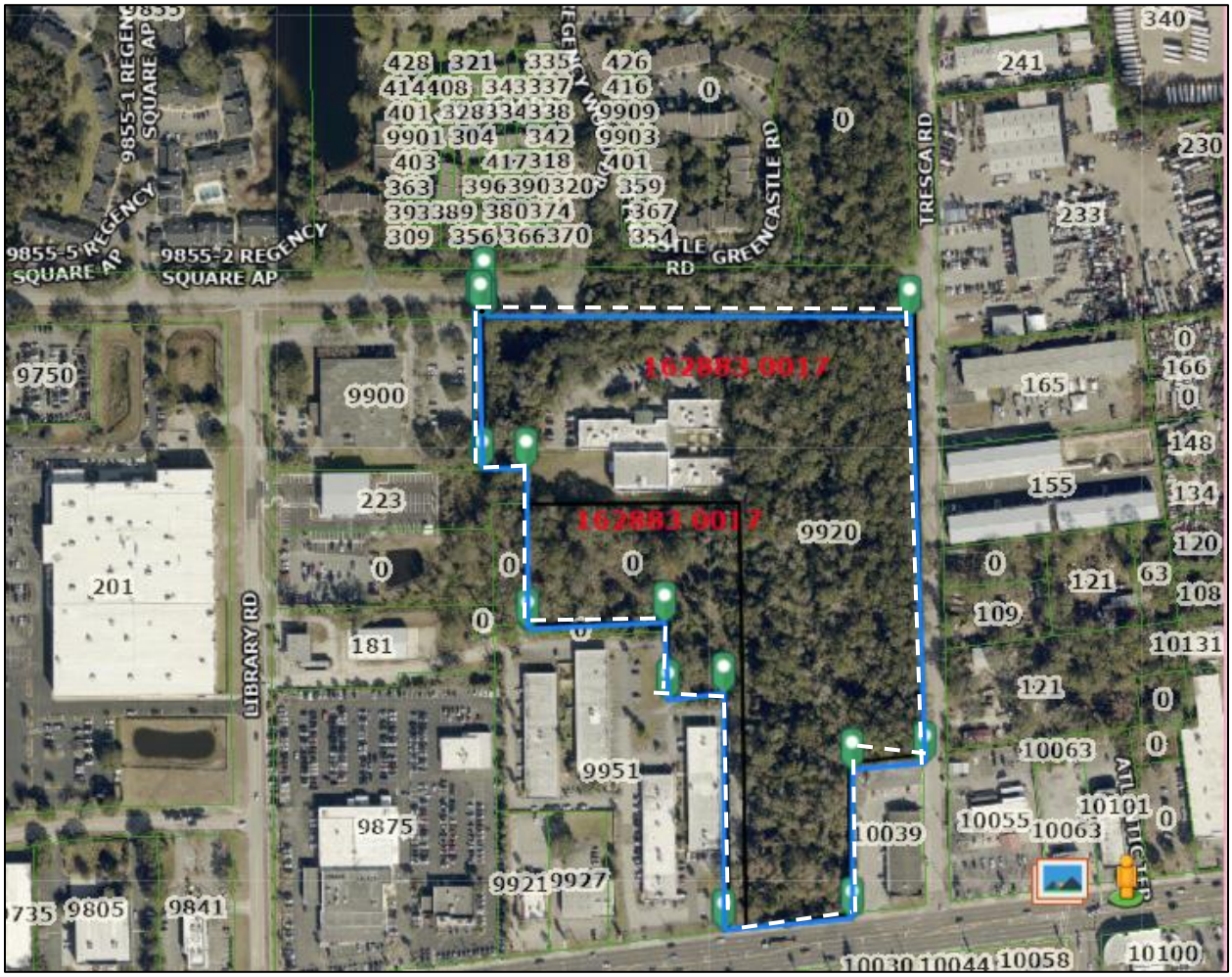
## SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on September 25, 2025, by the Planning Department, the Notice of Public Hearing sign **was** posted.

## RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Zoning Exception **E-25-43** be **APPROVED with CONDITION:**

1. **Unless waived by the Chief of Traffic Engineering or their designee, a traffic study and queueing analysis shall be undertaken by the developer, to determine impact on adjacent intersections, at Civil Site Plan Review. The methodology of the study shall be determined by the developer's traffic engineer, the Chief of Transportation Planning (or their designee), and the Chief of Traffic Engineering (or their designee).**




**Aerial View**

*Source: JaxGIS Maps*

**View of subject property (Buffering & Landscaping)**

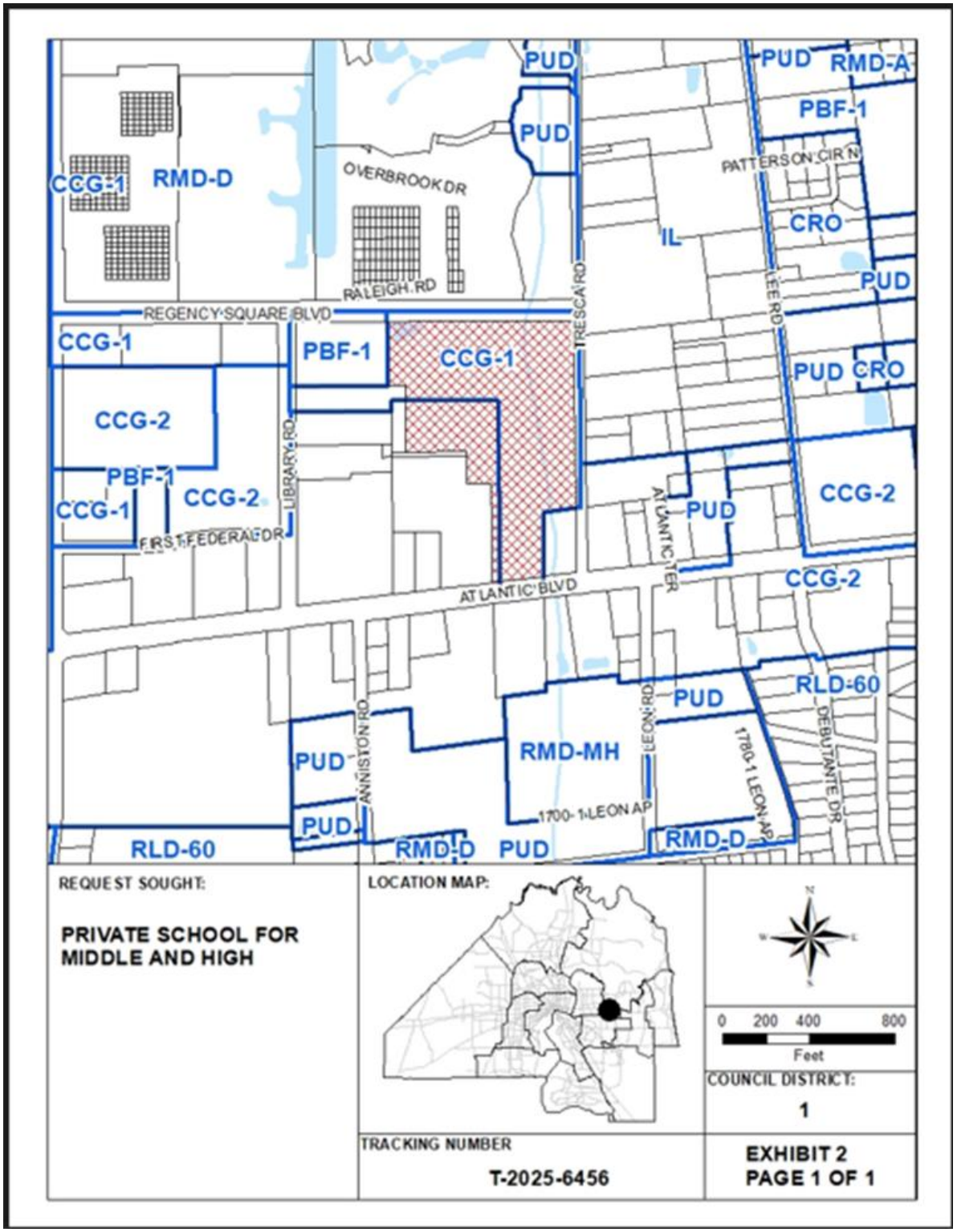
*Source: Planning Department, September 25, 2025*

**View of subject property**

*Source: Planning Department, September 25, 2025*

**View of subject property (Surrounding area)**

*Source: Planning Department, September 25, 2025*


PUD
PUD
RMD-A
PBF-1
CCG-1
RMD-D
OVERBROOK DR
PATTERSON CIR N
IL
CRO
RALEIGH RD
TRESCA RD
LEE RD
PUD
REGENCY SQUARE BLVD
CCG-1
PBF-1
CCG-1
PUD CRO
CCG-2
LIBRARY RD
PBF-1
CCG-2
CCG-1
FIRST FEDERAL DR
ATLANTIC TER
PUD
CCG-2
ATLANTIC BLVD
CCG-2
RLD-60
PUD
LEON RD
RMD-MH
DEBUTANTE DR
PUD
ANNISTON RD
1780-1 LEON AP
1700-1 LEON AP
PUD
RMD-D
RLD-60
RMD-D
PUD
REQUEST SOUGHT:
PRIVATE SCHOOL FOR MIDDLE AND HIGH
LOCATION MAP:
0 200 400 800
Feet
COUNCIL DISTRICT:
1
TRACKING NUMBER
T-2025-6456
EXHIBIT 2
PAGE 1 OF 1

**Legal Map**

*Planning Department*

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

**M E M O R A N D U M**

**TO:** Regnissha Martin
Current Planning Division

**FROM:** Sophie Fogg
Community Planning Division

**RE:** E-25-43

**DATE:** September 24, 2025

---

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

**Description of Proposed Zoning Application**

| | |
|---|---|
| Current Land Use: | Community/General Commercial (CGC) |
| LU Companion Application: | Not Applicable |
| Current Zoning: | Commercial Community/General-1 (CCG-1)<br>Commercial Community General-2 (CCG-2) |
| Proposed Zoning: | Exception |
| Land Development Area: | Urban Development Area |
| Acres: | 16.44 acres |

**Comprehensive Land Use Policy Analysis**

**Is the proposed exception consistent with the functional land use category identified in the 2045 Comprehensive Plan?**

**YES** [X] **NO** [ ]

**ZONING REQUEST:**
An exception to allow for the use of a school within the CCG-1 and CCG-2 Zoning District to expand an existing school.

**LAND USE CATEGORY CONSISTENCY REVIEW:**
The approximately 16.44-acre subject site is located at 9920 Regency Square Boulevard and 0 Atlantic Boulevard (SR-10), between Tresca Road and Library Road. According to the City's Functional Highway Classifications Map, Atlantic Boulevard (SR-10) is an FDOT principal arterial roadway while Regency Square Boulevard, Tresca Road, and Library Road are all local roadways. The site is within the CGC land use category, however, is split between the zoning districts of CGC-1 (13.02 acres) and CGC-2 (3.24 acres). The site is located within the Urban Development Area, along the commercial corridor on Atlantic Boulevard (SR-10). The application site is also located within Planning District 2 (Greater Arlington/Beaches), and Council District 1, abutting Council district 4 to the south.

Community/General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. CGC in the Urban Area is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure. Development that includes residential uses is encouraged to provide support for commercial and other uses.

Schools are listed as a secondary use under the CGC land use category. As such, the proposed zoning exception for a school is consistent with the CGC land use category description provided in the 2045 Comprehensive Plan.

**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 2045 Comprehensive Plan. This analysis should be included within the staff report for the zoning application.**

Future Land Use Element (FLUE):

Objective 1.1 — Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Policy 1.1.22 — 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 1.2.8 — Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance the following provisions:

1. Single family/non-residential (estimated flows of 600 gpd or less) where 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. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.

3. Subdivision (non-residential and residential) where:
    a. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.

    b. Each lot is a minimum of ½ acre unsubmerged property.

    c. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections the JEA Collection Systems available within a five (5) year period.

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

Objective 3.2 Promote and sustain the viability of existing and emerging commercial and industrial areas to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

Policy 3.2.1 The City shall encourage development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

Policy 3.2.2 The City shall encourage, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

**Property Rights Element (PRE)**

Goal 1 The City will recognize, and respect judicially acknowledged and constitutionally protected private property rights in accordance with the Community Planning Act established in Chapter 163, Florida Statues.

Objective 1.1 Local decision making shall be implemented and applied with sensitivity for private property rights and shall not be unduly restrictive.

Policy 1.1.1 The City will ensure that private property rights are considered in local decision making.

Policy 1.1.2 The following rights shall be considered in local decision making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

**The proposed zoning exception has been identified as being related to the following issues identified in the 2045 Comprehensive Plan. Based on this relationship, the zoning 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. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey on the portion of the site that is in a high sensitivity area. However, the portion of the property located within the area of high sensitivity has already been developed. 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 1.2.2 The City shall continue to review new development for the potential of archeologically significant sites. The City shall utilize the most current version of the Archeological Sensitivity Predictive Model to identify areas of high probability for artifact concentrations.

Policy 1.2.5 The Planning and Development Department shall maintain and update for planning and permitting purposes, a series of GIS data layers and maps depicting recorded archaeological sites, historic districts and local landmarks.

**AIRPORT ENVIRONMENT ZONE**

*Height and Hazard Zone*

The site is located within the 150-foot Height and Hazard Zone for the Craig Municipal Airport. Zoning will limit development to a maximum height of 150 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 2.6 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 in accordance with the requirements of Section 163.3177, F.S.

Policy 2.6.16 Airport Height and Hazard zones (HH) exist around all military and civilian airports within the city limits of Jacksonville. The horizontal limits of the zones and limitations on heights of obstructions within these zones are defined for each military airport in Naval Facilities Engineering Command (NAVFAC) P-80.3 01/82, on file with the Planning and Development Department, and for each civilian airport in Title 14, Code of Federal Regulations (CFR), Part 77 guidelines, on file with the Planning and Development Department. In order to assure that Title 14, CFR, Part 77 guidelines and NAVFAC P-80.3 01/82 guidelines are not exceeded and that no structure or obstruction is permitted that would raise a minimal obstruction clearance altitude, a minimum vectoring descent altitude or a decision height, all cell towers and any structure or obstruction that would extend into an Airport (HH) requires, in writing, comment from the U.S. Navy. Although written documentation from the U.S. Navy for military HH and from the FAA or JAA for civilian HH is not required for proposed structure heights below the listed height, United States Code (USC) Title 14, CFR Part 77 still applies.

**AQUIFER RECHARGE**

Approximately 6.98 acres of the subject site is located within an area identified as being in the 0 to 4 inch per year aquifer recharge area. This range is below the threshold of 12 inches or more per year which would constitute a prime

recharge area as defined in the Infrastructure Element – Aquifer Recharge Sub-Element (IE-AR). Prime aquifer recharge areas are the primary focus of groundwater resource protection. However, development resulting from the proposed land use amendment will be reviewed during the site plan review and permitting process for compliance with the land development regulations that have been established to protect groundwater resources.

Infrastructure Element – Aquifer Recharge Sub-Element (IE-AR)

Policy 1.2.3 The City shall continue to coordinate with the SJRWMD and utilize the best available resources and information including the latest update of the Floridan Aquifer Recharge GIS grid coverage to protect the functions of the natural groundwater aquifer recharge areas and to discourage urban sprawl.

Policy 1.2.7 Within two years of establishment by the SJRWMD and the Water Resources Management Plan of prime recharge areas for the Floridan Aquifer, the Planning and Development Department shall prepare maps of such designated areas showing the special zoning and land use consideration the City has established for such areas as designated by the latest update of the Floridan Aquifer Recharge GIS grid coverage.

**FLOOD ZONES**

Approximately 1.66 acres of the subject site is within the AE-Floodway and 2.13 acres is within the AE Flood Zone. Both flood zones are associated with Jones Creek. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100 years. There is a 1-percent chance that a storm of this magnitude will occur in any given year. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.

The AE-Floodway are areas within the 100-year floodplain or SFHA where flood insurance is mandatory if construction is allowed within the floodway. Areas located within AE-Floodway zones should be left intact as construction and filling within these areas is severely restricted.

AE Flood Zones are areas within the 100-year floodplain or SFHA where flood insurance is mandatory.

Conservation /Coastal Management Element (CCME)

Policy 2.6.1 The City shall continue to define the surface hydrology of the area to determine flood plain vulnerability and sensitivity and will determine appropriate protection measures.

Policy 2.6.3 The City shall protect appropriate floodplain areas for the public benefit and restore degraded floodplain areas by:

A. Land acquisition or conservation easement acquisition;

B. Regulation, including setbacks, buffer zones, designated wildlife corridors, low density zoning, performance standards and open space requirements; and

C. Incentives, including tax benefits and transfer of development rights.

Policy 13.7.10 The City has adopted and shall maintain a floodplain management ordinance that establishes engineering requirements to safeguard the public health, safety, and general welfare and minimizes public and private losses due to flooding through regulation and development of flood hazard areas. The ordinance shall include development and redevelopment regulations that:

A. Minimize unnecessary disruption of commerce, access and public service during times of flooding;

B. Require the use of construction practices that will prevent or minimize future flood damage;

C. Manage filling, grading, dredging, mining, paving, excavation, drilling operations, storage of equipment or materials, and other development which may increase flood damage or erosion potential;

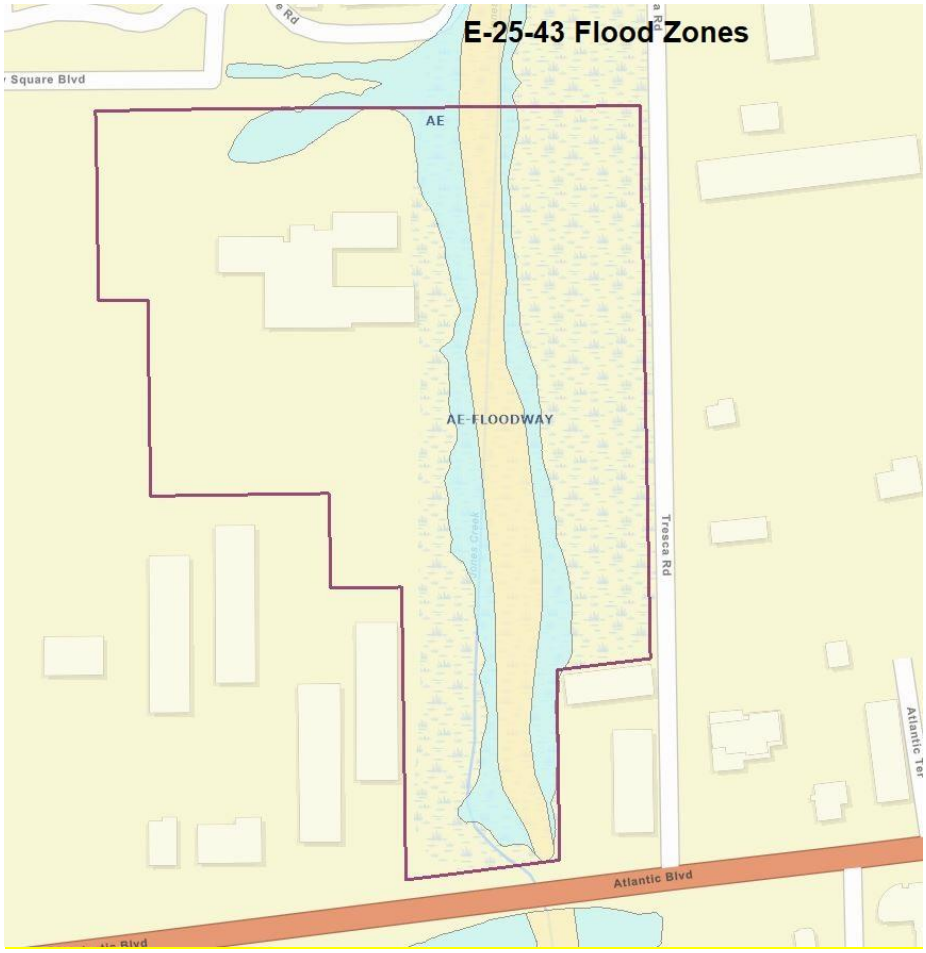
D. Manage the alteration of flood hazard areas, watercourses, and shorelines to minimize the impact of development on the natural and beneficial functions of the floodplain;

E. Minimize damage to public and private facilities and utilities;

F. Help maintain a stable tax base by providing for the sound use and development of flood hazard areas;

G. Minimize the need for future expenditure of public funds for flood control projects and response to and recovery from flood events; and

H. Meet the requirements of the National Flood Insurance Program for community participation as set forth in the Title 44 Code of Federal Regulations, Section 59.22.



**WETLANDS**

Review of City data indicates the potential existence of wetlands on the subject site and as such, a wetlands survey has been provided by the City's GIS analysis that indicates the location, size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed exception is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

| | |
|---|---|
| Approximate Size: | 1.84 acres. |
| General Location(s): | The wetlands are located mainly on the eastern area of the subject site running north to south buffering Jones Creek. The wetlands of the site are a portion of a larger wetlands system draining north. However, approximately 1,100 feet north of the subject site property boundary, the creek and its associated wetlands had been filled thereby interrupting the northerly drainage and altering the flood path. |
| Quality/Functional Value: | The wetland has an extremely high functional value for water filtration, attenuation and flood water capacity, is located within the 100 year flood zone, and has a direct impact on the City's waterways. |
| Soil Types/ Characteristics: | (62) Rutlege mucky fine sand, 0 to 2% slopes, frequently flooded – The Rutlege series consists of nearly level, very poorly drained, sandy soils. They formed in thick sandy marine sediments. They are on flood plains. The soil is rapidly permeable. The high water table generally is at or near the surface, and areas are subject to frequent flooding for brief periods. |
| Wetland Category: | Category II |
| Consistency of Permitted Uses: | Category II Wetlands: Uses permitted subject to the limitations of CCME Policy 4.1.6 shown below – conservation uses permitted. |
| Environmental Resource Permit (ERP): | The St. Johns River Water Management District issued a permit ERP # 64141-2 on March 15, 2021, for the project "The Greenwoods School Nature Paths and Bridge" to serve for student education. No "Wetland Boundary Determination" was produced for the project. |
| Wetlands Impact: | None is proposed. |
| Associated Impacts: | Associated with the AE-Floodway and AE Flood Zone. |
| Relevant Policies: | CCME Policies 4.1.3 and 4.1.5 |

**CCME Policy 4.1.3**

The following performance standards shall apply to all developments, except public utilities and roadways, permitted within Category I, II, and III wetlands:

(a) Encroachment
Encroachment in Category I, II, or III wetlands is the least damaging and no practicable on-site alternative exists; and

(b) No net loss
Development is designed and located in such a manner that there is no net loss to the wetland functions including but not limited to:

i the habitat of fish, wildlife and threatened or endangered species,
ii the abundance and diversity of fish, wildlife and threatened or endangered species,
iii the food sources of fish and wildlife including those which are threatened or endangered,
iv the water quality of the wetland, and
v the flood storage and flood conveyance capabilities of the wetland; and

(c) Floodplain protection
Buildings are built at an elevation of sufficient height to meet the designated flood zone standards as set forth by the Federal Emergency Management Agency. The design must be in conformance with Chapter 652 (Floodplain Regulations) of the Ordinance Code; and

(d) Stormwater quality
In the design and review of developments which will discharge stormwater into the Category I, II, or III wetlands the following performance standards shall be used to protect water quality:

i Issuance of a Management and Storage of Surface Waters permit pursuant to Chapter 40C-4 or 40C-40, F.A.C. or a stormwater permit issued pursuant to Chapter 40C-42, F.A.C., provides assurances necessary for compliance with subsections (i) - (iv) above provided the stormwater management system is constructed in accordance with the permit; and

ii Regular monitoring and maintenance program on an annual basis for the performance of stormwater treatment systems

(e) Septic tanks
Septic tanks, drainfields and/or greywater systems are located outside the Category I, II, or III wetland area and not within 75 feet of the mean high water line of tidal bodies or within 75 feet of any wetland unless the Duval County Health Department grants a variance for a hardship case pursuant to the provisions of Section 381.0065, F.S. Where public utilities are available, development is required to connect to these facilities; and

(f) Hydrology
The design of the fill shall include measures to maintain the wetlands hydrology of the site.

**CCME Policy 4.1.5**
The permitted uses within Category I and II wetlands shall be limited to the following land uses and associated standards, provided such use is consistent with the Future Land Use Map series (FLUMs):

(1) Conservation uses, provided the following standards are met:

(a) Dredge and fill
Dredging or filling of the Category I and II wetlands shall not exceed more than 5% of the wetlands on-site; and

(b) Vegetation
For Category I wetlands:
All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:
No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

(2) Residential uses, provided the following standards are met:

(a) Density/Dredge and fill

Where lots, except for lots of record as defined in the Future Land Use Element, are located totally within the wetlands:

i density shall not exceed one (1) dwelling unit per five (5) acres; and
ii buildings shall be clustered together to the maximum extent practicable; and
iii dredging or filling shall not exceed 5% of the wetlands on-site; and

(b) Vegetation
For Category I wetlands:
All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:
No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

(3) Water-dependent and water-related uses, provided the following standards are met:

(a) Vegetation
For Category I wetlands:
All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:
No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

(b) Boat facilities siting and operation
Boat facilities are further subject to Objectives 10.1, 10.2, 10.3, 10.5 and 10.6 and their related policies of this element.

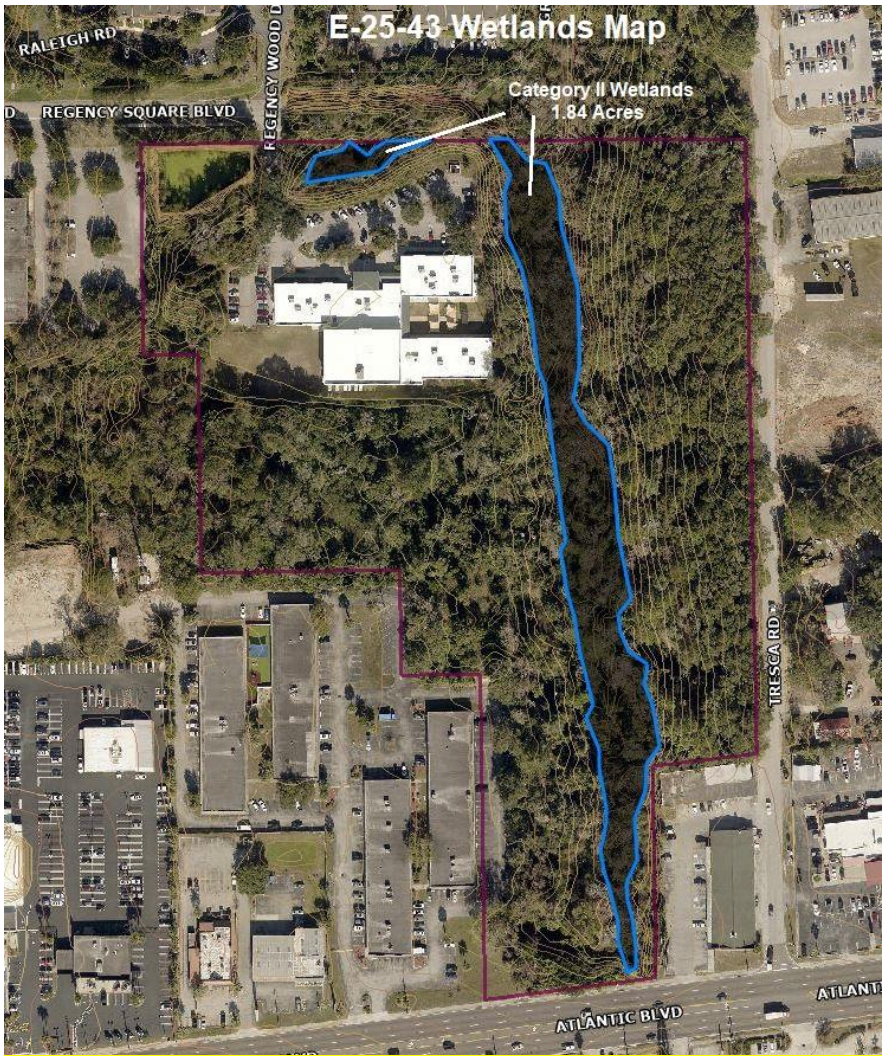
(4) Access to a permitted use, subject to the requirements of (a), (b), and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

(5) Any use which can be shown to be clearly in the public interest, subject to the requirements of (a), (b), (d) and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

(6) For Category II wetlands only, silvicultural uses are allowed, provided the following standards are met:

Best Management Practices: Silviculture

Such activities are conducted in compliance with the provisions of the "Silvicultural Best Management Practices Manual", as may be amended, published by the Florida Division of Forestry, Department of Agriculture and Consumer Services.


E-25-43 Wetlands Map
Category II Wetlands
1.84 Acres
RALEIGH RD
REGENCY SQUARE BLVD
REGENCY WOOD
TRESCA RD
ATLANTIC BLVD

# Application For Zoning Exception

## Planning and Development Department Info

**Application #** E-25-43 **Staff Sign-Off/Date** RM / 08/20/2025
**Filing Date** 08/06/2025 **Number of Signs to Post** 4
**Current Land Use Category** CGC
**Exception Sought** SCHOOLS MEETING THE PERFORMANCE STANDARDS AND DEVELOPMENT CRITERIA SET FORTH IN PART 4.
**Applicable Section of Ordinance Code** SEC. 656.313.A.V.(C.)(10
**Notice of Violation(s)** N/A
**Hearing Date** 10/09/2025
**Neighborhood Association** COMMUNITIES OF EAST ARLINGTON
**Overlay** N/A

## Application Info

**Tracking #** 6456 **Application Status** SUFFICIENT
**Date Started** 08/06/2025 **Date Submitted** 08/06/2025

## General Information On Applicant

**Last Name** TRIMMER **First Name** CYNDY **Middle Name**
**Company Name** DRIVER, MCAFEE, HAWTHORNE AND DIEBENOW, PLLC
**Mailing Address** 1 INDEPENDENT DRIVE, SUITE 1200
**City** JACKSONVILLE **State** FL **Zip Code** 32202
**Phone** 9048070185 **Fax** 904 **Email** CKT@DRIVERMCAFEE.COM

## General Information On Owner(s)

**Last Name** N/A **First Name** N/A **Middle Name**
**Company/Trust Name** GREENWOOD SCHOOL, INC.
**Mailing Address** 9920 REGENCY SQUARE BLVD
**City** JACKSONVILLE **State** FL **Zip Code** 32225
**Phone** **Fax** **Email**

## Property Information

**Previous Zoning Application Filed?** ☐
**If Yes, State Application No(s)**

| Map | RE# | Council District | Planning District | Current Zoning District(s) |
|---|---|---|---|---|
| Map | 162883 0017 | 1 | 2 | CCG-2 |
| Map | 162883 0009 | 1 | 2 | CCG-1 |

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

**Total Land Area (Nearest 1/100th of an Acre)** 16.44

**Current Property Use**
PRIVATE SCHOOL FOR MIDDLE AND HIGH

**Exception Sought**
SCHOOLS MEETING THE PERFORMANCE STANDARDS AND DEVELOPMENT CRITERIA SET FORTH IN PART 4.

**In Whose Name Will The Exception Be Granted**
GREENWOOD SCHOOL, INC.

## Location Of Property

**General Location**
NORTH SIDE OF ATLANTIC BLVD BETWEEN LIBRARY AND TRESCA ROADS

| House # | Street Name, Type and Direction | Zip Code |
|---|---|---|
| 9920 | REGENCY SQUARE BLVD | 32225 |

**Between Streets**
LIBRARY ROAD **and** TRESCA ROAD

**Utility Services Provider**
(●) City Water/City Sewer ( ) Well/Septic ( ) City Water/Septic ( ) City Sewer/Well

## Required Attachments

The following items must be attached to the application.

- [x] Survey
- [x] Site Plan
- [ ] Property Ownership Affidavit (Exhibit A)
- [ ] Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- [x] Legal Description - may be written as either lot and block, or metes and bounds (Exhibit 1)
- [x] Proof Of Property Ownership - may be print-out of property appraiser record card if individual owner, https://paopropertysearch.coj.net/Basic/Search.aspx, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, https://search.sunbiz.org/Inquiry/CorporationSearch/ByName

## Supplemental Information

- [ ] Letter From DCFS, Department of Children and Family Services - day care uses only
- [x] Advisory Opinion Letter From EQD, Environmental Quality Division

## Criteria

Section 656.101(i), Ordinance Code, defines an exception as "a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to the number, area, location or relation to the neighborhood, could promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare."

Section 656.131(c), Ordinance Code, provides that, with respect to action upon Applications for Zoning Exceptions, the Planning Commission may grant the exception if it finds from a preponderance of the evidence of record presented at the public hearing that the proposed use meets, to the extent applicable, the following standards and criteria:

(i) Will be consistent with the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto.

APPLICANT GREENWOOD SCHOOL RECENTLY ACQUIRED LAND NEXT TO ITS EXISTING CAMPUS AND SEEKS TO EXPAND THE PRIVATE MIDDLE AND SECONDARY SCHOOL LOCATED AT 9920 REGENCY SQUARE BOULEVARD, JACKSONVILLE, FLORIDA 32225 (RE# 162883-

0009 (THE “SCHOOL PARCEL”) & 162883-0017 (THE “VACANT PARCEL”)) (THE “PROPERTY”), AS MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION FILED HEREWITH. THE CURRENT SCHOOL IMPROVEMENTS ARE LOCATED ON THE SCHOOL PARCEL, AND THE PROPOSED EXPANSION IS TO BE LOCATED ON THE VACANT PARCEL. THE CURRENT LAND USE AND ZONING DESIGNATION FOR THE SCHOOL PARCEL IS CGC/CCG-1. IN 2000, THE PLANNING COMMISSION APPROVED TWO (2) SEPARATE ZONING EXCEPTIONS (E-00-26 & E-00-132) FOR THE SCHOOL PARCEL IN ORDER TO PERMIT THE OPERATION OF A CHARTER MIDDLE AND SECONDARY SCHOOL FOR 200 STUDENTS IN THE CCG-1 ZONING DISTRICT. THE CURRENT LAND USE AND ZONING DESIGNATION FOR THE VACANT PARCEL IS CGC/CCG-2, WHICH ALLOWS BY EXCEPTION SCHOOLS MEETING THE PERFORMANCE STANDARDS AND DEVELOPMENT CRITERIA SET FORTH IN PART 4. THESE STANDARDS ARE ANALYZED IN CRITERIA 9 BELOW. THIS EXCEPTION INCLUDES BOTH THE SCHOOL PARCEL AND THE VACANT PARCEL TO UNIFY THE PROPERTY UNDER A SINGLE EXCEPTION. THE GRANT OF A ZONING EXCEPTION WOULD BE CONSISTENT WITH THE FUTURE LAND USE ELEMENT (“FLUE”) OF THE 2045 COMPREHENSIVE PLAN. THE CGC LAND USE CATEGORY PERMITS SCHOOLS AS A SECONDARY USE, AND THE REQUESTED EXCEPTION WOULD FURTHER THE FOLLOWING FLUE GOALS, OBJECTIVES AND POLICIES: GOAL 1, OBJECTIVE 1.1, OBJECTIVE 1.2, OBJECTIVE 1.6, GOAL 3, OBJECTIVE 3.2, POLICY 3.2.2, AND OBJECTIVE 3.4.

(ii) Will be compatible with the existing contiguous uses or zoning and compatible with the general character of the area considering population, density, design, scale, and orientation of the structures to the area, property values and existing similar uses.

YES. THE PROPOSED EXPANSION OF THE EXISTING MIDDLE AND SECONDARY SCHOOL WILL BE COMPATIBLE WITH THE EXISTING CONTIGUOUS USES AND ZONING AND COMPATIBLE WITH THE GENERAL CHARACTER OF THE AREA. THE SURROUNDING PROPERTIES ARE PRIMARILY COMMERCIAL, WITH SOME MULTI-FAMILY RESIDENTIAL USES, AND THE SCHOOL’S CONTINUED PRESENCE AND EXPANSION ARE CONSISTENT WITH THESE ESTABLISHED LAND USE PATTERNS. THE SCHOOL PARCEL HAS BEEN USED IN ITS CURRENT CAPACITY AS A SCHOOL SERVING UP TO 200 STUDENTS, PURSUANT TO THE ABOVE-MENTIONED ZONING EXCEPTIONS FOR APPROXIMATELY TWENTY-THREE (23) YEARS (WITH APPROXIMATELY 5+ ACRES BEING SUBJECT TO A CONSERVATION EASEMENT AND FULLY DEDICATED TO CONSERVATION PURPOSES AND A TRAIL SYSTEM). THE PARCELS TO THE WEST OF THE PROPERTY ARE ZONED PBF-1 (LIBRARY), CGC/CCG-1 (VACANT COMMERCIAL), AND CGC/CCG-2 (PARKING/RETAIL). THE PARCELS TO THE SOUTH OF THE PROPERTY, INCLUDING THOSE ACROSS ATLANTIC BOULEVARD, ARE PRIMARILY ZONED CGC/CCG-2 (OFFICES/RETAIL). THE PARCELS TO THE EAST ACROSS TRESCA ROAD ARE PRIMARILY ZONED CGC/CCG-2 (RETAIL) AND LI/IL (MANUFACTURING/SERVICE GARAGE). ADDITIONALLY, THE PROPOSED USE WILL CONTINUE TO PROVIDE CONVENIENT EDUCATION OPPORTUNITIES FOR THE RESIDENTIAL COMMUNITIES NEAR THE PROPERTY, INCLUDING REGENCY WOOD CONDOMINIUMS, REGENCY SQUARE APARTMENTS, AND MONUMENT APARTMENTS TO THE NORTH OF THE PROPERTY ACROSS REGENCY SQUARE BOULEVARD.

(iii) Will not have an environmental impact inconsistent with the health, safety and welfare of the community.

THE PROPOSED USE WILL NOT HAVE AN ENVIRONMENTAL IMPACT INCONSISTENT WITH THE HEALTH, SAFETY OR WELFARE OF THE COMMUNITY.

(iv) Will not have a detrimental effect on vehicular or pedestrian traffic or parking conditions, and will not result in the generation or creation of traffic inconsistent with health, safety and welfare of the community.
THE REQUESTED EXCEPTION WILL NOT HAVE A DETRIMENTAL EFFECT ON VEHICULAR OR PEDESTRIAN TRAFFIC, OR PARKING CONDITIONS, OR RESULT IN THE CREATION OR GENERATION OF TRAFFIC INCONSISTENT WITH THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY. THE SITE PLAN PROMOTES EASE OF ACCESS, WITH A VEHICULAR ACCESS POINT FROM REGENCY SQUARE BOULEVARD, WHICH HAS EXISTED SINCE THE CERTIFICATE OF OCCUPANCY FOR THE SCHOOL WAS ISSUED IN 2002. THE PROPOSED EXPANSION OF THE SCHOOL WOULD RESULT IN AN INCREASE IN THE STUDENT BODY FROM A MAXIMUM OF 200 STUDENTS TO A MAXIMUM STUDENT ENROLLMENT OF 250 STUDENTS, WHICH WOULD NOT RESULT IN THE CREATION OR GENERATION OF SIGNIFICANT ADDITIONAL TRAFFIC INCONSISTENT WITH THE EXISTING TRAFFIC AND PARKING CONDITIONS IN THE AREA. ADDITIONALLY, THE SITE IMPROVEMENTS HAVE BEEN DESIGNED TO INCLUDE ADDITIONAL PARKING AND INTERNAL STUDENT DROP-OFF AND PICK-UP AREAS ALLOWING FOR ADEQUATE ON-SITE QUEUING OF VEHICLES AT PEAK HOURS. PARKING HAS BEEN DESIGNED TO SATISFY THE STANDARDS SET FORTH IN SECTION 423, STATE REQUIREMENTS FOR EDUCATIONAL FACILITIES, FLORIDA BUILDING CODE. CONSISTENT WITH PART 4, THE SITE PLAN WILL BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.

(v) Will not have a detrimental effect on the future development of contiguous properties or the general area, according to the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto.
THE REQUESTED EXCEPTION WILL NOT HAVE A DETRIMENTAL EFFECT ON THE FUTURE DEVELOPMENT OF CONTIGUOUS PROPERTIES OR THE GENERAL AREA. THE PROJECT IS SITUATED WITHIN A PREDOMINANTLY COMMERCIAL DISTRICT, WITH SOME MULTI-FAMILY RESIDENTIAL USES IN THE VICINITY. THE SCHOOL’S EXPANSION IS DESIGNED TO BE

COMPATIBLE WITH THE SURROUNDING LAND USES AND WILL NOT INTRODUCE ANY NEW USES OR ACTIVITIES THAT WOULD CONFLICT WITH EXISTING OR PLANNED DEVELOPMENTS. ADDITIONALLY, THE EXPANSION IS EXPECTED TO ENHANCE THE AREA BY PROVIDING IMPROVED EDUCATIONAL FACILITIES, WHICH CAN BE A POSITIVE AMENITY FOR BOTH COMMERCIAL AND RESIDENTIAL STAKEHOLDERS. IN FACT, THE VACANT PARCEL WAS ACQUIRED IN 2024 AS A RESULT OF A LAND SWAP WITH T.J.T. INVESTMENTS, INC., WHICH RESULTED FROM A DESIRE BY THE PARTIES TO MUTUALLY BENEFIT EACH OTHER AND THE OVERALL ENHANCEMENT OF THE GENERAL AREA. THE SITE HAS BEEN DESIGNED TO MASS BUILDINGS WITHIN THE INTERIOR OF THE PROPERTY AND DIRECT VEHICULAR TRAFFIC AS FAR FROM THE ABUTTING MULTI-FAMILY RESIDENTIAL DEVELOPMENTS AS POSSIBLE WITH VACANT WOODED AREA OWNED BY APPLICANT COMPRISING THE MAJORITY OF THE NORTHERN AND EASTERN BOUNDARIES OF THE PROPERTY.

(vi) Will not result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, dust or physical activities taking into account existing uses or zoning in the vicinity.
THE PROPOSED USE WILL NOT CREATE OBJECTIONABLE OR EXCESSIVE, NOISE, LIGHTS, VIBRATIONS, FUMES, DUST, OR PHYSICAL ACTIVITY. THE SCHOOL IMPROVEMENTS WILL BE LARGELY SURROUNDED BY WOODED PROPERTY OWNED BY APPLICANT AND OTHER COMMERCIAL PROPERTIES. ADDITIONALLY, APPLICANT WILL PROVIDE SCREENING AND LIGHTING CONSISTENT WITH PART 4 AND 12 OF THE ZONING CODE.

(vii) Will not overburden existing public services and facilities.
THE PROPOSED USE WILL NOT OVERBURDEN EXISTING PUBLIC SERVICES AND FACILITIES. A JEA LETTER CONFIRMING THE AVAILABILITY OF CAPACITY TO PROVIDE SERVICE HAS BEEN PROVIDED.

(viii) Will be sufficiently accessible to permit entry onto the property by fire, police, rescue and other services.
THE SITE WILL BE SUFFICIENTLY ACCESSIBLE TO PERMIT ENTRY ONTO THE PROPERTY BY FIRE, POLICE, RESCUE AND OTHER SERVICES FROM THE ADJACENT PUBLIC RIGHT-OF-WAY.

(ix) Will be consistent with the definition of an exception, the standards and criteria of the zoning classification in which such use is proposed to be located and all other requirements for such particular use set for elsewhere in the Zoning Code (Chapter 656, Ordinance Code) or as otherwise adopted by the Planning Commission.
THE PROPOSED USE WILL BE CONSISTENT WITH THE DEFINITION OF "ZONING EXCEPTION" PROVIDED IN SECTION 656.1601 OF THE CODE: A USE THAT WOULD NOT BE APPROPRIATE GENERALLY OR WITHOUT RESTRICTION THROUGHOUT THE ZONING DISTRICT BUT WHICH, IF CONTROLLED AS TO NUMBER, AREA, LOCATION OR RELATION TO THE NEIGHBORHOOD, COULD PROMOTE THE PUBLIC HEALTH, SAFETY, WELFARE, MORALS, ORDER, COMFORT, CONVENIENCE, APPEARANCE, PROSPERITY OR GENERAL WELFARE. THE PROPERTY IS ZONED BOTH CCG-1 AND CCG-2. WITHIN THE CCG-1 AND CCG-2 DISTRICT REGULATIONS, "SCHOOLS MEETING THE PERFORMANCE STANDARDS AND DEVELOPMENT CRITERIA SET FORTH IN PART 4" IS A DESIGNATED PERMISSIBLE USE BY EXCEPTION. THE PROPOSED USE MEETS THE SUPPLEMENTAL CRITERIA OF PART 4. SPECIFICALLY, THE PROPERTY IS LARGER THAN TWO (2) ACRES AND IS ADEQUATE IN SIZE TO ACCOMMODATE THE STUDENTS WHO WILL ATTEND THE SCHOOL. ALL RECREATIONAL AREAS WILL HAVE THE REQUISITE VISUAL BUFFERS, AND LIGHTING WILL BE INSTALLED SO AS TO PREVENT GLARE OF EXCESSIVE LIGHT ON ADJACENT PROPERTIES. THE SITE PLAN DEPICTS THE REQUIRED ITEMS CONSISTENT WITH PART 4, SECTION 656.401(T) OF THE ZONING CODE.

## Public Hearings

Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the Planning Commission. The owner and/or authorized agent must be present at the public hearing.

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

## Application Certification

I HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

☑ Agreed to and submitted

## Filing Fee Information

| | |
|---|---|
| **1) Non-residential District Base Fee** | $1,173.00 |
| **2) Plus Notification Costs Per Addressee** | |
| **96 Notifications @ $7.00/each:** | $672.00 |
| **3) Total Application Cost:** | $1,845.00 |

*** Applications filed to correct existing zoning violations are subject to a double fee.**

**** The fee for the advertisement is in addition to the above fees. The newspaper will send the invoice directly to the applicant.**

**EXHIBIT 1**

**LEGAL DESCRIPTION**

Parcel 1 RE# 162883 0009:

A PART OF GOVERNMENT LOT 16, SECTION 18, TOGETHER WITH A PART OF SECTION 19, ALL IN TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

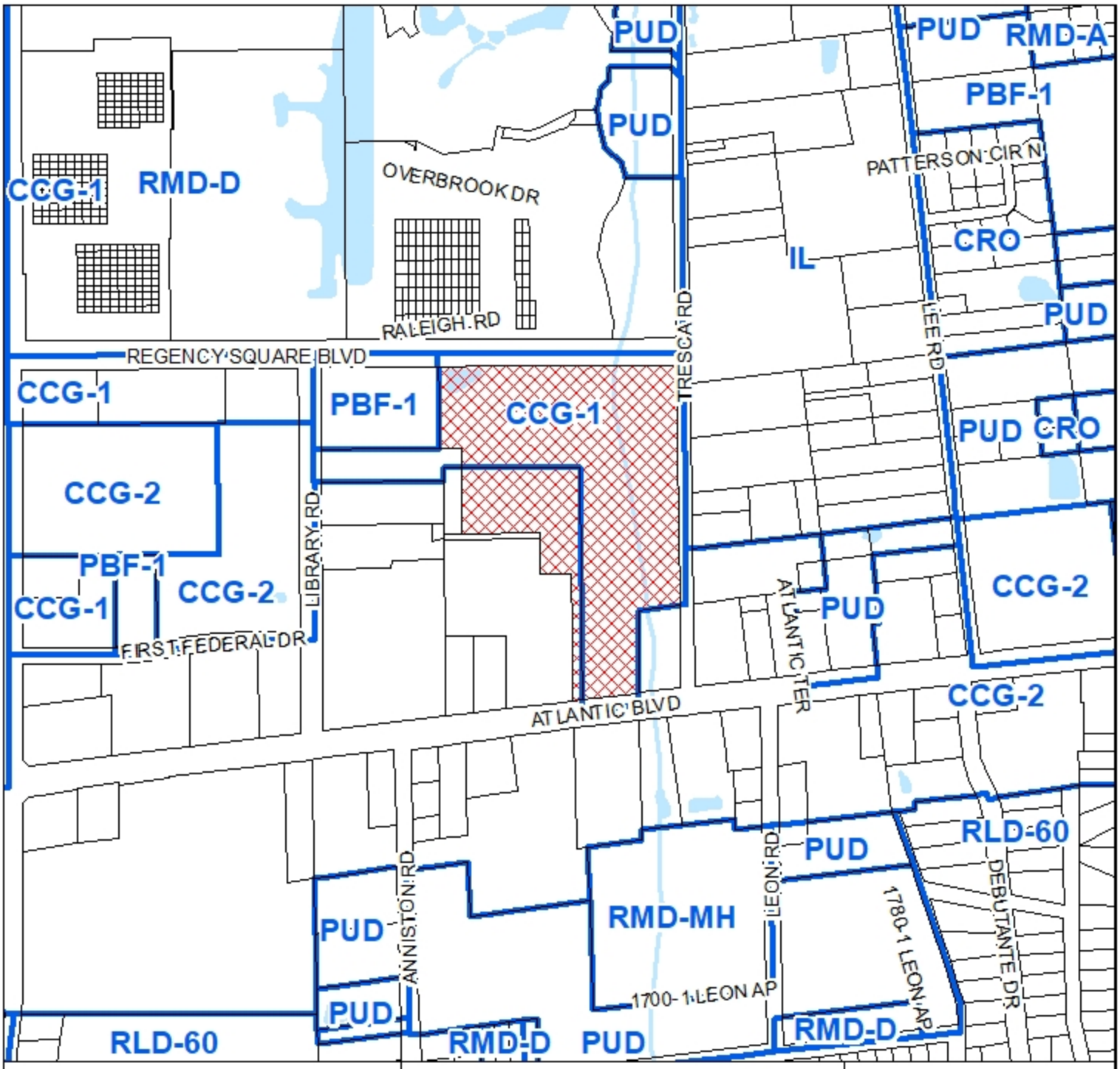
FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEASTERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 3220, PAGE 361 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF REGENCY BOULEVARD EXTENSION (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF REGENCY BOULEVARD EXTENSION TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF TRESCA ROAD (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF TRESCA ROAD TO THE NORTHEASTERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 5047, PAGE 212 OF SAID PUBLIC RECORDS; THENCE WESTERLY TO THE NORTHWESTERLY CORNER OF SAID LANDS; THENCE SOUTHERLY TO THE SOUTHWESTERLY CORNER OF SAID LANDS, SAID CORNER LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD (STATE ROAD NO.10); THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD TO THE SOUTHEASTERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 5040, PAGE 741; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5040, PAGE 741 AND THE EASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 5888, 2253 TO THE NORTHEASTERLY CORNER OF SAID LANDS RECORDED IN OFFICIAL RECORDS VOLUME 5888, PAGE 2253; THENCE WESTERLY TO THE NORTHWESTERLY CORNER OF SAID LANDS; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 5888, PAGE 2253 TO THE NORTHEASTERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 3791, PAGE 50 OF SAID PUBLIC RECORDS; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 3791, PAGE 50 TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF LIBRARY ROAD AS ESTABLISHED BY OFFICIAL RECORDS VOLUME 4181, PAGE 346 AND OFFICIAL RECORDS VOLUME 4298, PAGE 458 OF SAID PUBLIC RECORDS; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF LIBRARY ROAD TO THE SOUTHWESTERLY CORNER OF AFOREMENTIONED LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 3220, PAGE 361 OF SAID PUBLIC RECORDS; THENCE EASTERLY TO THE SOUTHEASTERLY CORNER OF SAID LANDS; THENCE NORTHERLY TO THE NORTHEASTERLY CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 3220, PAGE 361 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Parcel 2 RE# 162883 0017:

PART OF SECTIONS 18 AND 19, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

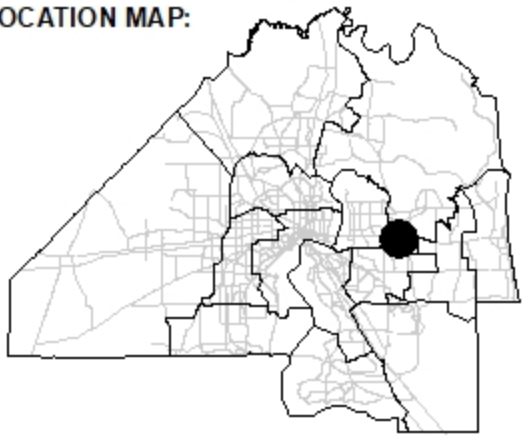
FOR A POINT OF COMMENCEMENT START AT THE NORTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3220, PAGE 361 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-W A Y LINE OF REGENCY SQUARE BOULEY ARD EXTENSION (A 100 FOOT RIGHT-OF-WA Y AS NOW ESTABLISHED). THENCE S00°27'00"E, A DISTANCE OF 300.00; THENCE A BEARING OF S89°59'35"W, A DISTANCE OF 78.33'; THENCE S00°27'00"E, A DISTANCE OF 70.03' TO A POINT ON THE CENTERLINE OF A 40' DRAINAGE EASEMENT RECORDED IN O.R.B. 3324 PAGE 44; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CENTERLINE OF DRAINAGE EASEMENT, A BEARING OF N89°40'25"E AND A DISTANCE OF 430.99'; THENCE S00°33'49"E, A DISTANCE OF 847.41' TO A POINT ALONG THE NORTHERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD (A 100; RIGHT OF WAY); THENCE ALONG SAID RIGHT OF WAY LINE; A BEARING OF S83°24'39"W, A DISTANCE OF 35.20'. THENCE DEPARTING THE NORTH RIGHT OF WAY LINE OF ATLANTIC BOULEVARD; A BEARING OF N00°33'49"W, AND A DISTANCE OF 463.27'; THENCE S89°26'11"W, A DISTANCE OF 113.00'; THENCE N 00°33'49"W, A DISTANCE OF 150.00' TO A POINT ON THE NORTH LINE OF ORB 5597 PG 1319 & ORB 379 PG 50; THENCE ALONG SAID NORTH LINE, A BEARING OF S89°26'11"W, A DISTANCE OF 283.87'; THENCE DEPARTING SAID NORTH LINE A BEARING OF N00°19'35"W, A DISTANCE OF 237.90 FEET BACK TO THE POINT OF BEGINNING.




REQUEST SOUGHT:

**PRIVATE SCHOOL FOR MIDDLE AND HIGH**

LOCATION MAP:



N
W
E
S

0 200 400 800
Feet

COUNCIL DISTRICT:

1

TRACKING NUMBER

**T-2025-6456**

**EXHIBIT 2**
**PAGE 1 OF 1**

Doc # 2024054548, OR BK 20983 Page 999, Number Pages: 4,
Recorded 03/20/2024 08:07 AM, JODY PHILLIPS CLERK CIRCUIT COURT DUVAL COUNTY
RECORDING $35.50 DEED DOC ST $7000.00

Prepared by and return to:

Richard W. Hawthorne, Esquire
Driver, McAfee, Hawthorne & Diebenow, PLLC
One Independent Drive, Suite 1200
Jacksonville, Florida 32202

Tax Parcel: portion of 162883-0010

# SPECIAL WARRANTY DEED

This Special Warranty Deed is made as of the 12th day of March, 2024 by **T.J.T. INVESTMENTS, INC.**, a Florida corporation ("Grantor"), whose post office address is 9876 Atlantic Boulevard, Jacksonville, Florida 32225, to **GREENWOOD SCHOOL, INC.**, a Florida not-for-profit corporation ("Grantee"), whose post office address is 9920 Regency Square Boulevard, Jacksonville, Florida 32225.

[Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations and limited liability companies, wherever the context so admits or requires.]

**WITNESSETH:** Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto Grantee, all that certain land situated in Duval County, Florida as more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

**TOGETHER**, with all the rights, tenements, improvements, hereditaments, easements, and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND**, Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and Grantor hereby covenants that Grantor will warrant and defend title to the Property against the lawful claims of all persons claiming by, through, or under Grantor alone, but against none other, subject to the matters set forth on Exhibit B attached hereto and incorporated herein by this reference; provided, however, this reference shall not serve to reimpose the same.

[*remainder of page intentionally left blank; signature page follows*]

**IN WITNESS WHEREOF**, Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

Signed, sealed, and delivered
in the presence of:

Signature of Witness 1

Megan B Del Pizzo
Print Name of Witness 1

9850 Atlantic Blvd
Jacksonville, FL 32225
Post Office Address of Witness 1

Signature of Witness 2

Brian J Bush
Print Name of Witness 2

9850 Atlantic Blvd
Jacksonville, FL 32225
Post Office Address of Witness 2

**GRANTOR:**

T.J.T. INVESTMENTS, INC., a Florida corporation

By: _____

Name: John P. Bush

Title: President

**STATE OF FLORIDA**

**COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11th day of March, 2024, by John P. Bush, as President of T.J.T. INVESTMENTS, INC., a Florida corporation, on behalf of the corporation, who is ☒ personally known to me or ☐ produced _____ as identification.

STEPHEN F. DEVITO
Commission # HH 202116
Expires December 5, 2025

_____
Signature

Print Name: _____
Notary Public, State and County aforesaid
Commission No.: _____
My Commission Expires: _____

# EXHIBIT A

## Legal Description

PART OF SECTIONS 18 AND 19, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF COMMENCEMENT START AT THE NORTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3220, PAGE 361 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF REGENCY SQUARE BOULEVARD EXTENSION (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED). THENCE S00°27'00"E, A DISTANCE OF 300.00; THENCE A BEARING OF S89°59'35"W, A DISTANCE OF 78.33'; THENCE S00°27'00"E, A DISTANCE OF 70.03' TO A POINT ON THE CENTERLINE OF A 40' DRAINAGE EASEMENT RECORDED IN O.R.B. 3324 PAGE 44; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CENTERLINE OF DRAINAGE EASEMENT, A BEARING OF N89°40'25"E AND A DISTANCE OF 430.99'; THENCE S00°33'49"E, A DISTANCE OF 847.41' TO A POINT ALONG THE NORTHERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD (A 100; RIGHT OF WAY); THENCE ALONG SAID RIGHT OF WAY LINE; A BEARING OF S83°24'39"W, A DISTANCE OF 35.20'. THENCE DEPARTING THE NORTH RIGHT OF WAY LINE OF ATLANTIC BOULEVARD; A BEARING OF N00°33'49"W, AND A DISTANCE OF 463.27'; THENCE S89°26'11"W, A DISTANCE OF 113.00'; THENCE N 00°33'49"W, A DISTANCE OF 150.00' TO A POINT ON THE NORTH LINE OF ORB 5597 PG 1319 & ORB 379 PG 50; THENCE ALONG SAID NORTH LINE, A BEARING OF S89°26'11"W, A DISTANCE OF 283.87'; THENCE DEPARTING SAID NORTH LINE A BEARING OF N00°19'35"W, A DISTANCE OF 237.90 FEET BACK TO THE POINT OF BEGINNING.

## EXHIBIT B

### Permitted Exceptions

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.

2. Easements, covenants, restrictions and other matters of record.

3. Matters which would be shown by an accurate survey or inspection of the Property.

**City of Jacksonville**
**Planning & Development Department**
**214 N. Hogan Street, Suite 300**
**Jacksonville, Florida 32202**

# AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
**Corporation/Partnership/Trust/Other Entity**

Greenwood School, Inc.
Owner (Affiant) Name

0 Atlantic Boulevard and 9920 Regency Boulevard, Jacksonville, FL 32225
Address(es) for Subject Property

162883 0017 & 162883 0009
Real Estate Parcel Number(s) for Subject Property

Driver, McAfee, Hawthorne & Diebenow, PLLC
Appointed or Authorized Agent(s)

Land use amendment, rezoning, administrative deviation and such other applications for entitlement
Type of Request(s)/Application(s)

**STATE OF** FLORIDA

**COUNTY OF** DUVAL

BEFORE ME, the undersigned authority, this day personally appeared Jacqueline Herman who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the HEAD OF SCHOOL of Greenwood School, Inc., a Florida Not for Profit Corporation (the "Entity") that is the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above-noted request(s)/application(s) being made to the City of Jacksonville.*

2. Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.

3. That I, the undersigned, as an authorized representative of the Entity, have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on behalf of said Entity in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent the Entity, I attest that the application(s) is/are made in good faith.

4. Affiant further acknowledges that any change in ownership of the Subject Property and/or the designated agent(s) that occur prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require that a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.

5. I acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

**FURTHER AFFIANT SAYETH NAUGHT.**

Jacqueline Herman
Signature of Affiant

Jacqueline Herman
Printed/Typed Name of Affiant

*** Affiant shall provide documentation illustrating that Affiant is an authorized representative of the entity-owner of the Subject Property. This may be shown through a corporate resolution, power of attorney, printout from Sunbiz.org, trust agreement, etc.**

**NOTARIAL CERTIFICATE**

Sworn to and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 8th, day of July, 2025, by Jacqueline Herman who is ☑ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced PERSONALLY KNOWN

Bernice E. Green
Notary Public Signature

Bernice E. Green
Printed/Typed Name - Notary Public

My commission expires: 12/27/2025

[NOTARY SEAL]

Notary Public State of Florida
Bernice E. Green
My Commission
HH 211444
Exp.12/27/2025

**NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.**

**GREENWOOD SCHOOL INC**
9920 REGENCY SQUARE BV
JACKSONVILLE, FL 32225

**Primary Site Address**
9920 REGENCY SQUARE BLVD
Jacksonville FL 32225-

**Official Record Book/Page**
20983-00988

**Tile #**
8418

## 9920 REGENCY SQUARE BLVD

Property Detail

| | |
|---|---|
| **RE #** | 162883-0009 |
| **Tax District** | GS |
| **Property Use** | 7200 Pvt/Sch/Coll |
| **# of Buildings** | 2 |
| **Legal Desc.** | For full legal description see Land & Legal section below |
| **Subdivision** | 00000 SECTION LAND |
| **Total Area** | 567046 |

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 | 2024 Certified | 2025 In Progress |
|---|---|---|
| **Value Method** | CAMA | CAMA |
| **Total Building Value** | $0.00 | $3,090,924.00 |
| **Extra Feature Value** | $0.00 | $61,853.00 |
| **Land Value (Market)** | $0.00 | $3,393,632.00 |
| **Land Value (Agric.)** | $0.00 | $0.00 |
| **Just (Market) Value** | $0.00 | $6,546,409.00 |
| **Assessed Value** | $0.00 | $6,343,450.00 |
| **Cap Diff/Portability Amt** | $0.00 / $0.00 | $202,959.00 / $0.00 |
| **Exemptions** | $0.00 | See below |
| **Taxable Value** | $0.00 | 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

| | |
|---|---|
| Assessed Value | $6,343,450.00 |
| Educational (522) | - $6,343,450.00 |
| **Taxable Value** | **$0.00** |

SJRWMD/FIND Taxable Value

| | |
|---|---|
| Assessed Value | $6,343,450.00 |
| Educational (522) | - $6,343,450.00 |
| **Taxable Value** | **$0.00** |

`School Taxable Value

| | |
|---|---|
| Assessed Value | $6,546,409.00 |
| Educational (522) | - $6,546,409.00 |
| **Taxable Value** | **$0.00** |

## Sales History

| Book/Page | Sale Date | Sale Price | Deed Instrument Type Code | Qualified/Unqualified | Vacant/Improved |
|---|---|---|---|---|---|
| 20983-00988 | 2/2/1972 | $100.00 | CE - Conservation Easement | Unqualified | Improved |
| 20966-02295 | 3/3/2024 | $100.00 | CE - Conservation Easement | Unqualified | Vacant |
| 19550-00816 | 12/8/2020 | $100.00 | CE - Conservation Easement | Unqualified | Vacant |
| 10752-02298 | 10/9/2002 | $100.00 | MS - Miscellaneous | Unqualified | Improved |
| 10752-02296 | 10/9/2002 | $100.00 | MS - Miscellaneous | Unqualified | Improved |
| 10711-01493 | 10/9/2002 | $100.00 | QC - Quit Claim | Unqualified | Improved |
| 10266-00013 | 12/6/2001 | $100.00 | CE - Conservation Easement | Unqualified | Vacant |
| 10092-00046 | 7/20/2001 | $75,000.00 | SW - Special Warranty | Unqualified | Vacant |
| 10092-00043 | 7/16/2001 | $100.00 | QC - Quit Claim | Unqualified | Vacant |
| 09839-01266 | 12/28/2000 | $100.00 | MS - Miscellaneous | Unqualified | Vacant |
| 09501-02445 | 12/21/1999 | $10,000.00 | MS - Miscellaneous | Unqualified | Vacant |
| 09389-00573 | 8/12/1999 | $100.00 | SW - Special Warranty | Unqualified | Vacant |
| 08131-01770 | 6/26/1995 | $100.00 | MS - Miscellaneous | Unqualified | Improved |
| 06253-01631 | 12/31/1986 | $100.00 | MS - Miscellaneous | Unqualified | Improved |

## Extra Features

| LN | Feature Code | Feature Description | Bldg. | Length | Width | Total Units | Value |
|---|---|---|---|---|---|---|---|
| 1 | PVAC1 | Paving Asphalt | 1 | 0 | 0 | 25,860.00 | $22,809.00 |
| 1 | SWSC6 | Sprinkler Wet System | 2 | 0 | 0 | 8,502.00 | $4,931.00 |
| 2 | LPCC1 | Light Pole Concrt | 1 | 0 | 0 | 13.00 | $4,232.00 |
| 3 | LITC1 | Lighting Fixtures | 1 | 0 | 0 | 15.00 | $4,106.00 |
| 4 | SWSC6 | Sprinkler Wet System | 1 | 0 | 0 | 23,512.00 | $13,637.00 |
| 5 | FCLC1 | Fence Chain Link | 1 | 0 | 0 | 310.00 | $1,562.00 |
| 6 | WMCC1 | Wall Masonry/Concrt | 1 | 0 | 0 | 520.00 | $1,390.00 |
| 7 | WMCC1 | Wall Masonry/Concrt | 1 | 0 | 0 | 204.00 | $606.00 |
| 8 | PVCC1 | Paving Concrete | 1 | 0 | 0 | 4,115.00 | $7,555.00 |
| 9 | DKWC2 | Deck Wooden | 1 | 16 | 8 | 128.00 | $1,025.00 |

## Land & Legal

Land

| LN | Code | Use Description | Zoning Assessment | Front | Depth | Category | Land Units | Land Type | Land Value |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 1000 | COMMERCIAL | CCG-1 | 0.00 | 0.00 | Common | 308,404.00 | Square Footage | $3,392,444.00 |

Legal

| LN | Legal Description |
|---|---|
| 1 | 18-2S-28E 13.02 |
| 2 | PT GOVT LOTS 16,17, |
| 3 | PT GOVT LOTS 4,5 SEC 19-2S-28E |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 2 | 9613 | CONSERVATION EASEMENT | CCG-1 | 0.00 | 0.00 | Common | 5.94 | Acreage | $1,188.00 |

| | |
|---|---|
| 4 | RECD O/R 10752-2298(EX |
| 5 | PT RECD O/R 20983-1003) |

## Buildings

Building 1

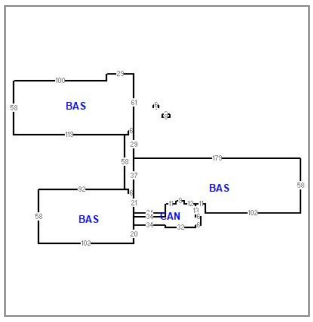
Building 1 Site Address
9920 REGENCY SQUARE BLVD Unit
Jacksonville FL 32225-

| | |
|---|---|
| **Building Type** | 7201 - PRIVATE SCHOOL |
| **Year Built** | 2002 |
| **Building Value** | $2,277,201.00 |

| Type | Gross Area | Heated Area | Effective Area |
|---|---|---|---|
| Unfin Det Utility | 24 | 0 | 7 |
| Unfin Det Utility | 18 | 0 | 5 |
| Base Area | 7661 | 7661 | 7661 |
| Canopy | 628 | 0 | 157 |
| Base Area | 9959 | 9959 | 9959 |
| Canopy | 1196 | 0 | 299 |
| Base Area | 5892 | 5892 | 5892 |
| Total | 25378 | 23512 | 23980 |

| Element | Code | Detail |
|---|---|---|
| Exterior Wall | 22 | 22 Precast Panel |
| Roof Struct | 9 | 9 Rigid Fr/Bar J |
| Roofing Cover | 4 | 4 Built Up/T&G |
| Interior Wall | 5 | 5 Drywall |
| Int Flooring | 7 | 7 Cork/Vnyl Tile |
| Heating Fuel | 4 | 4 Electric |
| Heating Type | 4 | 4 Forced-Ducted |
| Air Cond | 4 | 4 Packaged Unit |
| Comm Htg & AC | 1 | 1 Not Zoned |
| Comm Frame | 2 | 2 B-Reinfrcd Con |
| Ceiling Wall Finish | 5 | 5 S Ceil Wall Fin |

| Element | Code | Detail |
|---|---|---|
| Stories | 1.000 | |
| Baths | 58.000 | |
| Rooms / Units | 42.000 | |
| Avg Story Height | 12.000 | |




## 2024 Notice of Proposed Property Taxes Notice (TRIM Notice)

### 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.

No information available

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

### More Information

ontact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record

# Detail by Entity Name

Florida Not For Profit Corporation
GREENWOOD SCHOOL, INC.

**Filing Information**

| | |
|---|---|
| **Document Number** | 730942 |
| **FEI/EIN Number** | 59-1579415 |
| **Date Filed** | 10/17/1974 |
| **State** | FL |
| **Status** | ACTIVE |
| **Last Event** | NAME CHANGE AMENDMENT |
| **Event Date Filed** | 09/25/1985 |
| **Event Effective Date** | NONE |

**Principal Address**

9920 REGENCY SQUARE BLVD
JACKSONVILLE, FL 32225

Changed: 05/01/2002

**Mailing Address**

9920 REGENCY SQUARE BLVD
JACKSONVILLE, FL 32225

Changed: 05/01/2002

**Registered Agent Name & Address**

Herman, Jacqueline
9920 REGENCY SQUARE BLVD
JACKSONVILLE, FL 32225

Name Changed: 03/22/2022

Address Changed: 04/07/2014

**Officer/Director Detail**

**Name & Address**

Title Vice Chair Executive Council

Morrow, Louise
9920 Regency Square Blvd.
Jacksonville, FL 32225

Title Chair Executive Council

DeVault, Shelley
9920 REGENCY SQUARE BLVD
JACKSONVILLE, FL 32225

Title Building & Grounds Chair

Waters, Wayne
9920 Regency Square Blvd.
Jacksonville, FL 32225

Title Treasurer, Finance Committee

Plotkin, Jennifer
9920 Regency Square Blvd.
Jacksonville, FL 32225

Title CEO

Herman, Jacqueline
925 W. Grist Mill Court
Ponte Vedra Beach, FL 32082

Title Finance Committee

Mayes, Gary
9920 REGENCY SQUARE BLVD
JACKSONVILLE, FL 32225

Title Building & Grounds Committee

Wise, Michael
9920 REGENCY SQUARE BLVD
JACKSONVILLE, FL 32225

Title Secretary Executive Council

Brownlee, Christopher
9920 REGENCY SQUARE BLVD
JACKSONVILLE, FL 32225

Title Advancement Committee/ School Liaison

von Thron, Ann
9920 REGENCY SQUARE BLVD
JACKSONVILLE, FL 32225

Title Advancement Committee

Sunkireddy, Hannah
9920 Regency Square Blvd
Jacksonville, FL 32225

Title Advancement Committee

Stepp, Sue
9920 Regency Square Blvd
Jacksonville, FL 32225

Title Advancement Committee

Applewhite, Morris
9920 Regency Square Blvd
Jacksonville, FL 32225

**Annual Reports**

| Report Year | Filed Date |
|---|---|
| 2023 | 04/27/2023 |
| 2024 | 02/20/2024 |
| 2025 | 01/20/2025 |

**Document Images**

| | |
|---|---|
| 01/20/2025 -- ANNUAL REPORT | View image in PDF format |
| 02/20/2024 -- ANNUAL REPORT | View image in PDF format |
| 06/22/2023 -- AMENDED ANNUAL REPORT | View image in PDF format |
| 04/27/2023 -- ANNUAL REPORT | View image in PDF format |
| 03/22/2022 -- ANNUAL REPORT | View image in PDF format |
| 07/27/2021 -- AMENDED ANNUAL REPORT | View image in PDF format |
| 01/22/2021 -- ANNUAL REPORT | View image in PDF format |
| 07/28/2020 -- AMENDED ANNUAL REPORT | View image in PDF format |
| 07/07/2020 -- AMENDED ANNUAL REPORT | View image in PDF format |
| 03/18/2020 -- ANNUAL REPORT | View image in PDF format |
| 01/29/2019 -- ANNUAL REPORT | View image in PDF format |
| 02/27/2018 -- ANNUAL REPORT | View image in PDF format |
| 02/21/2017 -- ANNUAL REPORT | View image in PDF format |
| 03/02/2016 -- ANNUAL REPORT | View image in PDF format |
| 03/05/2015 -- ANNUAL REPORT | View image in PDF format |
| 04/07/2014 -- ANNUAL REPORT | View image in PDF format |
| 03/19/2013 -- ANNUAL REPORT | View image in PDF format |
| 01/04/2012 -- ANNUAL REPORT | View image in PDF format |
| 01/20/2011 -- ANNUAL REPORT | View image in PDF format |
| 01/25/2010 -- ANNUAL REPORT | View image in PDF format |
| 03/25/2009 -- ANNUAL REPORT | View image in PDF format |
| 04/22/2008 -- ANNUAL REPORT | View image in PDF format |

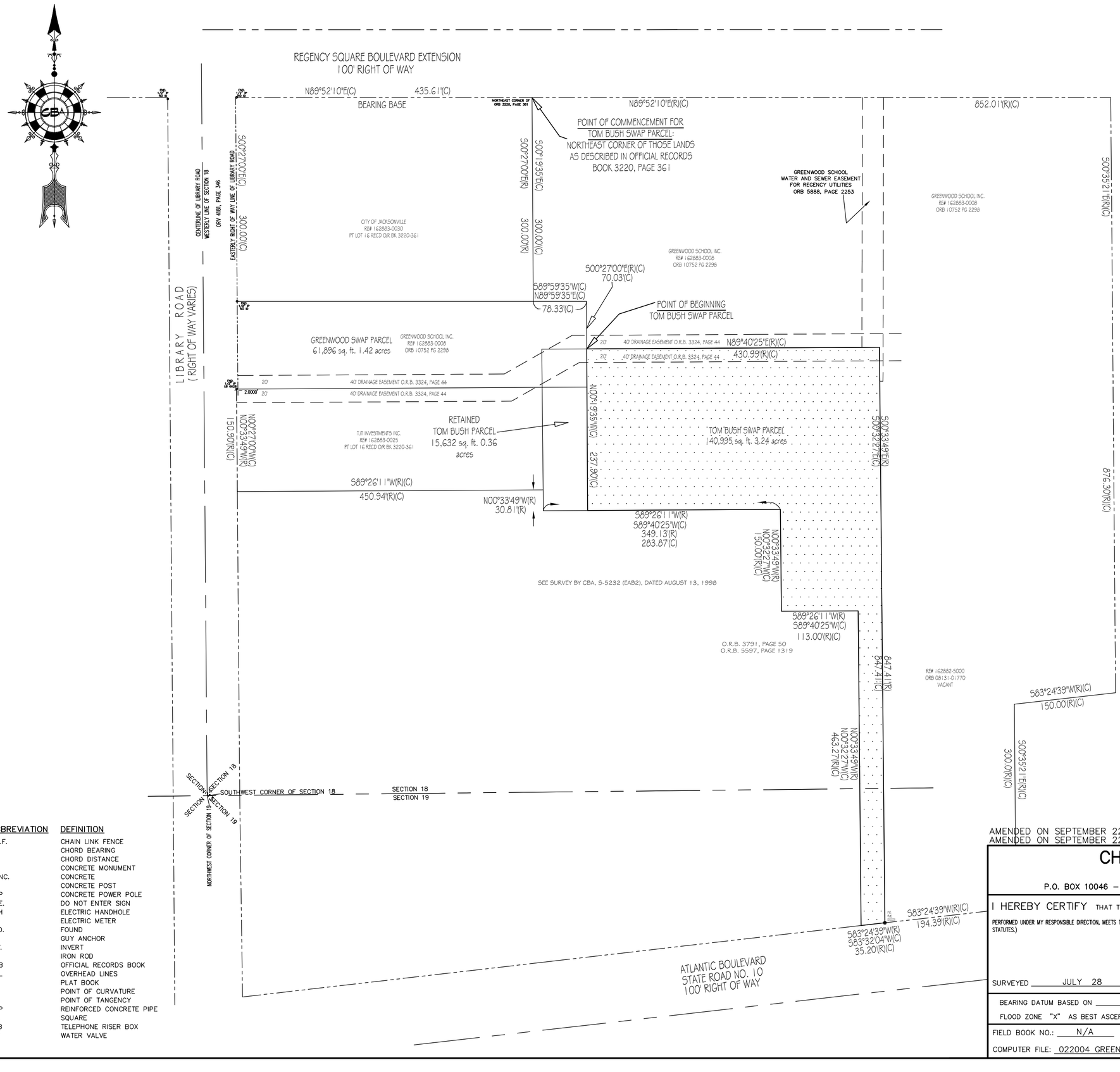
| | |
|---|---|
| 02/21/2007 -- ANNUAL REPORT | View image in PDF format |
| 01/26/2006 -- ANNUAL REPORT | View image in PDF format |
| 05/05/2005 -- ANNUAL REPORT | View image in PDF format |
| 07/16/2004 -- ANNUAL REPORT | View image in PDF format |
| 05/14/2003 -- ANNUAL REPORT | View image in PDF format |
| 05/01/2002 -- ANNUAL REPORT | View image in PDF format |
| 04/04/2001 -- ANNUAL REPORT | View image in PDF format |
| 04/21/2000 -- ANNUAL REPORT | View image in PDF format |
| 04/02/1999 -- ANNUAL REPORT | View image in PDF format |
| 04/09/1998 -- ANNUAL REPORT | View image in PDF format |
| 04/10/1997 -- ANNUAL REPORT | View image in PDF format |
| 04/16/1996 -- ANNUAL REPORT | View image in PDF format |
| 04/25/1995 -- ANNUAL REPORT | View image in PDF format |

# MAP SHOWING SURVEY OF:

TOM BUSH SWAP PARCEL:

PART OF SECTIONS 18 AND 19, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF COMMENCEMENT START AT THE NORTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3220, PAGE 361 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF REGENCY SQUARE BOULEVARD EXTENSION (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED). THENCE S00°27'00"E, A DISTANCE OF 300.00; THENCE A BEARING OF S89°59'35"W, A DISTANCE OF 78.33'; THENCE S00°27'00"E, A DISTANCE OF 70.03 TO A POINT ON THE CENTERLINE OF A 40' DRAINAGE EASEMENT RECORDED IN O.R.B. 3324 PAGE 44; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CENTERLINE OF DRAINAGE EASEMENT, A BEARING OF N89°40'25"E AND A DISTANCE OF 430.99'; THENCE S00°33'49"E, A DISTANCE OF 847.41' TO A POINT ALONG THE NORTHERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD (A 100' RIGHT OF WAY); THENCE ALONG SAID RIGHT OF WAY LINE; A BEARING OF S83°24'39"W, A DISTANCE OF 35.20'. THENCE DEPARTING THE NORTH RIGHT OF WAY LINE OF ATLANTIC BOULEVARD; A BEARING OF N00°33'49"W, AND A DISTANCE OF 463.27; THENCE S89°26'11"W, A DISTANCE OF 113.00'; THENCE N00°33'49"W, A DISTANCE OF 150.00' TO A POINT ON THE NORTH LINE OF ORB 5597 PG 1319 & ORB 379 PG 50; THENCE ALONG SAID NORTH LINE, A BEARING OF S89°26'11"W, A DISTANCE OF 283.87'; THENCE DEPARTING SAID NORTH LINE A BEARING OF N00°19'35"W, A DISTANCE OF 237.90 BACK TO THE POINT OF BEGINNING.

SUBJECT LANDS BEING DESCRIBED AS ±140,995 SQ. FT. AND/OR ± 3.24 ACRES.




## GRAPHIC SCALE

100 0 50 100 200 400

( IN FEET )
1 inch = 100 ft.

## GENERAL NOTES

1. THIS SURVEY MAP DOES NOT REFLECT OWNERSHIP.
2. SURVEY DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
3. THERE MAY BE UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY.
4. UNLESS OTHERWSE NOTED, RECORD AND MEASURED DIMENSIONS AGREE.
5. THE RELATIVE LINEAR DISTANCE ACCURACY FOR THIS SURVEY EXCEEDS 1:10,000.
6. ALL MEASUREMENTS ARE IN U.S. STANDARD FEET AND WERE MADE WITH A THEODOLITE AND ELECTRONIC DISTANCE MEASURING DEVICE AND/OR STEEL TAPE.
7. THE DIMENSIONS OF THE BUILDING SHOWN HEREON DO NOT REFLECT EAVE OVERHANG, IF ANY.
8. ALL BUILDING TIES ARE PERPENDICULAR TO THE PROPERTY LINES, UNLESS INDICATED OTHERWISE.
9. THIS SURVEY MAP AND/OR SURVEY REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE OF A LICENSED SURVEYOR AND MAPPER AND THE ORIGINAL RAISED SEAL.
10. NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF SURVEYOR.
11. NO TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY HAVE BEEN PROVIDED. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.

| ABBREVIATION | DEFINITION |
|---|---|
| C.L.F. | CHAIN LINK FENCE |
| CB | CHORD BEARING |
| CD | CHORD DISTANCE |
| CM | CONCRETE MONUMENT |
| CONC. | CONCRETE |
| CP | CONCRETE POST |
| CPP | CONCRETE POWER POLE |
| DNE. | DO NOT ENTER SIGN |
| EHH | ELECTRIC HANDHOLE |
| EM | ELECTRIC METER |
| FND. | FOUND |
| GA | GUY ANCHOR |
| INV. | INVERT |
| IR | IRON ROD |
| ORB | OFFICIAL RECORDS BOOK |
| OHL | OVERHEAD LINES |
| PB | PLAT BOOK |
| PC | POINT OF CURVATURE |
| PT | POINT OF TANGENCY |
| RCP | REINFORCED CONCRETE PIPE |
| SQ. | SQUARE |
| TRB | TELEPHONE RISER BOX |
| WV | WATER VALVE |

AMENDED ON SEPTEMBER 22, 2023 TO SHOW SKETCH AND LEGAL DESCRIPTION CHANGES.
AMENDED ON SEPTEMBER 22, 2023 TO SHOW SKETCH AND LEGAL DESCRIPTIONS FOR GREENWOOD AND TOM BUSH.


## CHARLES BASSETT & ASSOC., INC.

**SURVEYORS – MAPPERS – LAND PLANNERS**

P.O. BOX 10046 – FLEMING ISLAND, FLORIDA – 32006 – PHONE (904) 215–0707 – FAX (904) 215–0711


I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL SURVEY,

PERFORMED UNDER MY RESPONSIBLE DIRECTION, MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 2014-147, FLA. ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES.)

CHARLES R. BASSETT, JR., REGISTERED LAND SURVEYOR FLA. NO. 4591

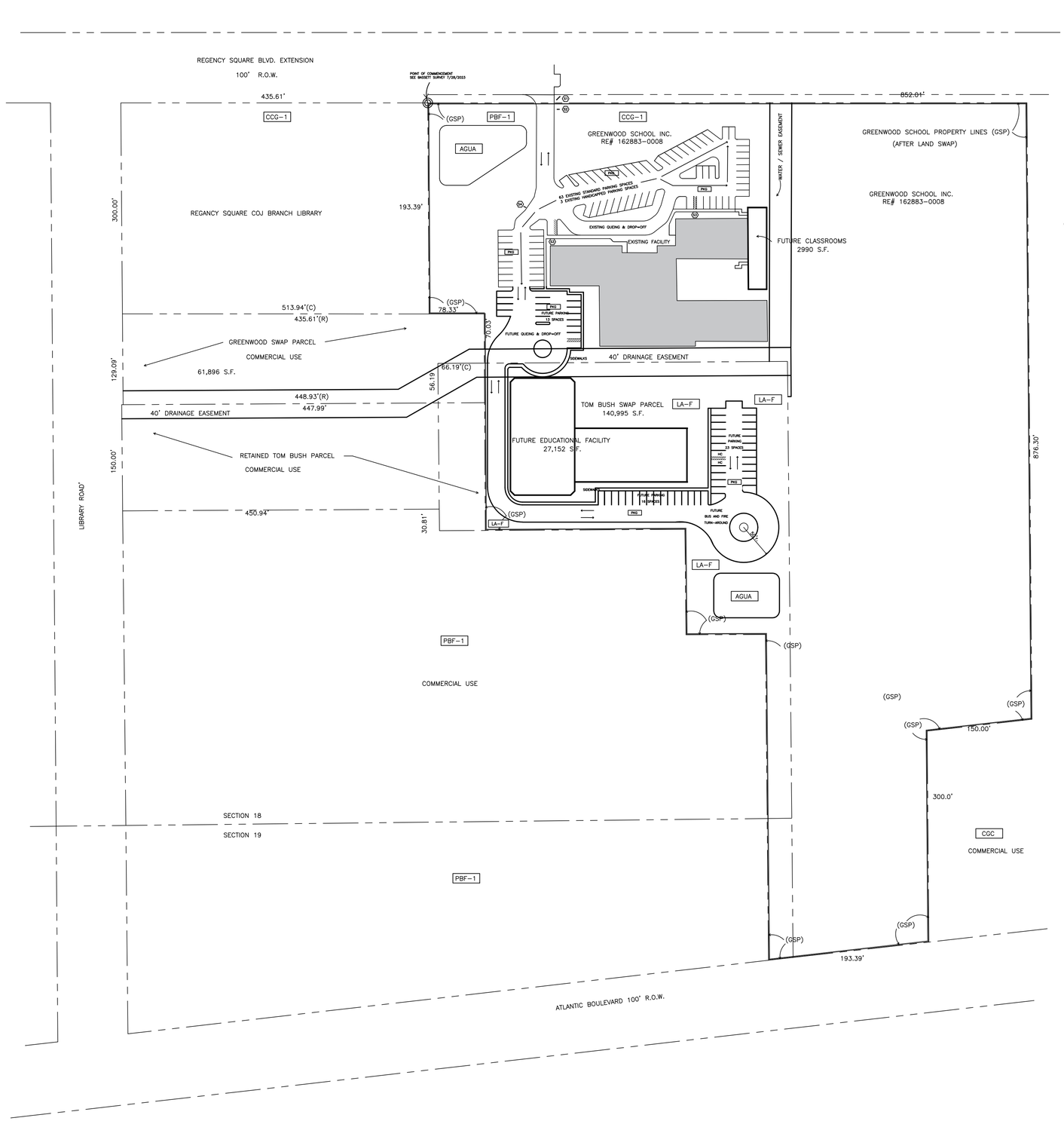
SURVEYED JULY 28, 20 23

BEARING DATUM BASED ON SOUTH RIGHT OF WAY OF REGENCY SQUARE BLVD. BEARING BEING N89°52'10"E

FLOOD ZONE "X" AS BEST ASCERTAINED FROM THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12031C0383 H, DATED: JUNE 3, 2013.

FIELD BOOK NO.: N/A PAGE: N/A LEGAL: N/A ORDER NO.: 02-20-04

COMPUTER FILE: 022004 GREENWOOD SCHOOL.DWG SCALE: 1" = 100' FILE NO.: S-6827-TB SWAP




# SITE PLAN

GRAPHIC SCALE (IN FEET)

100 0 50 100 200

## LEGEND

LAND AREA (GREENWOOD-FINAL) = 16.26 ACRES

CCG-1 EXISTING ZONING CLASSIFICATION

PKG EXISTING PARKING = 66 SPACES
FUTURE PARKING = 56 SPACES

HC HANDICAPPED PARKING SPACES

4' SIDEWALKS AT PARKING AREAS

SIGNS
- GREENWOOD SCHOOL SIGN
- STOP
- HANDICAPPED PARKING
- FACULTY PARKING-NO STUDENT DROP OFF

TWO WAY TRAFFIC

| | |
|---|---|
| EXISTING BUILDING COVERAGE AREA – | 32,900 S.F. |
| FUTURE ADDED BUILDING COVERAGE AREA – | 30600 S.F. |
| TOTAL POTENTIAL FUTURE BUILDING COVERAGE AREA – | 63,500 S.F. |

LA-F FUTURE LANDSCAPED AREAS

AGUA RUNOFF RETENTION AREA

GREENWOOD SCHOOL PROPERTY SITE PLAN

LAND SWAP PHASE

9920 REGENCY SQUARE BLVD., JACKSONVILLE, FLORIDA 32225

| No. | Revisions | Date |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |

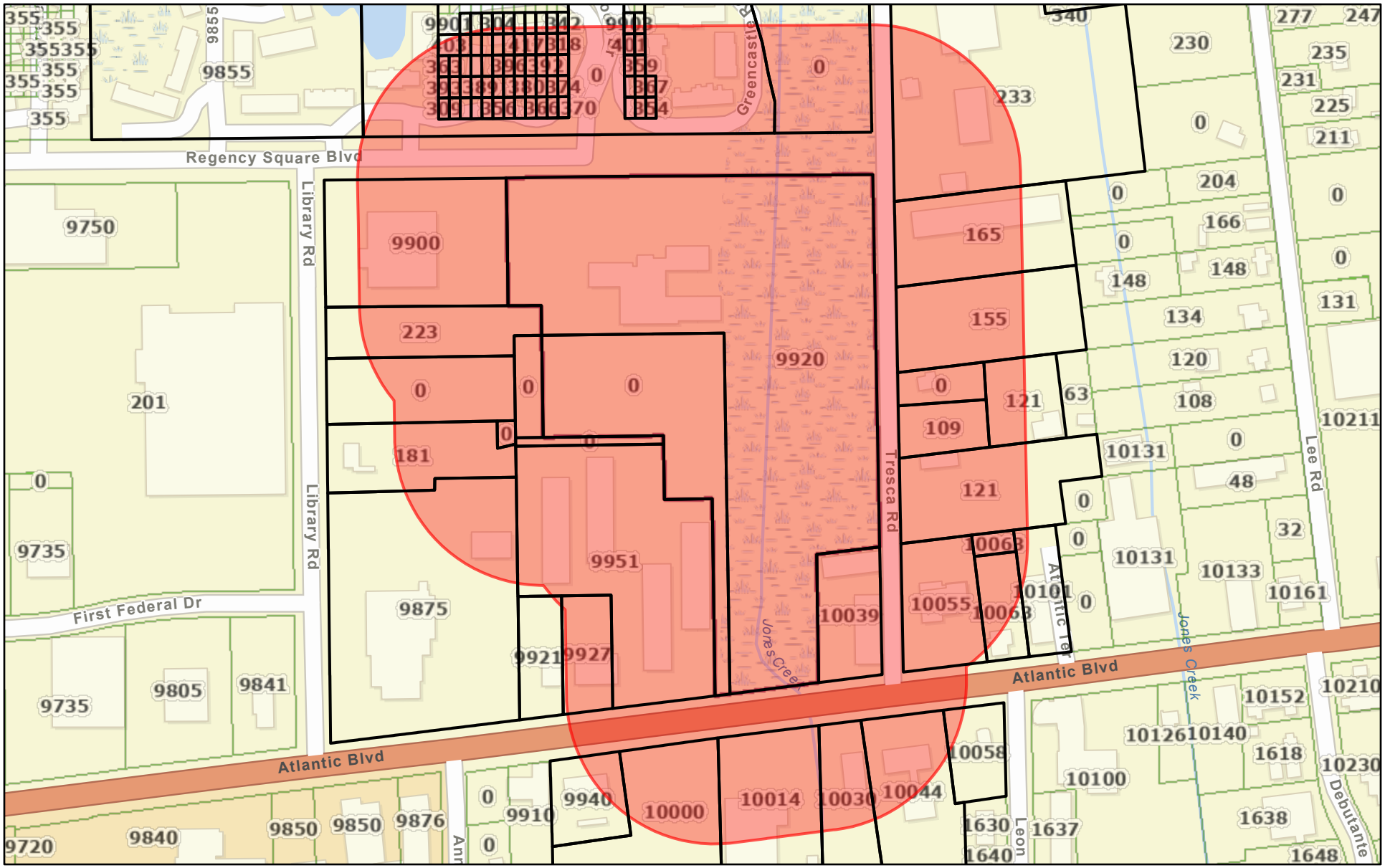
JOEL REITZER, ARCHITECT
FL. LICENSE # AR91309
41 CHRISTOPHER CT.
PALM COAST, FL. 32137
904-607-3636

R4 ARCHITECTURE, LLC

STATE OF FLORIDA
JOEL V. REITZER, JR.
AR91309
REGISTERED ARCHITECT

| | |
|---|---|
| Date | 07-21-2025 |
| Scale | VARIES |
| Drawn | JR |
| Checked By | JR |
| Job | PHASE II |
| Sheet | SITE PLAN |

# Land Development Review




August 28, 2025

289253_T-2025-6456

Parcels

1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

Esri Community Maps Contributors, City of Jacksonville, Nassau County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom,

| RE | LNAME | LNAME2 | MAIL_ADDR1 | MAIL_ADDR2 | MAIL_ADD | MAIL_CITY | MAIL_STA | MAIL_ZIP |
|---|---|---|---|---|---|---|---|---|
| 162883 0066 | ** CONFIDENTIAL ** | | 316 RALEIGH RD # 24 | | | JACKSONV | FL | 32225 |
| 163448 0000 | 10000 ATLANTIC LLC | | 9850 ATLANTIC BLVD | | | JACKSONV | FL | 32225-6536 |
| 162884 0020 | 10039 ATLANTIC BLVD LLC | | 5150 BELFORT RD BLDG 100 | | | JACKSONV | FL | 32256 |
| 162908 0010 | 155 TRESCA GROUP LLC | | 95 N ROSCOE BLVD | | | PONTE VEI | FL | 32082-3625 |
| 162883 0128 | 305 KIRK LAND TRUST | | 305 GREENCASTLE RD 64 | | | JACKSONV | FL | 32225 |
| 162883 2120 | 3584 BATH ROAD LLC | | 1415 N ATLANTIC AVE | | | COCOA BE | FL | 32931-3204 |
| 162883 0070 | ABE ADEWALE AGBOOLA | | 308 RALEIGH RD | | | JACKSONV | FL | 32225 |
| 162883 0077 | ADAMS WALTER L | | 344 RALEIGH RD 35 | | | JACKSONV | FL | 32225-6557 |
| 165258 0010 | AGREE STORES LLC | | 32301 WOODWARD AVE | | | ROYAL OA | MI | 48073 |
| | ARLINGTON EAST NEIGHBORHOOD ASSOC | JEANNE P. KLINE | 2248 LEON RD | | | JACKSONV | FL | 32246 |
| 162883 0146 | ATALLAH MARWAN | | 6930 TONGA DR | | | JACKSONV | FL | 32216 |
| 162887 0000 | ATLANTIC LAND TRUST | | 241 TRESCA RD | | | JACKSONV | FL | 32225 |
| 162883 0126 | BAKER JAMES E TRUST | | 880 SCOTT DR | | | MARCO ISI | FL | 34145 |
| 162883 0142 | BARBARE MIKEL J LIFE ESTATE | | 387 REGENCY WOOD DR UNIT 70 | | | JACKSONV | FL | 32225-6544 |
| 162883 0118 | CARLEY FAMILY TRUST | | 317 GREENCASTLE RD 59 | | | JACKSONV | FL | 32225-6510 |
| 162883 0120 | CARRION DIEDO ALGEJANDRO ET AL | | C/O NICHOLAS TUFTS | 313 GREENCASTLE DR UNIT 60 | | JACKSONV | FL | 32225 |
| 162883 0061 | CHAMNOLA LLC | | 4825 KAWANEE AVE | | | METAIRIE | LA | 70006 |
| 162888 0010 | CHAN KEITH | | 1031 1ST ST S #205 | | | JACKSONV | FL | 32250 |
| 162883 0030 | CITY OF JACKSONVILLE | | C/O CITY REAL ESTATE DIV | 214 N HOGAN ST 10TH FL | | JACKSONV | FL | 32202 |
| | COMMUNITIES OF EAST ARLINGTON | LAD HAWKINS | 1924 W HOLLY LAKE RD | | | JACKSONV | FL | 32225 |
| 162883 0164 | COOK CORIAN | | 403 ABINGDON PL 82 | | | JACKSONV | FL | 32225 |
| 162883 0076 | COPELAND ROBERT | | 346 RALEIGH RD 34 | | | JACKSONV | FL | 32225-6557 |
| 162883 0045 | COPITO DE NIEVE LLC | | 3595 SHERIDAN ST UNIT 200 | | | HOLLYWO | FL | 33021 |
| 162883 0134 | CORSANO THOMAS | | 393 REGENCY WOOD DR UNIT 67 | | | JACKSONV | FL | 32225-6544 |
| 162883 0130 | DAVENPORT GEORGE R ET AL | | C/O ROBERT R DAVENPORT | 303 GREENCASTLE RD 65 | | JACKSONV | FL | 32225 |
| 162883 0078 | DAVIS PATRICIA D | | 342 RALEIGH RD UNIT 36 | | | JACKSONV | FL | 32225 |
| 162883 0074 | DECEMBER LEE SWANSON LIVING TRUST | | 350 RALEIGH RD UNIT 32 | | | JACKSONV | FL | 32225-6557 |
| 163456 0000 | DISCOUNT AUTO PARTS INC | | ATTN TAX ACCOUNTING #9285 | P O BOX 2710 | | ROANOKE | VA | 24001-2710 |
| 162883 0184 | DUBOIS BRENDA | | 9903 REGENCY SQUARE BLVD UNIT 91 | | | JACKSONV | FL | 32225-6538 |
| 163454 0010 | FAITH FOCUSED SOLUTIONS LLC | | 9940 ATLANTIC BLVD | | | JACKSONV | FL | 32225-6554 |
| 162883 0132 | FINCH THOMAS B | | 301 GREENCASTLE RD 66 | | | JACKSONV | FL | 32225-6510 |
| 162883 0116 | FIORINI JASON P | | 319 GREENCASTLE RD 58 | | | JACKSONV | FL | 32225 |
| 162883 0148 | FLEMMENS DENNIS R | | 373 GREENCASTLE RD #73 | | | JACKSONV | FL | 32255 |
| 162883 0075 | FOXENBERG RICHARD | | 348 RALEIGH RD 33 | | | JACKSONV | FL | 32225 |
| 162883 0069 | FRASER LUCY | | 310 RALEIGH RD 27 | | | JACKSONV | FL | 32225-6557 |
| 163458 0010 | GATE PETROLEUM COMPANY | | SERVICE STATION #110 | P O BOX 23627 | | JACKSONV | FL | 32241-3627 |
| 163459 0200 | GATE PETROLIUM COMPANY | | C\O EPROPERTY TAX DEPT 368 | P O BOX 4900 | | SCOTTSDA | AZ | 85261-4900 |
| 163457 0000 | GLM AB LLC | | 9440 PRESTON TRAIL W | | | PONTE VEI | FL | 32082-3308 |
| 162883 0050 | GNAGIE THERESA | | 370 RALEIGH RD | | | JACKSONV | FL | 32225 |
| | GREATER ARLINGTON CIVIC COUNCIL | LAD HAWKINS | PO BOX 8283 | | | JACKSONV | FL | 32239 |
| | GREATER ARLINGTON/B | TIM KELLEY | 2184 HEALTH GREEN PL S | | | JACKSONV | FL | 32246 |
| 162883 0154 | GREEN BRIDGET V LIFE ESTATE | | 363 GREENCASTLE DR | | | JACKSONV | FL | 32225 |
| 162883 0017 | GREENWOOD SCHOOL INC | | 9920 REGENCY SQUARE BLVD | | | JACKSONV | FL | 32225 |
| 162883 0124 | GUDEAHN JOSHUA E | | 309 GREENCASTLE RD 62 | | | JACKSONV | FL | 32225 |
| 162883 0054 | HANNA ANDREW | | 42 DONGALLA CT | | | JACKSONV | FL | 32211-7608 |
| 162883 0055 | HARRELSON SUSAN A | | 382 RALEIGH RD #13 | | | JACKSONV | FL | 32225 |
| 162883 0046 | HOEFT LOIS B LIFE ESTATE | | 360 RALEIGH RD | | | JACKSONV | FL | 32225 |
| 162883 0062 | HOWARD TIMOTHY | | 390 REGENCY WOOD DR 20 | | | JACKSONV | FL | 32225 |
| 162883 0047 | JORDAN DEBORAH A | | 362 RALEIGH RD 5 | | | JACKSONV | FL | 32225 |
| 162883 0138 | KAMMA TERRY A | | 391 REGENCY WOODS DR # 68 | | | JACKSONV | FL | 32225-6544 |
| 162888 0000 | KDP ONE LLC | | C/O KING DAVID PROPERTIES INC | 3210-D ROSWELL RD | | ATLANTA | GA | 30305 |
| 162883 0071 | KIROGLU YUSUF | | 3059 FIERA VISTA DR | | | JACKSONV | FL | 32246 |
| 162883 0051 | KUDLO STEVEN M | | 374 RALEIGH RD #9 | | | JACKSONV | FL | 32225-6557 |
| 162883 0156 | LABARBERA JONATHAN KIP | | 361 GREENCASTLE RD # 78 | | | JACKSONV | FL | 32225 |
| 162883 0044 | LABOUCHERE ANNE | | 356 RALEIGH RD UNIT 2 | | | JACKSONV | FL | 32225 |
| 162883 0168 | LEWIN LAWRENCE J | | 109 BIG DIPPER TRL | | | TUPELO | MS | 38804-8597 |
| 162883 0122 | LINZAY JEANETTE H | | 311 GREENCASTLE RD 61 | | | JACKSONV | FL | 32225-6510 |
| 162883 0073 | LORD THOMAS GERRARD | | 302 RALEIGH RD 31 | | | JACKSONV | FL | 32225-6557 |
| 162907 0500 | LX PROPERTIES LLC | | 4260 DALRY DR | | | JACKSONV | FL | 32246 |
| 162909 0020 | MACE EQUIPMENT CO | | 41 TRESCA RD | | | JACKSONV | FL | 32225 |
| 162883 0178 | MAROSE ANNE M TRUST | | 415 ABINGDON PL | | | JACKSONV | FL | 32225-6501 |
| 162883 0048 | MARTIN DAVID | | 366 RALEIGH RD 6 | | | JACKSONV | FL | 32225-6557 |
| 162883 0052 | MARTIN LEAH E | | 376 RALEIGH RD APT 10 | | | JACKSONV | FL | 32225 |
| 162883 0049 | MCCOID MARY P | | 368 RALEIGH RD 7 | | | JACKSONV | FL | 32225-6557 |
| 162883 0058 | MICHALEK HEIDI ELIZABETH ET AL | | 398 REGENCY WOOD DR UNIT 16 | | | JACKSONV | FL | 32225 |
| 162883 0072 | MILFORD LINDA RENAE | | 304 RALEIGH RD | | | JACKSONV | FL | 32225 |
| 162883 0043 | MILLER KAY LOUISE | | 354 RALEIGH RD 1 | | | JACKSONV | FL | 32225 |
| 162883 0158 | MONZON LIDIA M | | 359 GREENCASTLE RD # 79 | | | JACKSONV | FL | 32225 |
| 162883 0150 | MURRAY RICHARD A JR | | 371 GREENCASTLE RD | | | JACKSONV | FL | 32225-6510 |
| 162883 0059 | NEPHILIM OCTAVIAN | | 396 REGENCY WOOD DR 17 | | | JACKSONV | FL | 32225 |
| 162883 0172 | NEW GEOFFREY M | | 409 ABINGDON PL 85 | | | JACKSONV | FL | 32225 |
| 162883 0174 | NEWMAN ANN M | | 411 ABINGDON PL # 86 | | | JACKSONV | FL | 32225-6501 |
| 162889 0000 | NNN REIT LP | | 358 SAW MILL RIVER RD | | | MILLWOO | NY | 10546 |
| 162883 0060 | NONO JAX HOLDINGS LLC | | 394 REGENCY WOOD DR 18 | | | JACKSONV | FL | 32225 |
| 165258 0020 | OLE MEXICAN RESTAURANT INC | | 174 CANDLEBARK DR | | | JACKSONV | FL | 32225 |
| 162883 0170 | POPPENHAGER ALLEN R | | 407 ABINGDON PL UNIT 84 | | | JACKSONV | FL | 32225-6501 |
| 162883 0162 | PRESTON PATTY ANN | | 401 ABINGDON PL 81 | | | JACKSONV | FL | 32225 |
| 162883 0068 | RAVENELLE PETER R | | 312 RALEIGH RD 26 | | | JACKSONV | FL | 32225-6557 |
| 162883 2000 | REGENCY BUSINESS CENTER 1 LLC | | 9951 ATLANTIC BLVD SUITE 200 | | | JACKSONV | FL | 32225 |
| 120820 0095 | REGENCY PLACE COMBINED | | 9855 REGENCY SQUARE BLVD | | | JACKSONV | FL | 32225 |
| | REGENCY WOOD CONDO ASSOCIATION | JUDITH COBBLE | 309 GREENCASTLE DR | | | JACKSONV | FL | 32225 |
| 162883 0042 | REGENCY WOOD CONDOMINIUM INC | | 6972 LAKE GLORIA BLVD | | | ORLANDO | FL | 32809-3200 |
| 162883 2100 | ROBERT B MIZELLE TRUST | | 4017 WASHINGTON RD | | | MCMURRA | PA | 15317-2520 |
| 162883 0152 | SANDS PAMELA W | | C/O SAV TAX LAUREL | 5911 ARLINGTON RD | | JACKSONV | FL | 32211 |
| 162883 0153 | SANDS TOBIN E | | 367 GREENCASTLE RD #76 | | | JACKSONV | FL | 32225-6510 |
| 162883 0064 | SCOTT JENNIFER DYLAN | | 320 RALEIGH RD 22 | | | JACKSONV | FL | 32225 |
| 162883 0186 | SLY AND SON INC | | 8956 SANDUSKY AVE S | | | JACKSONV | FL | 32216 |
| | SOUTHSIDE ESTATES CIVIC ASSOCIATION | BETTY WELLS | | | | | | |
| 162883 0144 | SPEARS ELIZABETH A | | 377 GREENCASTLE RD # 71 | | | JACKSONV | FL | 32225 |
| 162883 0057 | SUBER SARAH LOUISE | | 386 RALEIGH RD | | | JACKSONV | FL | 32225-6557 |
| 162883 0020 | T J T INVESTMENTS INC | | 9850 ATLANTIC BLVD | | | JACKSONV | FL | 32225-6536 |
| 162883 0056 | TAYARAH SMAER | | 384 RALEIGH RD 14 | | | JACKSONV | FL | 32225-6557 |
| 162883 0065 | TIMMONS SHARON | | 318 RALEIGH RD #23 | | | JACKSONV | FL | 32225-6557 |
| 162883 0022 | TJT INVESTMENTS INC | | 9876 ATLANTIC BLVD | | | JACKSONV | FL | 32225-6567 |
| 162983 0010 | TRESCA PROPERTIES INC | | 233 TRESCA RD | | | JACKSONV | FL | 32225 |
| 162883 0160 | WHEELING SHAWN | | 357 GREENCASTLE RD | | | JACKSONV | FL | 32225-6510 |
| 162883 0063 | WHITE JERRY R | | 326 RALEIGH RD 21 | | | JACKSONV | FL | 32225-6557 |
| 162883 0140 | WILLIAMS ANDREW K G | | 389 REGENCY WOOD DR UNIT 69 | | | JACKSONV | FL | 32225 |
| 162883 0067 | WITHERSPOON TERREK | | 7223 WHITE BIRCH DR | | | JACKSONV | FL | 32277 |
| 162883 0053 | WOOSLEY JERRY E LIFE ESTATE | | 378 RALEIGH RD | | | JACKSONV | FL | 32225 |
| 162883 0176 | ZHENG VINCENT | | 413 ABINGDON PL | UNIT 87 | | JACKSONV | FL | 32225-6501 |

Jim Overton
Duval County
Date/Time: 09/09/2025 12:06PM
Drawer: P04
Clerk: ME
Transaction: 7786859

| Item | Paid |
|---|---|
| CR Processing: | $1,845.00 |
| CR786680 | |
| CYNDY TRIMMER/ | |
| DRIVER, MCAFEE, | |
| HAWTHORNE | |
| AND DIEBENOW, | |
| PLLC/GREENWOOD | |
| SCHOOL, INC | |
| 1 INDEPENDENT | |
| DRIVE, SUITE 1200 | |
| JACKSONVILLE,FL 32202 | |
| Total: | $1,845.00 |
| Receipt: 460-26-00738579 | |
| Total Tendered | $1,845.00 |
| Check: | $1,845.00 |
| Chk#29704 | |
| Balance: | $0.00 |

Paid By: GREENWOOD SCHOOL INC

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

231 E. Forsyth Street
Jacksonville, FL 32202

## General Collection Receipt

Date: 8/20/2025
Email: RMartin@coj.net

CYNDY TRIMMER/ DRIVER, MCAFEE, HAWTHORNE AND DIEBENOW,
GREENWOOD SCHOOL, INC.
: 1 INDEPENDENT DRIVE, SUITE 1200 JACKSONVILLE,FL 32202
**tion**: Zoning Exception, Tracking # 6456, 9920 REGENCY SQUARE BLVD
ONVILLE, FL 32225 , RE # 162883 0017, RE # 162883 0009

| Activity | Interfund | Future | Debit Amount | Credit Amount |
|---|---|---|---|---|
| 00000000 | 00000 | 0000000 | 1845.00 | 0.00 |
| 00000000 | 00000 | 0000000 | 0.00 | 1845.00 |

**Total Due: $1,845.00**

---

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

Account No: CR786680
**REZONING/VARIANCE/EXCEPTION**

Date: 8/20/2025

**Name**: CYNDY TRIMMER/ DRIVER, MCAFEE, HAWTHORNE AND DIEBENOW, PLLC/GREENWOOD SCHOOL, INC.
**Address**: 1 INDEPENDENT DRIVE, SUITE 1200 JACKSONVILLE,FL 32202
**Description**: Zoning Exception, Tracking # 6456, 9920 REGENCY SQUARE BLVD JACKSONVILLE, FL 32225 , RE # 162883 0017, RE # 162883 0009

**Total Due: $1,845.00**

# E-25-45

**REPORT OF THE PLANNING DEPARTMENT**

**APPLICATION FOR ZONING EXCEPTION E-25-45**

**OCTOBER 9, 2025**

| | |
|---|---|
| ***Location:*** | 6043 Terry Road, between University Boulevard South and Phillips Highway |
| ***Real Estate Number:*** | 138632-0000 |
| ***Zoning Exception Sought:*** | Day care center meeting the performance standards and development criteria set forth in Part 4 |
| ***Present Zoning:*** | Commercial Office (CO) |
| ***Current Land Use Category:*** | Community General Commercial (CGC) |
| ***Planning District:*** | Southeast, District 3 |
| ***Council District:*** | District 4 |
| ***Owner*** | Sensational Kids Learning Academy, Inc<br>6043 Terry Road<br>Jacksonville, Florida 32216 |
| ***Applicant/Agent*** | Jewel's Christian Academy<br>11279 Puma Court<br>Jacksonville, Florida 32221 |
| ***Staff Recommendation:*** | **APPROVE** |

**GENERAL INFORMATION**

Application for Zoning Exception **E-25-45** seeks an exception for a daycare center in the Commercial Office (CO) Zoning District. The subject property is a 0.52± acre lot that is currently developed with a 5,432 square foot structure. The site is located at the address of 6043 Terry Road, between Tebassa Road and University Boulevard South. According to the City's Functional Highway Classifications Map, Terry Road is a local roadway, Tebassa Road is a local roadway, and University Boulevard South is a FDOT minor arterial roadway. The site is also located in Council District 4 and Planning District 3 (Southeast), within the Urban Development Area.

The property was originally developed in 1979 and previously used as a salon. The State of

Florida Department of Children and Families has authorized a capacity of up to 106 children and a minimum of 7 employees. If approved, the Zoning Exception will be issued to Jewel's Christian Academy.

There is a previous zoning exception, **E-24-15** which approved the use of daycare center in the CO zoning district, formerly known as Kids 2 Scholars Child Development Center. Due to a change in ownership, the new owner is required to get a zoning exception prior to obtaining a certificate of use. Daycares are listed as a secondary use under the CGC land use category. As such, the proposed zoning exception for a school is consistent with the CGC land use category description provided in the 2045 Comprehensive Plan.

## DEFINITION

According to Section 656.1601 of the Zoning Code, *exception* means a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to number, area, location or relation to the neighborhood, could promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such uses may be permissible in the zoning district as exceptions if specific provision for the exception is made in the Zoning Code and the uses are found by the Commission to be in conformity with the standards and criteria for granting the same contained in Section 656.131(c) thereof.

## STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.131 (c) *Zoning exception* of the Zoning Code, the Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

(i) *Will the proposed use be consistent with the Comprehensive Plan?*

The 0.52 of an acre site is located on the north side of Terry Road, a local roadway, east of the intersection University Boulevard West and Terry Road. The site is in Council District 4 and Planning District 3.

The site is in the Community/General Commercial (CGC) land use category and within the Urban Development Area. CGC in the Urban Area is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure. Development that includes residential uses is encouraged to provide support for commercial and other uses.

Day care centers are permitted as a secondary use within the CGC land use category.

**Future Land Use Element (FLUE):**

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

**Objective 3.2**
Promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

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

(ii) *Will the proposed use be compatible with the existing contiguous uses or zoning and compatible with the general character of the area, considering population density, design, scale and orientation of structures to the area, property values, and existing similar uses or zoning?*

Yes. The proposed day care is compatible with the existing residential and commercial uses and zoning in the area, as the area is predominantly churches, schools, commercial retail, single-family dwellings, and multi-family dwellings. A more specific look at the surrounding uses is as follows:

| **Adjacent Property** | **Land Use Category** | **Zoning District** | **Current Property Use** |
|---|---|---|---|
| North | CGC; | CCG-1 | Neighborhood Commercial Retail; Office |
| South | MDR | RMD-C | Apartments |
| East | LDR | PUD (2009-0254); RLD-60 | Church; Single-Family Dwellings |
| West | CGC | CCG-1 PUD (2003-0444); | Shopping; Office; Church; Store; Restaurant; Retail Warehouse; Auto Service |

Therefore, staff of the Planning Department find that the proposed daycare center will be compatible with the surrounding uses.

(iii) *Will the proposed use have an environmental impact inconsistent with the health, safety and welfare of the community?*

No. The proposed exception would not have negative environmental impacts on the surrounding development in the area or on the health, safety and welfare of the community. The facility is already operating as a daycare, and the new owner is simply seeking this exception to continue operating as a daycare.

(iv) *Will the proposed use have a detrimental effect on vehicular or pedestrian traffic, or parking conditions, and will not result in the creation or generation of traffic inconsistent with the health, safety and welfare of the community?*

The 0.52-acre site is located on the north side of Terry Road, a local roadway, east of the intersection of University Boulevard West and Terry Road. Staff does not see this proposed use as having a detrimental effect on vehicular or pedestrian traffic, or parking conditions, and unlikely to result in the creation of traffic inconsistent with the health, safety and welfare of the community. The property is developed and currently operates as a daycare, with no traffic related issues in the past. The site has sufficient parking to accommodate the proposed use.

(v) *Will the proposed use have a detrimental effect on the future development of contiguous properties or the general area?*

No. The proposed exception should not have a detrimental effect on the future development of contiguous properties or the general area since the property has been developed since 1979, and all the surrounding properties are developed.

(vi) *Will the proposed use result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, dust or physical activities, taking into account existing uses or zoning in the vicinity?*

No. Considering the low-intensity nature of a day care center and its frontage along Terry Road, the proposed zoning exception is unlikely to generate additional objectionable outcomes from neighboring properties. Although there is a slight potential for noise from children playing outside, the hours of operation will be controlled to traditional business hours, therefore, the likelihood of objections from neighboring properties to the north, south, east, and west are minimal.

(vii) *Will the proposed use overburden existing public services and facilities?*

No. The proposed use will not require additional services nor adversely affect existing public services and facilities.

(viii) *Will be sufficiently accessible to permit entry onto the property for fire, police, rescue and other services?*

The subject property has sufficient road frontage on Terry Road for fire and rescue, service, and utility vehicles.

(ix) *Will the proposed use be consistent with the definition of a zoning exception, and will meet the standards and criteria of the zoning classification in which such use is proposed to be located, and all other requirements for such use set forth elsewhere in the Zoning Code, or otherwise adopted by the Planning Commission?*

Yes. The proposed child-day care facility will be consistent with the definition of a Zoning Exception and with the performance standards found in the Zoning Code. Performance standards for day cares in Section 656.401(e) (3) and (6) through (10) *(Care centers/day care centers)* of the Zoning Code are as follows;

*(2) Child or adult care centers/day care centers in the CO, CRO and CN Zoning District shall be limited to a maximum of 150 children or adults as a permitted use, but may be increase through grant of a zoning exception.*

Consistent. According to the submitted application, the State of Florida, Department of Children and Families has reviewed plans submitted by the applicant and determined the facility can meet the Department's requirements for 106 children, pending septic and fire approval. The licensed capacity issued by this office is contingent upon 1) licensure measurement at the initial inspection; 2) Health and Fire Departments' approval of the above noted child capacity. In order to meet state requirements, if operating at capacity, this facility would require a minimum of 7 staff members.

*(6) All centers shall provide an adequate off-street area for the stacking of vehicles and required parking.*

Correct. The proposed site plan shows sufficient off-street area for the stacking of vehicles and parking.

*(7) Where a center is contiguous to a residentially-zoned property, a six-foot visual barrier, not less than 95 percent opaque, shall be provided along the property line, excluding any required front yards.*

Correct. This property does have adjacent residential zone property located to the east property line. The provided site plan shows that the property has a chain-link fence that covers all property lines—the north, the east, the south, and the west. When visiting the property, staff confirmed the presence of a chain-link fence that abuts the eastern property line, roughly 4 feet tall, adjacent to the residentially zoned property (RLD-60). Therefore, this property will need to install the required 95 percent opaque visual barrier for adjacent residential zoned properties along the eastern property boundary.

*(8) Child care centers/day care centers shall provide a fenced outdoor play area*

*which meets the minimum requirements set forth by the state licensing agency and which shall be located in the rear or side yards of the subject property.*

Correct. The proposed site plan shows a fenced outdoor play area located behind the structure in the far northeast portion of the property.

(9) *Day care centers shall be limited to the following hours of operation: 6:00 a.m. to 7:00 p.m.; and that care centers shall have unlimited hours of operation.*

Correct. The applicant has indicated to Staff that the proposed hours of operation of the day care will be from 6:00 a.m. to 6:00 p.m.

(10) *After January 1, 2015, new day care centers shall not be located within 2,500 feet of a sexual predator residence. The change of name, or continuation of a day care center within the same location that has been in operation within the last six months by another party, shall not be considered "new" in this context. The Planning and Development Department shall produce a neighborhood search map using the Florida Department of Law Enforcement database of registered sexual predators to determine if such residence exists within a radius of 2,500 feet of the proposed day care center. The day care center shall be considered to be established on the date the State license to operate said facility is issued.*

Correct. This proposed daycare does not have any registered sexual predators within 2,500 feet.

## SUPPLEMENTARY INFORMATION

Upon visual inspection by the Planning Department proof of postings from the application on September 25, 2025, that the Notice of Public Hearing sign **was** posted.

## RECOMMENDATION

Based on the foregoing, the Planning Department finds that the proposed use meets the standards and criteria of the Zoning Code and recommends that Application for Zoning Exception **E-25-45** be **APPROVED.**

**Figure B:**

***Source: Planning Department, 2025***

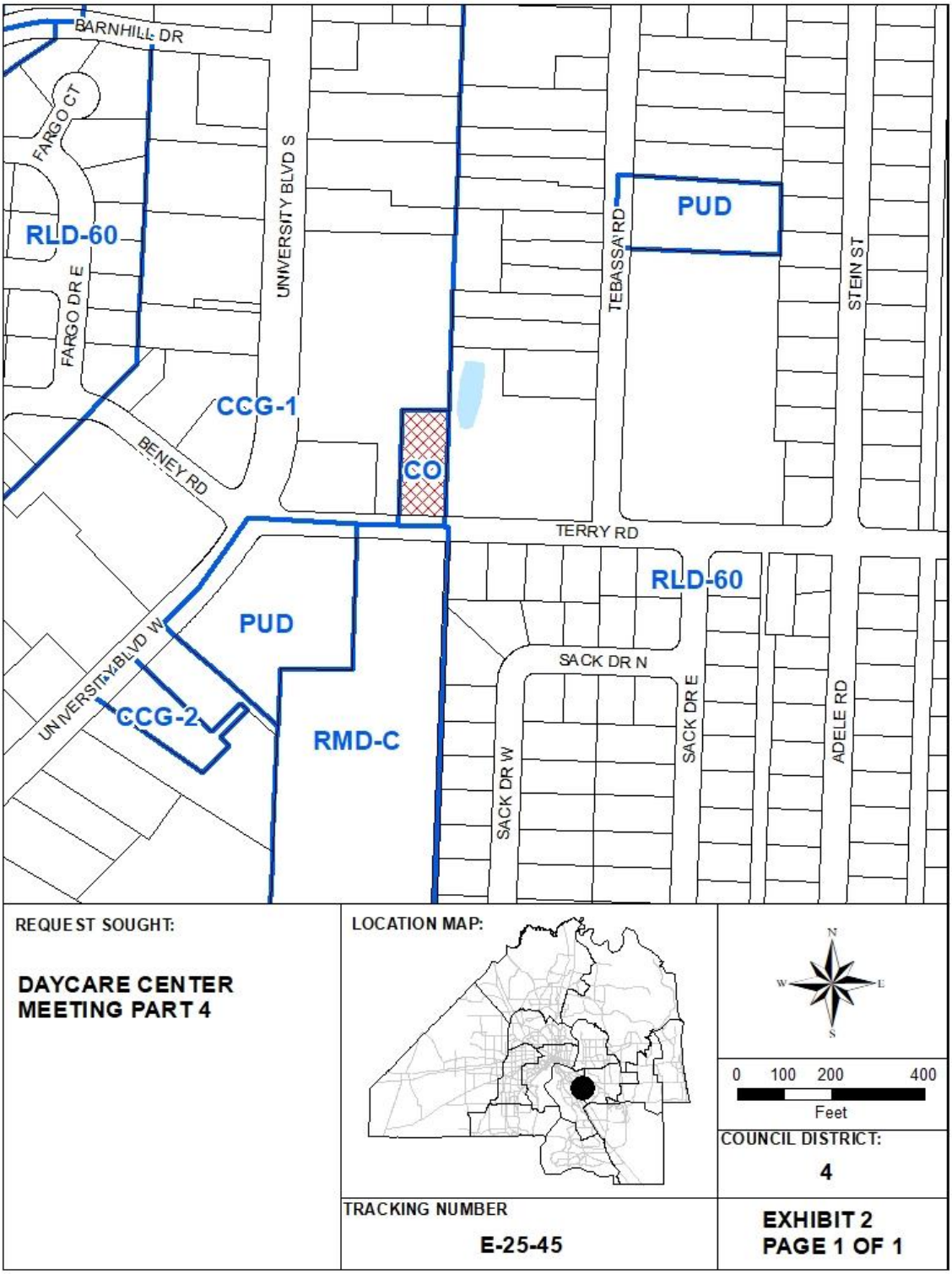
**Aerial View of Subject Property, Facing North**

**Figure C:**

***Source: Planning Department, 2025***

**Jewel's Christian Academy Daycare from Terry Road, Fa cing North**

**Figure D: Legal Map**



Planning Department

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

**M E M O R A N D U M**

**TO:** Kareena Mehta
Current Planning Division

**FROM:** Sophie Fogg
Community Planning Division

**RE:** E-25-45

**DATE:** September 24, 2025

---

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

**Description of Proposed Zoning Application**

| | |
|---|---|
| Current Land Use | Community/General Commercial (CGC) |
| LU Companion Application | Not Applicable |
| Current Zoning | Commercial Office (CO) |
| Proposed Zoning | Exception |
| Land Development Area | Urban Development Area |
| Acreage | 0.52 of an acre |

**Comprehensive Land Use Policy Analysis**

**Is the proposed zoning district consistent with the functional land use category identified in the 2045 Comprehensive Plan?**

**YES** [X] **NO** [ ]

**ZONING REQUEST:**
The zoning request is for an exception for a daycare center in CGC land use category.

**LAND USE CATEGORY CONSISTENCY REVIEW:**
The 0.52 of an acre site is located at the address of 6043 Terry Road, between Tebassa Road and University Boulevard South. According to the City's Functional Highway Classifications Map, Terry Road is a local roadway, Tebassa Road is a local roadway, and University Boulevard South is a FDOT minor arterial roadway. The site is also located in Council District 4 and Planning District 3 (Southeast), within the Urban Development Area.

Community/General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. CGC in the Urban Area is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure. Development that includes residential uses is encouraged to provide support for commercial and other uses.

Daycares are listed as a secondary use under the CGC land use category. As such, the proposed zoning exception for a school is consistent with the CGC land use category description provided in the 2045 Comprehensive Plan.

**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 2045 Comprehensive Plan. This analysis should be included within the staff report for the zoning application.**

Future Land Use Element (FLUE):

Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Policy 1.1.22 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 1.2.8 Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance the following provisions:

1. Single family/non-residential (estimated flows of 600 gpd or less) where 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. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.

3. Subdivision (non-residential and residential) where:
    a. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.

    b. Each lot is a minimum of ½ acre unsubmerged property.

    c. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections the JEA Collection Systems available within a five (5) year period.

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

Objective 3.2 — Promote and sustain the viability of existing and emerging commercial and industrial areas to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

Policy 3.2.1 — The City shall encourage development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

Policy 3.2.2 — The City shall encourage, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

<u>Property Rights Element (PRE)</u>

Goal 1 — The City will recognize, and respect judicially acknowledged and constitutionally protected private property rights in accordance with the Community Planning Act established in Chapter 163, Florida Statues.

Objective 1.1 — Local decision making shall be implemented and applied with sensitivity for private property rights and shall not be unduly restrictive.

Policy 1.1.1 — The City will ensure that private property rights are considered in local decision making.

Policy 1.1.2 — The following rights shall be considered in local decision making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

**The proposed zoning application has been identified as being related to the following issues identified in the 2045 Comprehensive Plan. Based on this relationship, the zoning application should be carefully evaluated for consistency or inconsistency with the following issues and related goals, objectives and/or policies:**

**Airport Environment Zone**

*Height and Hazard Zone*

The site is located within the 500-foot Height and Hazard Zone for the Jacksonville Naval Air Station (NAS Jax). Zoning will limit development to a maximum height of 500 feet for the relevant portions of the property, 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 2.6 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 in accordance with the requirements of Section 163.3177, F.S.

Policy 2.6.16 Airport Height and Hazard zones (HH) exist around all military and civilian airports within the city limits of Jacksonville. The horizontal limits of the zones and limitations on heights of obstructions within these zones are defined for each military airport in Naval Facilities Engineering Command (NAVFAC) P-80.3 01/82, on file with the Planning and Development Department, and for each civilian airport in Title 14, Code of Federal Regulations (CFR), Part 77 guidelines, on file with the Planning and Development Department. In order to assure that Title 14, CFR, Part 77 guidelines and NAVFAC P-80.3 01/82 guidelines are not exceeded and that no structure or obstruction is permitted that would raise a minimal obstruction clearance altitude, a minimum vectoring descent altitude or a decision height, all cell towers and any structure or obstruction that would extend into an Airport (HH) requires, in writing, comment from the U.S. Navy. Although written documentation from the U.S. Navy for military HH and from the FAA or JAA for civilian HH is not required for proposed structure heights below the listed height, United States Code (USC) Title 14, CFR Part 77 still applies.

**Archaeological Sensitivity**

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

Historic Preservation Element

Policy 1.2.2 The City shall continue to review new development for the potential of archeologically significant sites. The City shall utilize the most current version of the Archeological Sensitivity Predictive Model to identify areas of high probability for artifact concentrations.

Policy 1.2.5 The Planning and Development Department shall maintain and update for planning and permitting purposes, a series of GIS data layers and maps depicting recorded archaeological sites, historic districts and local landmarks.

Docusign Envelope ID: 28F0DA5E-0102-439B-8EFC-1E4D465C9399

| Date Submitted: 9/10/25 |
|---|
| Date Filed: 9/10/25 |

| Application Number: E-25-45 |
|---|
| Public Hearir 10/9 |

# Application for Zoning Exception

City of Jacksonville, Florida

Planning and Development Department

**Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7865.**

| For Official Use Only | | |
|---|---|---|
| Current Zoning District: CO | Current Land Use Category: CGC | |
| Exception Sought: Day Care Center meeting Part 4. | Applicable Section of Ordinance Code: 656.311.A.II.(c)(1) | |
| Council District: 4 | Planning District: 3 | |
| Previous Zoning Applications Filed (provide application numbers): E-24-15 | | |
| Notice of Violation(s): none found | | |
| Number of Signs to Post: 1 | Amount of Fee: $1327. | Zoning Asst. Initials: CLR |
| Neighborhood Associations: San Souci Neighborhood | | |
| Overlay: none | | |

| PROPERTY INFORMATION | |
|---|---|
| 1. Complete Property Address: 6043 Terry Road, Jacksonville, Florida 32216 | 2 Real Estate Number: 138632-0000 |
| 3. Land Area (Acres): 0.4169 | 4. Date Lot was Recorded: 12/1/2005 |
| 5. Property Located Between Streets: University Blvd South and Phillips South | 6 Utility Services Provider: City Water / City Sewer [X] Well / Septic [ ] |
| 7. Current Property Use: store retail | |
| 8 Exception Sought: Childcare Center-106 kids/ 7 employees | |
| 9 In whose name will the Exception be g a: Jewels Christian Academy | |

Docusign Envelope ID: 28F0DA5E-0102-439B-8EFC-1E4D465C9399

| OWNER'S INFORMATION (please attach separate sheet if more than one owner) | |
|---|---|
| **10. Name:**<br>Sensational Kids Learning Academy, Inc | **11. E-mail:**<br>sklabusiness@yahoo.com |
| **12. Address (including city, state, zip):**<br>6043 Terry Road<br>Jacksonville, Florida 32216 | **13. Preferred Telephone:**<br>904-753-5224 |

| APPLICANT'S INFORMATION (if different from owner) | |
|---|---|
| **14. Name:**<br>Jewel's Christian Academy | **15. E-mail:**<br>jc_academy@yahoo.com |
| **16. Address (including city, state, zip):**<br>11279 Puma Court, Jacksonville,<br>Florida 32221 | **17. Preferred Telephone:**<br>904-554-1211 |

**CRITERIA**

**Section 656.101(i), Ordinance Code, defines an exception as "a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to the number, area, location or relation to the neighborhood, could promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare."**

**Section 656.131(c), Ordinance Code, provides that, with respect to action upon Applications for Zoning Exceptions, the Planning Commission may grant the exception if it finds from a preponderance of the evidence of record presented at the public hearing that the proposed use meets, to the extent applicable, the following standards and criteria:**

***(i)*** ***Will be consistent with the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto;***

***(ii)*** ***Will be compatible with the existing contiguous uses or zoning and compatible with the general character of the area considering population, density, design, scale, and orientation of the structures to the area, property values and existing similar uses;***

***(iii)*** ***Will not have an environmental impact inconsistent with the health, safety and welfare of the community;***

***(iv)*** ***Will not have a detrimental effect on vehicular or pedestrian traffic or parking conditions, and will not result in the generation or creation of traffic inconsistent with health, safety and welfare of the community***

***(v)*** ***Will not have a detrimental effect on the future development of contiguous properties or the general area, according to the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto***

***(vi)*** ***Will not result in the creation of objectionable or excessive noise, light, vibrations, fumes, odors, dust or physical activity taking into consideration existing uses existing in the vicinity***

***(v)*** ***Will not overburden existing***

***Will not affect adversely***

Docusign Envelope ID: 28F0DA5E-0102-439B-8EFC-1E4D465C9399

*other services; and*

*(ix) Will be consistent with the definition of an exception, the standards and criteria of the zoning classification in which such use is proposed to be located and all other requirements for such particular use set for elsewhere in the Zoning Code (Chapter 656, Ordinance Code) or as otherwise adopted by the Planning Commission.*

**18. Given the above definition of an "exception" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the request is being sought. Provide as much information as you can; you may attach a separate sheet if necessary. Please note that failure by the applicant to adequately substantiate the need for the exception and to meet the criteria set forth may result in a denial.**

This property has an approved exception from 2024. Application E-24-15 Public hearing completed 4/4/2024.

We are respectfully requesting an exception to rezone from CO (retail store/salon/spa) back to the original zone CCG (daycare/childcare) and approval of updated certificate of use.

Docusign Envelope ID: 28F0DA5E-0102-439B-8EFC-1E4D465C9399

**ATTACHMENTS**

The following attachments must accompany each copy of the application.

- [X] Survey
- [X] Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
- [X] Property Ownership Affidavit (Exhibit A)
- [X] Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- [X] Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)
- [X] Proof of property ownership – may be print-out of property appraiser record card if individual owner, http://apps.coj.net/pao_propertySearch/Basic/Search.aspx, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, http://search.sunbiz.org/Inquiry/CorporationSearch/ByName.
- [X] Letter from the Department of Children and Family Services (DCFS) – day care uses only
- [ ] Advisory opinion letter from the Environmental Quality Division (EQD) – If required

**FILING FEES**

*Applications filed to correct existing zoning violations are subject to a double fee.

| Base Fee | Public Notices | Advertisement |
|---|---|---|
| Residential Districts: $1,161.00<br>Non-residential Districts: $1,173.00 | $7.00 per Addressee | Billed directly to owner/agent |

Docusign Envelope ID: 28F0DA5E-0102-439B-8EFC-1E4D465C9399

## AUTHORIZATION

Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the Planning Commission. The owner and/or authorized agent must be present at the public hearing.

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

**I hereby certify that I have read and understand** the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

| | |
|---|---|
| **Owner(s)**<br>Print name: Alacia Jordan<br>Signature: Ajordan | **Applicant or Agent (if different than owner)**<br>Print name: Hermicy Whaley<br>Signature: |
| **Owner(s)**<br>Print name: _____<br>Signature: _____ | **An agent authorization letter is required if the application is made by any person other than the property owner.* |

## SUBMITTAL

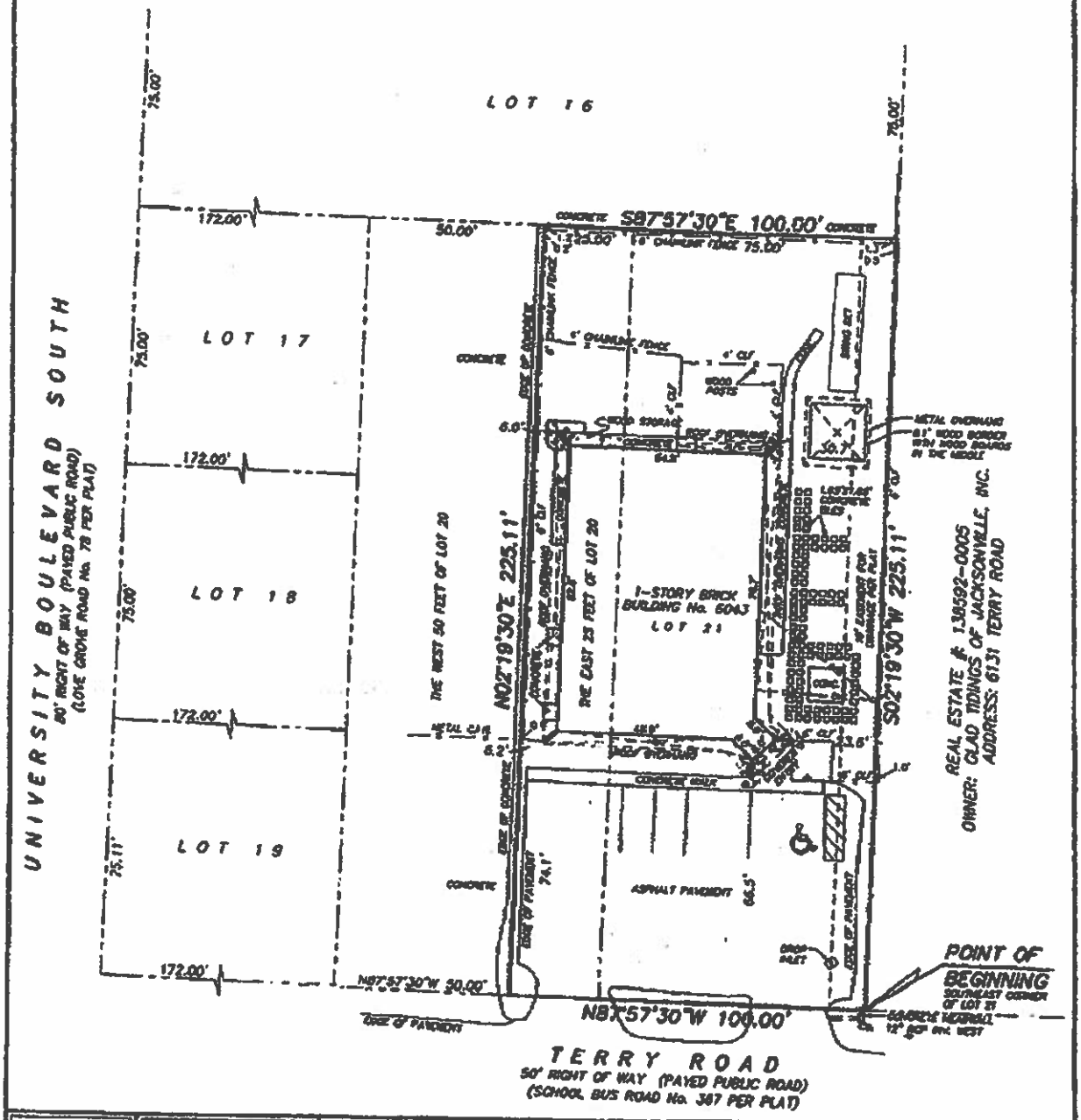
This application must be typed or printed in ink and submitted along with three (3) copies for a total of **four (4) applications.** Each application must include **all required attachments.**

Submit applications to:
Planning and Development Department, Zoning Section
214 North Hogan Street, 2nd Floor
Jacksonville, Florida 32202
(904) 255-8300

# SITE PLAN OF

PART OF LOTS 20 AND 21, OF LOVE GROVE MANOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 19, PAGE 68, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 21; THENCE NORTH 87°57'30" WEST, 100.00 FEET ALONG THE NORTHERLY LINE OF TERRY ROAD; THENCE NORTH 02°19'30" EAST, 225.11 FEET; THENCE SOUTH 87°57'30" EAST, 100.00 FEET ALONG THE NORTHERLY LINE OF SAID LOTS 20 AND 21 TO THE NORTHEAST CORNER OF SAID LOT 21; THENCE SOUTH 02°19'30" WEST, 225.11 FEET ALONG THE EASTERLY LINE OF SAID LOT 21 TO THE POINT OF BEGINNING.




**SYMBOL LEGEND**

**ABBREVIATION LEGEND**

**GENERAL SURVEY NOTES**

1. THIS IS A SITE PLAN ONLY.
2. BEARINGS ARE BASED ON THE WESTERLY LINE OF SURVEYED PROPERTY, BEING NORTH 02°19'30" EAST, AS PER PLAT.
3. THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE, DEDICATION OR RESTRICTIVE COVENANTS INFORMATION SHOWN HEREON REGARDING EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
4. NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT WHERE SHOWN HEREON.
5. NO BUILDING RESTRICTION LINES, AS PER PLAT.
6. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0328J, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

**CERTIFIED TO:**
KIDS 2 SCHOLARS; KATRINA WISE

JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3513
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

FILE: 2024-0230
DRAWN BY: JDB-P
SCALE: 1" = 30'

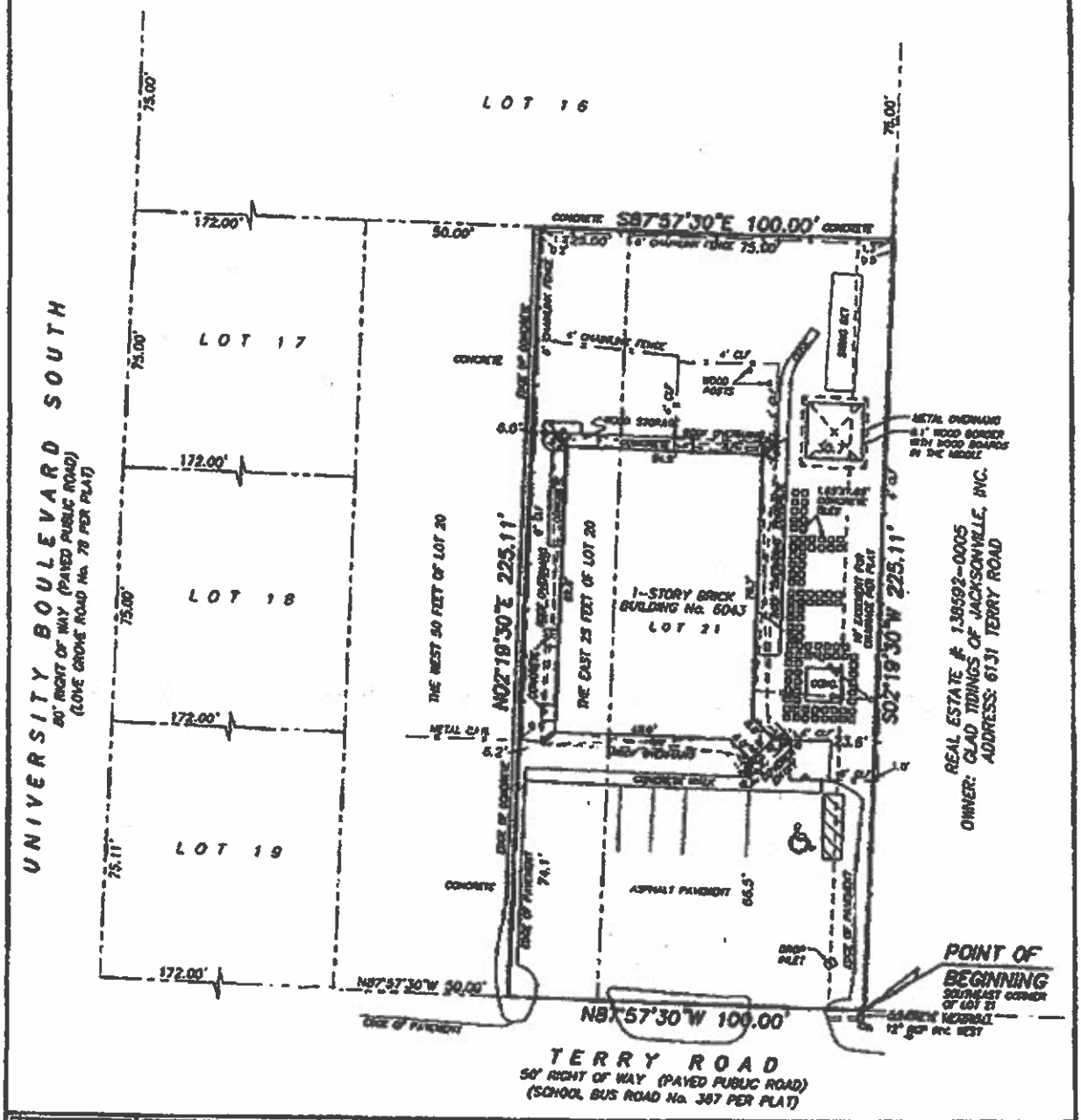
**BOATWRIGHT LAND SURVEYORS, INC.**
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

DATE: JANUARY 31, 2024
SHEET 1 OF 1

# SITE PLAN OF

PART OF LOTS 20 AND 21, OF LOVE GROVE MANOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 19, PAGE 68, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 21; THENCE NORTH 87°57'30" WEST, 100.00 FEET ALONG THE NORTHERLY LINE OF TERRY ROAD; THENCE NORTH 02°19'30" EAST, 225.11 FEET; THENCE SOUTH 87°57'30" EAST, 100.00 FEET ALONG THE NORTHERLY LINE OF SAID LOTS 20 AND 21 TO THE NORTHEAST CORNER OF SAID LOT 21; THENCE SOUTH 02°19'30" WEST, 225.11 FEET ALONG THE EASTERLY LINE OF SAID LOT 21 TO THE POINT OF BEGINNING.




**SYMBOL LEGEND**

**ABBREVIATION LEGEND**

**GENERAL SURVEY NOTES**

1. THIS IS A SITE PLAN ONLY.
2. BEARINGS ARE BASED ON THE WESTERLY LINE OF SURVEYED PROPERTY, BEING NORTH 02°19'30" EAST, AS PER PLAT.
3. THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE, SUBJECTIVE AND UNRECORDED MATTERS NOT DISCLOSED BY REPRESENTATIONS REFERRED INFORMATION SHOWN HEREON PURSUANT TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
4. NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT WHERE SHOWN HEREON.
5. NO BUILDING RESTRICTION LINES, AS PER PLAT.
6. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0328J, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

**CERTIFIED TO:**
KIDS 2 SCHOLARS; KATRINA WISE

JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3573
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

FILE: 2024-0230
DRAWN BY: JDB
SCALE: 1" = 30'

**BOATWRIGHT LAND SURVEYORS, INC.**
1300 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

DATE: JANUARY 31, 2024
SHEET 1 OF 1

Docusign Envelope ID: 28F0DA5E-0102-439B-8EFC-1E4D465C9399

City of Jacksonville
Planning & Development Department
214 N. Hogan Street, Suite 300
Jacksonville, Florida 32202

# AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
## Individual

Alacia Jordan c/o Sensational Kids Learning Academy

Owner (Affiant) Name

6043 Terry Road, Jacksonville, Florida 32216

Address(es) for Subject Property

19-66-56-3S-27E.52

Real Estate Parcel Number(s) for Subject Property

Hermicy and Ashley Whaley

Appointed or Authorized Agent(s)

Re-zoning

Type of Request(s)/Application(s)

**STATE OF** Florida

**COUNTY OF** Duval

BEFORE ME, the undersigned authority, this day personally appeared Alacia Jordan, who being by me first duly sworn, under oath, deposes and states as follows:

1. I am the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above noted request(s)/application(s) being made to the City of Jacksonville.

2. I have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on my behalf in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as my agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property as identified above and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent me, I attest that the application(s) is/are made in good faith.

3. I acknowledge that any change in ownership of the Subject Property and/or the designated agent(s) that occurs prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.

**PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE**

4. I further acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

**FURTHER AFFIANT SAYETH NAUGHT.**

AJordan
Signature of Affiant

Alacia Jordan
Printed/Typed Name of Affiant

**NOTARIAL CERTIFICATE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 4th, day of September, 2025, by Alacia Jordan, who is ☐ personally known to me or ☒ has produced identification and who took an oath.

Type of identification produced drivers license -dw-FL

Notary Public Signature

[NOTARY SEAL]

Karis A. Gibson
Printed/Typed Name – Notary Public

KARIS A GIBSON
Notary Public - State of Florida
Commission # HH 448074
My Comm. Expires Sep 26, 2027

My commission expires: 09/26/2027

**NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.**

**PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE**

Docusign Envelope ID: 28F0DA5E-0102-439B-8EFC-1E4D465C9399

City of Jacksonville
Planning & Development Department
214 N. Hogan Street, Suite 300
Jacksonville, Florida 32202

# AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
## Corporation/Partnership/Trust/Other Entity

Alacia Jordan c/o Sensational Kids Learning Academy
Owner Name

6043 Terry Road, Jacksonville, Florida 32216
Address(es) for Subject Property

19-66-56-3S-27E.52
Real Estate Parcel Number(s) for Subject Property

Hermicy and Ashley Whaley
Appointed or Authorized Agent(s)

Re-zoning
Type of Request(s)/Application(s)

**STATE OF** Florida

**COUNTY OF** Duval

BEFORE ME, the undersigned authority, this day personally appeared Alacia Jordan hereinafter also referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the Owner of Sensational Kids Learning Academy, a Florida corporation (the "Entity") that is the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above-noted request(s)/application(s) being made to the City of Jacksonville.*

2. Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.

3. That I, the undersigned, as an authorized representative of the Entity, have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on behalf of said Entity in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent the Entity, I attest that the application(s) is/are made in good faith.

**PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE**

4. Affiant further acknowledges that any change in ownership of the Subject Property and/or the designated agent(s) that occur prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require that a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.

5. I acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

**FURTHER AFFIANT SAYETH NAUGHT.**

A Jordan
Signature of Affiant

Alacia Jordan
Printed/Typed Name of Affiant

*** Affiant shall provide documentation illustrating that Affiant is an authorized representative of the entity-owner of the Subject Property. This may be shown through a corporate resolution, power of attorney, printout from Sunbiz.org, trust agreement, etc.**

**NOTARIAL CERTIFICATE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 4th day of September, 2025, by Alacia Jordan, as owner for Sensational Kids Learning Academy, who is ☐ personally known to me or ☒ has produced identification and who took an oath.

Type of identification produced Driver's License - flhsmv - FL.

[NOTARY SEAL]

KARIS A GIBSON
Notary Public - State of Florida
Commission # HH 448074
My Comm. Expires Sep 26, 2027

K Gibson
Notary Public Signature

Karis A. Gibson
Printed/Typed Name – Notary Public

My commission expires: 09/26/2027

**NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.**

**PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE**

Legal Description

Exhibit 1

September 7, 2025

**PART OF LOTS 20 AND 21, OF LOVE GROVE MANOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 19, PAGE 66, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 21; THENCE NORTH 87'57'30" ST, 100.00 FEET ALONG THE NORTHERLY LINE OF TERRY ROAD; THENCE NORTH 02'19'30" EAST, 225.11 FEET; THENCE SOUTH 87°57'30" EAST, 100.00 FEET ALONG THE NORTHERLY LINE OF SAID LOTS 20 AND 21 TO THE NORTHEAST CORNER OF SAID LOT 21; THENCE SOUTH 02"79'30" ST, 225.17 FEET ALONG THE EASTERLY LINE OF SAID LOT 21 TO THE POINT OF BEGINNING.**

**SENSATIONAL KIDS LEARNING ACADEMY INC**
4420 STEAMBOAT SPRINGS DR E
JACKSONVILLE, FL 32210-1406

**Primary Site Address**
6043 TERRY RD
Jacksonville FL 32216-

**Official Record Book/Page**
12964-01974

**Tile #**
7504

## 6043 TERRY RD

Property Detail

| | |
|---|---|
| **RE #** | 138632-0000 |
| **Tax District** | GS |
| **Property Use** | 1191 Store Retail |
| **# of Buildings** | 1 |
| **Legal Desc.** | For full legal description see Land & Legal section below |
| **Subdivision** | 02558 LOVE GROVE MANOR |
| **Total Area** | 22511 |

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 | 2024 Certified | 2025 In Progress |
|---|---|---|
| **Value Method** | Income | Income |
| **Total Building Value** | $0.00 | $0.00 |
| **Extra Feature Value** | $0.00 | $0.00 |
| **Land Value (Market)** | $84,941.00 | $84,941.00 |
| **Land Value (Agric.)** | $0.00 | $0.00 |
| **Just (Market) Value** | $633,700.00 | $659,000.00 |
| **Assessed Value** | $521,491.00 | $573,640.00 |
| **Cap Diff/Portability Amt** | $112,209.00 / $0.00 | $85,360.00 / $0.00 |
| **Exemptions** | $0.00 | See below |
| **Taxable Value** | $521,491.00 | 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 |
|---|---|---|---|---|---|
| 12964-01974 | 12/1/2005 | $685,000.00 | WD - Warranty Deed | Qualified | Improved |
| 11689-01515 | 3/5/2004 | $135,000.00 | WD - Warranty Deed | Qualified | Improved |
| 08215-02129 | 11/6/1995 | $171,500.00 | SW - Special Warranty | Unqualified | Improved |
| 07123-02245 | 1/1/1991 | $174,000.00 | WD - Warranty Deed | Unqualified | Improved |
| 05029-00686 | 1/2/1979 | $302,666.00 | WD - Warranty Deed | Unqualified | Improved |
| 04937-00521 | 7/17/1979 | $31,000.00 | WD - Warranty Deed | Unqualified | Vacant |

## Extra Features

| LN | Feature Code | Feature Description | Bldg. | Length | Width | Total Units | Value |
|---|---|---|---|---|---|---|---|
| 1 | FCLC1 | Fence Chain Link | 1 | 0 | 0 | 436.00 | $2,197.00 |
| 2 | FCLC1 | Fence Chain Link | 1 | 0 | 0 | 155.00 | $586.00 |
| 3 | PVAC1 | Paving Asphalt | 1 | 0 | 0 | 5,723.00 | $5,528.00 |
| 4 | PVCC1 | Paving Concrete | 1 | 0 | 0 | 439.00 | $806.00 |

## Land & Legal

Land

| LN | Code | Use Description | Zoning Assessment | Front | Depth | Category | Land Units | Land Type | Land Value |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 1700 | OFFICE | CO | 0.00 | 0.00 | Common | 22,651.00 | Square Footage | $84,941.00 |

Legal

| LN | Legal Description |
|---|---|
| 1 | 19-66 56-3S-27E .52 |
| 2 | LOVE GROVE MANOR S/D LOT 26 LOVE |
| 3 | LOVE GROVE FARMS |
| 4 | PT LOT 20,LOT 21 RECD |
| 5 | O/R 12964-1974 |

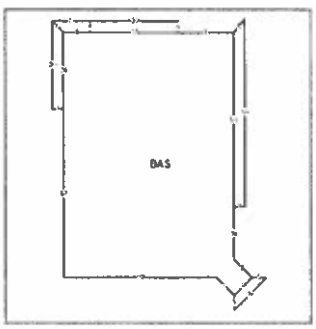
## Buildings

Building 1
Building 1 Site Address
6043 TERRY RD Unit
Jacksonville FL 32216-

| | |
|---|---|
| **Building Type** | 1101 - STORE RETAIL |
| **Year Built** | 1979 |
| **Building Value** | $282,949.00 |

| Type | Gross Area | Heated Area | Effective Area |
|---|---|---|---|
| Base Area | 4868 | 4868 | 4868 |
| Canopy | 120 | 0 | 30 |

| Element | Code | Detail |
|---|---|---|
| Exterior Wall | 20 | 20 Face Brick |
| Roof Struct | 9 | 9 Rigid Fr/Bar J |
| Roofing Cover | 4 | 4 Built Up/T&G |
| Interior Wall | 2 | 2 Wall Board |
| Interior Wall | 5 | 5 Drywall |
| Int Flooring | 7 | 7 Cork/Vnyl Tile |
| Heating Fuel | 4 | 4 Electric |
| Heating Type | 4 | 4 Forced-Ducted |
| Air Cond | 3 | 3 Central |
| Ceiling Wall Finish | 5 | 5 S Ceil Wall Fin |



| | | | |
|---|---|---|---|
| Canopy | 112 | 0 | 28 |
| Unfinished Storage | 44 | 0 | 18 |
| Canopy | 42 | 0 | 10 |
| Canopy | 246 | 0 | 62 |
| Total | 5432 | 4868 | 5016 |

| | | |
|---|---|---|
| Comm Htg & AC | 1 | 1 Not Zoned |
| Comm Frame | 3 | 3 C-Masonry |

| Element | Code | Detail |
|---|---|---|
| Stories | 1.000 | |
| Restrooms | 5.000 | |
| Baths | 19.000 | |
| Rooms / Units | 6.000 | |
| Avg Story Height | 10.000 | |

## 2025 Notice of Proposed Property Taxes Notice (TRIM Notice)

| Taxing District | Assessed Value | Exemptions | Taxable Value | Last Year | Proposed | Rolled-back |
|---|---|---|---|---|---|---|
| County | $573,640.00 | $0.00 | $573,640.00 | $5,901.66 | $6,491.83 | $6,230.53 |
| Public Schools: By State Law | $659,000.00 | $0.00 | $659,000.00 | $1,959.40 | $2,039.61 | $1,973.51 |
| By Local Board | $659,000.00 | $0.00 | $659,000.00 | $1,424.56 | $1,481.43 | $1,414.08 |
| School Board Voted | $659,000.00 | $0.00 | $659,000.00 | $633.70 | $659.00 | $659.00 |
| FL Inland Navigation Dist. | $573,640.00 | $0.00 | $573,640.00 | $15.02 | $16.52 | $15.49 |
| Water Mgmt Dist. SJRWMD | $573,640.00 | $0.00 | $573,640.00 | $93.50 | $102.85 | $97.69 |
| | | | Totals | $10,027.84 | $10,791.24 | $10,390.30 |

| Description | Just Value | Assessed Value | Exemptions | Taxable Value |
|---|---|---|---|---|
| Last Year | $633,700.00 | $521,491.00 | $0.00 | $521,491.00 |
| Current Year | $659,000.00 | $573,640.00 | $0.00 | $573,640.00 |

## 2025 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.

**2024**

**2023**

**2022**

**2021**

**2020**

**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**

ontact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record

19-66 56-3S-27E .52
LOVE GROVE MANOR S/D LOT 26 LOVE
LOVE GROVE FARMS
PT LOT 20,LOT 21 RECD

SENSATIONAL KIDS LEARNING ACADEMY INC
4420 STEAMBOAT SPRINGS DR E
JACKSONVILLE, FL 32210-1406

**2024**

R-138632-0000



PRINTED 10/08/2024
BY: pao

Map Id: 7504 316001.01 1.00 1.00 1.00 CENSUS TRACT 160.01

## BUILDING CHARACTERISTICS

| CATEGORY | TYPE | % | PTS |
|---|---|---|---|
| Exterior Wall | 20 FACE BRICK | 100 | 36.00 |
| Roof Struct | 9 RIGID FR/BAR J | 100 | 9.00 |
| Roofing Cover | 4 BUILT UP/T&G | 100 | 3.00 |
| Interior Wall | 2 WALL BOARD | 50 | 10.00 |
| Interior Wall | 5 DRYWALL | 50 | 12.00 |
| Int Flooring | 7 CORK/VNYL TILE | 100 | 13.00 |
| Heating Fuel | 4 ELECTRIC | 100 | 1.00 |
| Heating Type | 4 FORCED-DUCTED | 100 | 4.00 |
| Air Cond | 3 CENTRAL | 100 | 6.00 |
| Ceiling Wall | 5 S CEIL WALL | 100 | 1.00 |
| Comm Htg & AC | 1 NOT ZONED | 100 | 1.00 |
| Comm Frame | 3 C-MASONRY | 100 | 5.00 |

| CATEGORY | UNITS | ADJ |
|---|---|---|
| Stories | 1.00 | 0 |
| Restrooms | 5.00 | 0 |
| Baths | 19.00 | 0 |
| Rooms / Units | 6.00 | 0 |
| Avg Story Height | 10.00 | 0 |

| BASE RATE ADJ | ADJ |
|---|---|
| Quality Adjustment | 1.2000 |
| Mkt/Design Factor | 1.0000 |
| TOTAL ADJUSTED POINTS | 127 |
| DEPRECIATION ADJ | ADJ |

| TYPE | STYLE | CLS | QUA | HX % | NHX % | LOC | % COMP |
|---|---|---|---|---|---|---|---|
| 1101 | 04 | 3 | 04 | 0.00 | 100.00 | 1.00 | 100 |

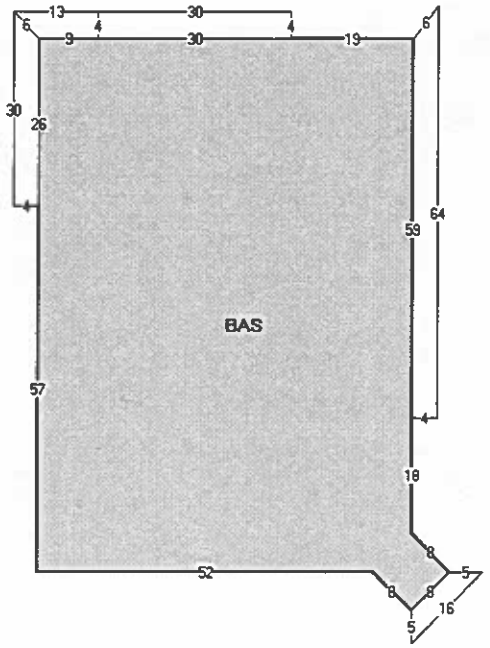
| REPL COST NEW | AYB | EYB | DT | NORM | % GOOD |
|---|---|---|---|---|---|
| 611,551 | 1979 | 1992 | C4 | 50.00 | 50.00% |

| SAR | AREA | B | H | P.of B. | EFF. AREA | DPR VALUE |
|---|---|---|---|---|---|---|
| BAS | 4,868 | | X | 100 | 4,868 | 296,753 |
| CAN | 520 | | | 25 | 130 | 7,926 |
| UST | 44 | | | 40 | 18 | 1,097 |
| | 5,432 | | | 4,868 | 5,016 | $305,776 |

ACREAGE 0.52 PRICE/SF 60.96

1191 Store Retail

** VALUE SUBJECT TO CHANGE **




BUILDING: 1 AKA: FOXXY CHANEL

SITE ADDRESS: 6043 TERRY RD JACKSONVILLE 32216- 1101 STORE RETAIL

Duval County Property Appraisers Office Tax Dist: CS

## VALUE SUMMARY

| | |
|---|---|
| PRIMARY VALUATION METHOD | Income |
| BUILDING VALUE | 305,776 |
| EXTRA FEATURE VALUE | 9,122 |
| TOTAL MARKET LAND VALUE | 84,941 |
| MARKET VALUE OF AG LAND | 0 |
| TOTAL LAND VALUE AG + COMMON | 0 |
| MARKET VALUE | 633,700 |
| ASSESSED VALUE | 521,491 |
| CAP BASE YEAR | 0 |
| TAXABLE VALUE | 521,491 |
| EXEMPTIONS | None |
| TOTAL EXEMPTIONS VALUE | 0 |
| SENIOR EXEMPTION VALUE | 0 |
| SR/HISTORIC TAXABLE VALUE | N/A |

| PERMIT NO. | TP | ST. | DESCRIPTION | EST VALUE | ISSUE DATE |
|---|---|---|---|---|---|
| B18147430 | ALTS | C | COO *FOXXY | 10,000 | 12/31/2018 |
| 34845 | WRKG | | | 1,800 | 08/13/1993 |
| 000009551 | BLDG | | | 5,000 | 11/20/1979 |

## BUILDING DIMENSIONS

BAS:62,5:=W58 S83 E52 D6R6 U6R6 U6L6 N77 $ CAN:43,5:=W30 N4 E30 S4 $ CAN:4,5:=U4L4 S30 E4 N26 $ UST:13,5:=W9 U4L4 E13 S4 $ CAN:62,94:=S5 U11R11 W5 D6L6 $ CAN:62,5:=U5R4 S64 W4 N59 $ .

## BUILDING NOTES

| LN | VOLUME / YEAR | PAGE / CLERK | DATE OF SALE | I N | Q U | V I | R E | SALES PRICE | NOTE AMOUNT | MAC | MAC AMOUNT | GRANTOR | GRANTEE | SALES NOTE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 12964 | 01974 | 12/01/2005 | WD | Q | I | 01 | 685000 | 0 | N | 0 | HALL JERRY W JR & | SENSATIONAL KIDS | 20060505 |
| 2 | 11689 | 01515 | 03/05/2004 | WD | Q | I | 01 | 135000 | 0 | N | 0 | LAKEWOOD CHILDRENS | | 20040916 |
| 3 | 08215 | 02129 | 11/06/1995 | SW | U | I | 11 | 171500 | 0 | N | 0 | PFL LIFE INSURANCE CO | | PURCHASED FROM LIFE |
| 4 | 07123 | 02245 | 01/01/1991 | WD | U | I | 12 | 174000 | 0 | N | 0 | | | |

| LN | OB/XF CODE | DESCRIPTION | BLD | HX % | NHX % | LENGTH | WIDTH | UNITS | GRADE | FACTOR | UNIT PRICE | ADJ UNIT PRICE | ORIG COND | ACTUAL YEAR | EFF YEAR | YEAR ON ROLL | % COND | OB/XF MKT VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | FCLC1 | Fence Chain Link | 1 | 0.00 | 100.00 | 0 | 0 | 436.00 | 3 | 100 | 25.20 | 25.20 | 100 | 1979 | 1979 | | 20 | 2,197 |
| 2 | FCLC1 | Fence Chain Link | 1 | 0.00 | 100.00 | 0 | 0 | 155.00 | 1 | 100 | 25.20 | 18.90 | 100 | 1979 | 1979 | | 20 | 586 |
| 3 | PVAC1 | Paving Asphalt | 1 | 0.00 | 100.00 | 0 | 0 | 5,723.00 | 3 | 100 | 4.20 | 4.83 | 100 | 1979 | 1979 | | 20 | 5,528 |
| 4 | PVCC1 | Paving Concrete | 1 | 0.00 | 100.00 | 0 | 0 | 439.00 | 3 | 100 | 7.70 | 9.24 | 100 | 1979 | 1979 | | 20 | 811 |

| APPRAISAL DATES | DATE | APPRAISED BY |
|---|---|---|
| BUILDING | 09/24/2018 | MKL |
| LAND LINES | 07/20/2018 | TCY |
| VALUE REVIEW | 06/28/2024 | MRJ |
| TRIENNIAL | 06/09/2024 | MJD |
| INCOME | 06/01/2024 | MRJ |

| LT | LN | USE CODE | LAND USE DESCRIPTION | HX % | NHX % | RD | LOC ZONE | FRONT | DEPTH | SIZE FACTOR | UNITS | UNIT TYPE | DT | DPTH FACT | COND FACTOR | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| C | 1 | 1700 | OFFICE | 0.00 | 100.00 | | CO | 0.00 | 0.00 | 100.00 | 22,651.00 | S | 0 | 1.00 | 1.00 | 3.75 | 3.75 | 84,941 |

| LN | DATE | BLD | USER ID | CD | PARCEL NOTES |
|---|---|---|---|---|---|
| | | | | | |

12/21/2005 at 03:37 PM, JIM FULLER CLERK CIRCUIT COURT DUVAL COUNTY RECORDING
$18.50 DEED DOC ST $4795.00

*THIS INSTRUMENT PREPARED BY AND RETURN TO:*
*James F. Caplan*
*Ward, Damon & Posner, P.A.*
*4420 Beacon Circle, Suite 100*
*West Palm Beach, Florida 33407*
*Parcel ID Number:*
*WDP File # 5053-14*

# WARRANTY DEED

**THIS WARRANTY DEED** is made this 1 day of December 2005, by and between **Jerry W. Hall, Jr. and Shannon Amanda Hall**, husband and wife, whose post office address is 6539 Powers Avenue, Jacksonville, Florida 32217, Grantor; and **Sensational Kids Learning Academy Inc.,** a Florida corporation, whose post office address is 4420 Steamboat Springs Drive East, Jacksonville, Florida 32210, Grantee.

**WITNESSETH:** That the said Grantor, for and in consideration of Ten Dollars ($10.00), in hand paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee, his/her/their heirs and assigns forever, the following-described land, situate, lying and being in the County of DUVAL, State of FLORIDA, to-wit:

**Part of Lots 20 and 21, of LOVE GROVE MANOR, according to the plat thereof, recorded in Map Book 19, Page 66, of the Public Records of Duval County, Florida, more particularly described as follows:**

**Begin at the Southeast corner of said Lot 21; thence North 87 degrees 57 minutes 30 seconds West, 100.0 feet along the Northerly line of Terry Road; thence North 2 degrees 19 minutes 30 seconds East, 225.11 feet; thence South 87 degrees 57 minutes 30 seconds East, 100 feet along the Northerly line of said Lots 20 and 21 to the Northeast corner of said Lot 21; thence South 2 degrees 19 minutes 30 seconds West, 225.11 feet along the Easterly line of said Lot 21 to the Point of Beginning.**

Subject To:

1. Taxes for the year 2005 and subsequent years;

2. Covenants, conditions, limitations and easements of record; and

3. Governmental and zoning restrictions.

**AND** the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set his/her hand and seal the day and year first above written.

Signed, sealed and delivered in presence of us:

Witnesses:

Sign: _____

Print Name: _____

Sign: _____

Print Name: _____

Sign: _____

Print Name: _____

Sign: _____

Print Name: _____

_____
Jerry W. Hall, Jr.

_____
Shannon Amanda Hall

**STATE OF FLORIDA**
**COUNTY OF DUVAL**

The foregoing instrument was acknowledged and upon oath, sworn to before me this 1st day of December, 2005, by Jerry W. Hall, Jr. and Shannon Amanda Hall Salio, who

_____ is/are personally known to me OR
✓ produced drivers license as identification.

YESENIA C. SARRIA
Commission # DD0171288
Expires 12/11/2006
Bonded through
Florida Notary Assn., Inc.
(800-432-4254)

_____
Notary Public
Printed Name: Yesenia Sarria
My Commission Expires: 12/11/06

**State of Florida**
**Department of Children and Families**

**Ron DeSantis**
*Governor*

**Taylor Hatch**
*Secretary*

08/26/2025

Zoning Administrator
Planning and Development
214 North Hogan Street
Jacksonville, FL 32202

**Re: Jewels Christian Academy Inc.**
**6043 Terry Rd**
**Jacksonville, FL 32216**

Dear Administrator:

Ashley Whaley is seeking a zoning approval to operate a child care facility located at **6043 Terry Road, Jacksonville, FL 32216.**

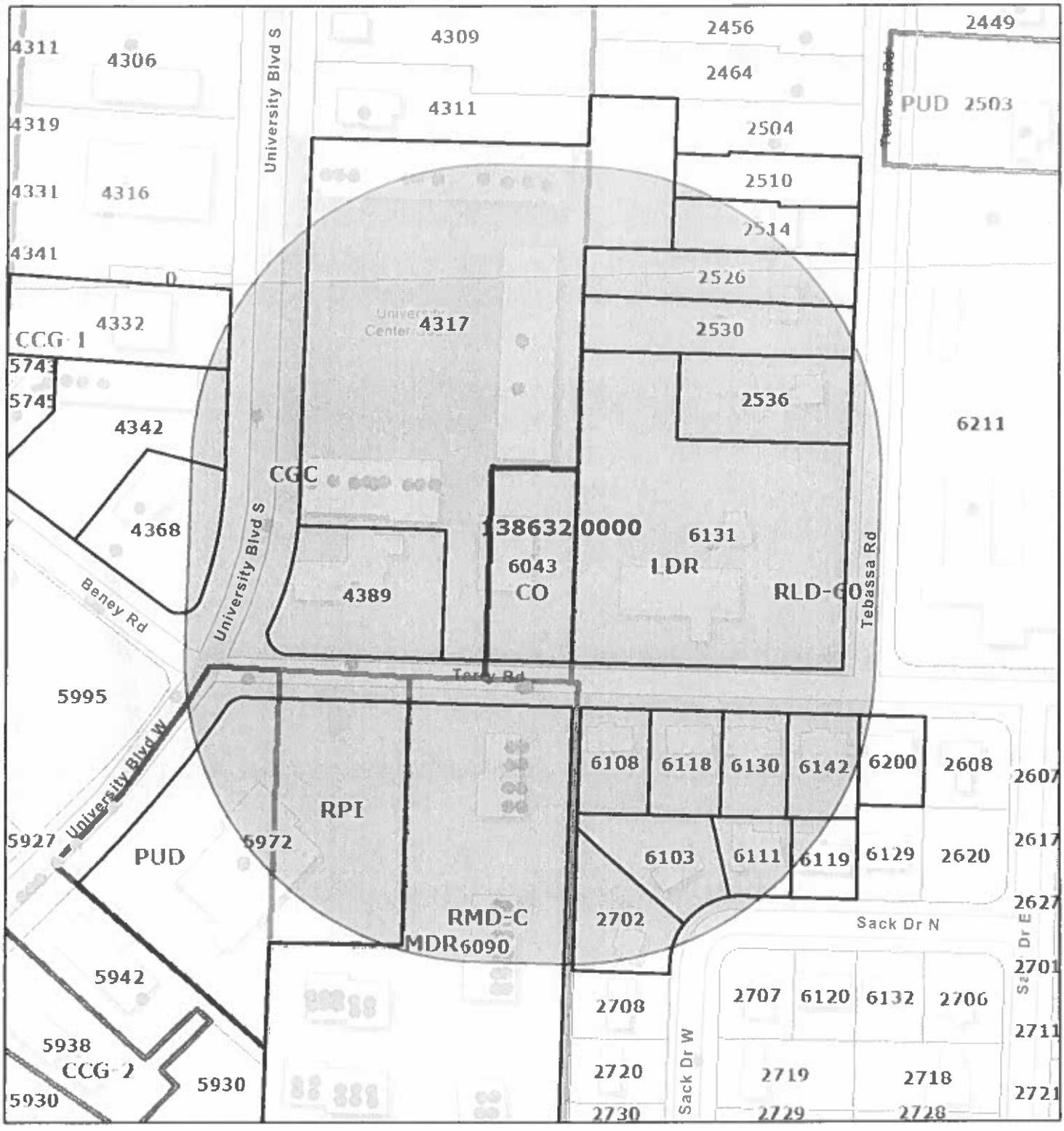
The licensing specialist supervisor has reviewed the plans submitted by the applicant and determined the facility can mee the Department's requirements for **106** children. The licensed capacity issued by this office is contingent upon the Health and Fire Department's approval of the above noted child capacity.

In order to meet requirements, if operating at capacity, this facility would require a minimum of **7** staff,

Sincerely,
*Andrew Warnock*
Licensing Specialist Supervisor
**Phone: 904.485.9493**
**Fax: 904.723.5315**

6043 Terry Road

# Land Development Review




September 10, 2025

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Parcels

Address Points

Land Use

Panel Index

Zoning

Esri Community Maps Contributors, City of Jacksonville, Nassau County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

| | A | B | C | D | E | F | G | H | I |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 138178 0030 | ALLEN THOMAS M | | 6108 TERRY RD | | | JACKSONVILLE | FL | 32216-5024 |
| 2 | 138625 0000 | BBK INVESTMENT LLC | | 12001 ABESS BLVD APT 5109 | | | JACKSONVILLE | FL | 32225 |
| 3 | 138616 0140 | BISMUTH PROPCO SERIES LLC | | C/O BROOKFIELD PROPERTIES | 250 VESEY ST, 15TH FLOOR | | NEW YORK | NY | 10281 |
| 4 | 138211 0000 | CARBONELL RICHARD A | | 2702 SACK DR W | | | JACKSONVILLE | FL | 32216-5018 |
| 5 | 152778 0000 | CVS 6801 FL LLC | | C/O CVS | PO BOX 1610 | | COCKEYSVILLE | MD | 21030 |
| 6 | 138212 0000 | DABANG HKARAW | | 6103 N SACK DR | | | JACKSONVILLE | FL | 32216 |
| 7 | 138214 0000 | DEJESUS LAURA I | | 6119 SACK DR N | | | JACKSONVILLE | FL | 32216 |
| 8 | 138213 0000 | DINH NGOC THANH THI | | 6111 SACK DR N | | | JACKSONVILLE | FL | 32216-2110 |
| 9 | 138592 0005 | GLAD TIDINGS OF JACKSONVILLE INC | | 6131 TERRY RD | | | JACKSONVILLE | FL | 32216-5023 |
| 10 | 138178 0010 | GONZALEZ ANGEL MARTINEZ | | 5324 ROBERT SOCTT DR N | | | JACKSONVILLE | FL | 32207 |
| 11 | 137113 0000 | JANSU ADAMS INC | | C/O ERIN TOBIN CPA | 321 BILLERICA RD | | CHELMSFORD | MA | 01824 |
| 12 | 138631 0000 | KULAKSIZ ATALAY ET AL | | 1728 TALL TREE DR E | | | JACKSONVILLE | FL | 32246 |
| 13 | RE | LNAME | LNAME2 | MAIL_ADDR1 | MAIL_ADDR2 | MAIL_ADD | MAIL_CITY | MAIL | MAIL_ZIP |
| 14 | 138178 0000 | MARTINES ANGEL | | 6130 TERRY RD | | | JACKSONVILLE | FL | 32216 |
| 15 | 138178 0020 | MITCHELL JEANETTE ET AL | | 6118 TERRY RD | | | JACKSONVILLE | FL | 32216-5024 |
| 16 | 138592 0025 | MYERS CHRISTOPHER | | 2536 TEBASSA RD | | | JACKSONVILLE | FL | 32216 |
| 17 | 138616 0130 | RASIDOVIC DELDINA | | 2526 TEBASSA RD | | | JACKSONVILLE | FL | 32216 |
| 18 | 138218 0000 | SAHSAH SULEIMAN | | 6200 TERRY RD | | | JACKSONVILLE | FL | 32216 |
| 19 | | SAN SOUCI NEIGHBORHOOD | MARK OWENS | 6240 BENNETT RD | | | JACKSONVILLE | FL | 32216 |
| 20 | 138632 0000 | SENSATIONAL KIDS LEARNING ACADEMY INC | | 4420 STEAMBOAT SPRINGS DR E | | | JACKSONVILLE | FL | 32210-1406 |
| 21 | 138616 0050 | SHEEPCO HOLDINGS LLC | | 3655 HENDRICKS AVE | | | JACKSONVILLE | FL | 32207-5360 |
| 22 | 138616 0060 | SMITH WINSTON ASHBOURNE | | 2514 TEBASSA RD | | | JACKSONVILLE | FL | 32216 |
| 23 | 138550 0125 | SM-SUMMER GLEN LLC | | 9027 TOWN CENTER PKWY | | | LAKEWOOD RANCH | FL | 34202 |
| 24 | | SOUTHEAST CPAC | JOANNE PARKER GRIFFIN | 4222 LALOSA DR | | | JACKSONVILLE | FL | 32217 |

$22 \times 7 = 154$ Notice

$+ 1173$ Fee

$\$1,327$. Total

Jim Overton
Duval County
Date/Time: 09/10/2025 02:38PM
Drawer: P01
Clerk: GJA
Transaction: 7810216

| Item | Paid |
|---|---|
| CR Processing: | $1,327.00 |
| CR789893 | |
| SENSATIONAL KIDS LEARNING ACADEMY / JEWEL'S CHRISTIAN ACADEMY 6043 TERRY RD JACKSONVILLE, FL 32216 | |
| Total: | $1,327.00 |
| Receipt: 395-26-00759430 | |
| Total Tendered: | $1,327.00 |
| Credit or Debit Card: | $1,327.00 |
| Visa CC#XXXX-1550 | |
| Confirmation number: A1009514200 | |
| AID: A0000000031010 | |
| TDS: emv | |
| Application Label: VISA CREDIT | |
| Auth Code: 016465 | |
| Balance: | $0.00 |
| Convenience Fee: | $33.18 |
| Total Charged: | $1,360.18 |
| Paid By: SENSATIONAL KIDS LEARNING ACAD | |

## al County, City Of Jacksonville
## Jim Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

# General Collection Receipt

Date: 9/10/2025
Email: CRule@coj.net

SATIONAL KIDS LEARNING ACADEMY / JEWEL'S CHRISTIAN ACADEMY
43 TERRY RD JACKSONVILLE, FL 32216
APPLICATION FOR ZONING EXCEPTIOIN

| Activity | Interfund | Future | Debit Amount | Credit Amount |
|---|---|---|---|---|
| 000000 | 00000 | 0000000 | 1327.00 | 0.00 |
| 000000 | 00000 | 0000000 | 0.00 | 1327.00 |

**Total Due: $1,327.00**

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

Account No: CR789893
**REZONING/VARIANCE/EXCEPTION**

Date: 9/10/2025

**Name**: SENSATIONAL KIDS LEARNING ACADEMY / JEWEL'S CHRISTIAN ACADEMY
**Address**: 6043 TERRY RD JACKSONVILLE, FL 32216
**Description**: APPLICATION FOR ZONING EXCEPTIOIN

**Total Due: $1,327.00**

# E-25-46

# REPORT OF THE PLANNING DEPARTMENT

## APPLICATION FOR ZONING EXCEPTION E-25-46

## OCTOBER 9, 2025

| | |
|---|---|
| ***Location:*** | 4237 Salisbury Rd Bldg. #4<br>Between Corporate Center Parkway and Old Salisbury Road |
| ***Real Estate Number:*** | 152866-0400, 152866-0205 |
| ***Zoning Exception Sought:*** | Churches meeting the performance standards and development criteria set forth in part 4. |
| ***Current Zoning District:*** | Industrial Business Park (IBP) |
| ***Current Land Use Category:*** | Business Park (BP) |
| ***Planning District:*** | Southeast-District 3 |
| ***Council District:*** | District 4 |
| ***Applicant:*** | Kevin Candlish<br>7825 Baymeadows Way, STE 126A<br>Jacksonville, FL 32256 |
| ***Owner:*** | POKY Management, LLC<br>7825 Baymeadows Way, STE 126A<br>Jacksonville, FL 32256 |
| ***Staff Recommendation:*** | **APPROVE** |

## GENERAL INFORMATION

Application for Exception **E-25-46** seeks to permit a church use in the Industrial Business Park (IBP) zoning district. The subject property is approximately 6.61± acres part of the Salisbury Road Land Condominium Association and developed with four two-story office condominium buildings. The applicant proposes to occupy 3,658 square feet of the first-floor unit within Building #4 for ministry offices and worship services. The submitted materials indicate related programs including an afterschool program for at-risk youth, a food pantry on Saturdays, and community functions such as weddings, funerals, baptisms, and conferences. Church services are planned for Sundays and weekday evenings, primarily outside of standard office hours.

## DEFINITION OF ZONING EXCEPTION

According to Section 656.1601 of the Zoning Code, *exception* means a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to number, area, location or relation to the neighborhood, could promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such uses may be permissible in the zoning district as exceptions if specific provision for the exception is made in the Zoning Code and the uses are found by the Commission to be in conformity with the standards and criteria for granting the same contained in Section 656.131(c) thereof.

## STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.131(c) of the Zoning Code, the Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

***(i) Will the proposed use be consistent with the Comprehensive Plan?***

The 6.61-acre site is located at the address of 4237 Salisbury Road, about 0.3 miles north of the interchange between I-95 Expressway North (SR 9) and J Turner Butler Boulevard (SR 202). According to the City's Functional Highway Classifications Map, Salisbury Road is a local roadway, I-95 Expressway North is a FDOT Interstate, and J Turner Butler Boulevard is a FDOT Expressway. The site is also located within the Urban Priority Area, in Council District 4 and Planning District 3 (Southeast). The site also abuts the Urban Area to the north, Council District 5 to the southwest, and Council District 11 to the southeast.

Business Park (BP) is a category primarily intended to accommodate business offices and low intensity light industrial uses. Uses, with the exception of ancillary and accessory outside storage uses, shall be conducted within an enclosed building. Business offices should comprise the majority of the land area, while service, major institutional and light industrial uses constitute the remaining land area. Limited commercial retail and service establishments, hotels, and motels may also be permitted. Residential uses are also permitted in appropriate locations as identified under the Development Area Uses and densities. BP in the Urban Priority Area is intended to provide compact medium to high intensity office development. Development which includes medium to high density residential uses is preferred for sites located outside of areas identified as Industrial Sanctuary.

All public facilities and non-residential uses permitted in commercial and residential land use categories are allowed as secondary use in the BP land use category. Therefore, the proposed zoning exception to allow for a church is consistent with the BP land use category description provided in the 2045 Comprehensive Plan.

**Future Land Use Element (FLUE):**

**Objective 1.1** Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

**Policy 1.1.22** 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 1.2.8** Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

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

**Objective 3.2** Promote and sustain the viability of existing and emerging commercial and industrial areas to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas

**Policy 3.2.2** The City shall encourage, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

**Industrial Situational Compatibility Overlay**

The subject property is in an area identified on the Industrial Preservation Map as an Industrial Situational Compatibility Zone. Industrial Situational Compatibility Zones are areas identified on the Industrial Preservation Map as areas that are strategically located to provide access to rail facilities or trucking routes; serve ports; or serve airport multi-modal requirements. Industrial uses are crucial to the long-term economic well-being of the City and these areas are presumed to be appropriate for land use map amendments to industrial categories, subject to FLUE Objective 3.2 and supporting policies as well as other applicable objectives and policies.

***(ii) Will the proposed use be compatible with the existing contiguous uses or zoning and compatible with the general character of the area, considering population density, design, scale and orientation of structures to the area, property values, and existing similar uses or zoning?***

Yes. The proposed church and ministry use is compatible with the existing surrounding office and business park uses in the Southpoint area. It will be located within an existing

office condominium building (Building #4 at 4237 Salisbury Rd), maintaining the same scale, design, and orientation as the surrounding development .Services are expected to occur primarily during evenings and weekends, which will reduce overlap with typical office operations and minimize impacts on traffic or property values, while remaining consistent with the overall character of the Southpoint area .

Nevertheless, the surrounding land use categories and zoning districts are as follows:

| Adjacent Property | Land Use Category (Generalized) | Zoning District | Current Use (Generalized) |
|---|---|---|---|
| **North** | Commercial/Office Park | IBP, PUD | Office/Commercial |
| **South** | Commercial/Office Park | IBP, CCG-1 | Office/Commercial |
| **East** | Commercial/Office Park | IBP | Office/Commercial |
| **West** | Commercial/Office Park | RHD-B, PUD | Office/Residential |

***(iii) Will the proposed use have an environmental impact inconsistent with the health, safety, and welfare of the community?***

No. The proposed use will not have an environmental impact inconsistent with the health, safety, or welfare of the community. All activities will take place within an existing office condominium building, with no new construction, site disturbance, or operations expected to affect air, water, or surrounding natural resources.

***(iv) Will the proposed use have a detrimental effect on vehicular or pedestrian traffic, or parking condition? Will the proposed use result in the creation or generation of traffic inconsistent with the health, safety and welfare of the community?***

The proposed use will not have a detrimental effect on vehicular or pedestrian traffic, or parking conditions. Church services are scheduled primarily on Sundays and weekday evenings, outside of peak office park business hours, which minimizes overlap with existing traffic demand. Attendance levels are modest, and parking can be accommodated within the existing condominium complex. As such, the proposed use will not generate traffic inconsistent with the health, safety, or welfare of the community.

***(v) Will the proposed use have a detrimental effect on the future development of contiguous properties or the general area?***

No. The proposed use will not have a detrimental effect on the future development of contiguous properties or the general area. It is located within an existing office condominium building and will not alter the design, scale, or orientation of surrounding development. The proposed church use is modest in size, occurs primarily during off-peak hours, and does not introduce impacts that would restrict or discourage future office or business park development in the Southpoint area.

***(vi) Will the proposed use result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, dust or physical activities, taking into account existing uses or zoning in the vicinity?***

No. The proposed use will not result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, dust, or physical activities. All church services and ministry programs will be conducted indoors within the existing office condominium building, and operations are comparable in scale and intensity to surrounding office and business park uses.

***(vii) Will the proposed use overburden existing public services and facilities?***

No. The proposed use will not overburden existing public services and facilities. The site is already served by City water, sewer, and utilities, and the anticipated attendance and activities can be supported without requiring additional infrastructure or public resources.

***(viii) Will the site be sufficiently accessible to permit entry onto the property for fire, police, rescue and other services?***

Yes. The site will be sufficiently accessible for fire, police, rescue, and other emergency services. It is located within an established office condominium complex with paved drive aisles, designated parking areas, and direct frontage on Salisbury Road, ensuring safe and reliable access for all necessary services.

***(ix) Will the proposed use be consistent with the definition of a zoning exception and meet the standards and criteria of the zoning classification in which such use is proposed to be located?***

Yes. The proposed use will be consistent with the definition of a zoning exception, as a church is not permitted by right in the IBP zoning district but may be considered appropriate when reviewed under the standards of the Zoning Code. The application has been evaluated against the criteria in Section 656.131 and the performance standards in Part 4, and with compliance to these requirements, the use can be found consistent with the zoning classification and overall intent of the Code.

## SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **September 25, 2025**, the Planning Department staff observed that the required Notice of Public Hearing signs **were** posted.

## RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Zoning Exception **E-25-46** be **APPROVED**.

**Aerial View**

*Source: JaxGIS Maps*

**Aerial View of Office Complex and Building #4**

*Source: JaxGIS Maps (January 2025)*

**View of subject property from Salisbury Road**

*Source: Planning Department*

**View of Property to the West (4130 SALISBURY RD)**

*Source: GoogleMaps*

*Planning Department*

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

**M E M O R A N D U M**

**TO:** Regnissha Martin
Current Planning Division

**FROM:** Sophie Fogg
Community Planning Division

**RE:** E-25-46

**DATE:** September 29, 2025

---

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

**Description of Proposed Zoning Exception Application**

| | |
|---|---|
| Current Land Use | Business Park (BP) |
| LU Companion Application | N/A |
| Current Zoning | Industrial Business Park (IBP) |
| Proposed Zoning | Exception |
| Land Development Area | Urban Priority Area |
| Acres | 6.61 acres |

**Comprehensive Land Use Policy Analysis**

**Is the proposed zoning application for exception consistent with the functional land use category identified in the 2045 Comprehensive Plan?**

**YES** [X] **NO** [ ]

**ZONING REQUEST:**
Zoning exception for a church in the Industrial Business Park (IBP) zoning district.

**LAND USE CATEGORY CONSISTENCY REVIEW:**

The 6.61-acre site is located at the address of 4237 Salisbury Road, about 0.3 miles north of the interchange between I-95 Expressway North (SR 9) and J Turner Butler Boulevard (SR 202). According to the City's Functional Highway Classifications Map, Salisbury Road is a local roadway, I-95 Expressway North is a FDOT Interstate, and J Turner Butler Boulevard is a FDOT Expressway. The site is also located within the Urban Priority Area, in Council District 4 and Planning District 3 (Southeast). The site also abuts the Urban Area to the north, Council District 5 to the southwest, and Council District 11 to the southeast.

Business Park (BP) is a category primarily intended to accommodate business offices and low intensity light industrial uses. Uses, with the exception of ancillary and accessory outside storage uses, shall be conducted within an enclosed building. Business offices should comprise the majority of the land area, while service, major institutional and light industrial uses constitute the remaining land area. Limited commercial retail and service establishments, hotels, and motels may also be permitted. Residential uses are also permitted in appropriate locations as identified under the Development Area Uses and densities. BP in the Urban Priority Area is intended to provide compact medium to high intensity office development. Development which includes medium to high density residential uses is preferred for sites located outside of areas identified as Industrial Sanctuary.

All public facilities and non-residential uses permitted in commercial and residential land use categories are allowed as a secondary use in the BP land use category. Therefore, the proposed zoning exception to allow for a church is consistent with the BP land use category description provided in the 2045 Comprehensive Plan.

**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 2045 Comprehensive Plan. This analysis should be included within the staff report for the zoning application.**

**Future Land Use Element (FLUE):**

Objective 1.1 — Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Policy 1.1.22 — 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 1.2.8 — Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance the following provisions:

1. Single family/non-residential (estimated flows of 600 gpd or less) where 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. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.

3. Subdivision (non-residential and residential) where:
    a. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.

    b. Each lot is a minimum of ½ acre unsubmerged property.

    c. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections the JEA Collection Systems available within a five (5) year period.

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

Objective 3.2 — Promote and sustain the viability of existing and emerging commercial and industrial areas to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

Policy 3.2.1 — The City shall encourage development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

Policy 3.2.2 — The City shall encourage, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

**Property Rights Element (PRE)**

Goal 1 — The City will recognize, and respect judicially acknowledged and constitutionally protected private property rights in accordance with the Community Planning Act established in Chapter 163, Florida Statues.

Objective 1.1 — Local decision making shall be implemented and applied with sensitivity for private property rights and shall not be unduly restrictive.

Policy 1.1.1 — The City will ensure that private property rights are considered in local decision making.

Policy 1.1.2 — The following rights shall be considered in local decision making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

**The proposed zoning application has been identified as being related to the following issues identified in the 2045 Comprehensive Plan. Based on this relationship, the zoning 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 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 1.2.2 The City shall continue to review new development for the potential of archeologically significant sites. The City shall utilize the most current version of the Archeological Sensitivity Predictive Model to identify areas of high probability for artifact concentrations.

Policy 1.2.5 The Planning and Development Department shall maintain and update for planning and permitting purposes, a series of GIS data layers and maps depicting recorded archaeological sites, historic districts and local landmarks.

**Airport Environmental Zone**
The site is located within the 300-foot Height and Hazard Zone for the Jacksonville Naval Air Station (NAS JAX). Zoning will limit development to a maximum height of 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 2.6 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 in accordance with the requirements of Section 163.3177, F.S.

Policy 2.6.16 Airport Height and Hazard zones (HH) exist around all military and civilian airports within the city limits of Jacksonville. The horizontal limits of the zones and limitations on heights of obstructions within these zones are defined for each military airport in Naval Facilities

Engineering Command (NAVFAC) P-80.3 01/82, on file with the Planning and Development Department, and for each civilian airport in Title 14, Code of Federal Regulations (CFR), Part 77 guidelines, on file with the Planning and Development Department. In order to assure that Title 14, CFR, Part 77 guidelines and NAVFAC P-80.3 01/82 guidelines are not exceeded and that no structure or obstruction is permitted that would raise a minimal obstruction clearance altitude, a minimum vectoring descent altitude or a decision height, all cell towers and any structure or obstruction that would extend into an Airport (HH) requires, in writing, comment from the U.S. Navy. Although written documentation from the U.S. Navy for military HH and from the FAA or JAA for civilian HH is not required for proposed structure heights below the listed height, United States Code (USC) Title 14, CFR Part 77 still applies.

**Industrial Situational Compatibility Overlay**

The subject property is in an area identified on the Industrial Preservation Map as an Industrial Situational Compatibility Zone. Industrial Situational Compatibility Zones are areas identified on the Industrial Preservation Map as areas that are strategically located to provide access to rail facilities or trucking routes; serve ports; or serve airport multi-modal requirements. Industrial uses are crucial to the long-term economic well-being of the City and these areas are presumed to be appropriate for land use map amendments to industrial categories, subject to FLUE Objective 3.2 and supporting policies as well as other applicable objectives and policies.

Future Land Use Element

Policy 3.2.18 The City shall prohibit expansion or new development of non-industrially designated land uses in industrially designated areas unless the use is determined to be an accessory and complementary use to the industrial area, unless otherwise provided for herein. The Land Development Regulations include standards and/or criteria for location and intensity of these types of non-industrial uses.

Policy 3.2.22 The area shown on the Industrial Preservation Map as “Industrial Sanctuary” or “Areas of Situational Compatibility” are presumed to be appropriate for land use map amendments to industrial categories, subject to a case-by-case review of consistency with State and regional plans and the Comprehensive Plan.

Policy 3.2.24 Where there is not an adopted neighborhood plan and/or study recommending the contrary, within the “Area of Situational Compatibility”, as shown on the Industrial Preservation Map, lands designated Heavy Industrial, Light Industrial or Water Dependent/Water Related on the Future Land Use Map that are strategically located to provide access to rail facilities or trucking routes; serve ports; or serve airport multi-modal requirements, shall not be converted to a non-industrial land use category unless the applicant demonstrates to the satisfaction of the City that the site cannot be reasonably used for any of industrial uses. Reasonable demonstration for suitability of industrial uses may include but is not limited to the following: access to arterial road network, access to rail, proximity to existing residential, industrial vacancy rates in the vicinity, size of parcel and potential for redevelopment. Conversion of these lands shall only be permitted for development that supports and is compatible with nearby industrial uses.

# Application For Zoning Exception

## Planning and Development Department Info

**Application #** E-25-46 **Staff Sign-Off/Date** RM / 09/17/2025
**Filing Date** 08/27/2025 **Number of Signs to Post** 2
**Current Land Use Category** BP
**Exception Sought** CHURCHES MEETING THE PERFORMANCE STANDARDS AND DEVELOPMENT CRITERIA SET FORTH IN PART 4.
**Applicable Section of Ordinance Code** SEC. 656.131 , SEC. 656.401(2)(I)
**Notice of Violation(s)** N/A
**Hearing Date** 10/09/2025
**Neighborhood Association** SOUTHPOINT NEIGHBORHOOD
**Overlay** N/A

## Application Info

| | | | |
|---|---|---|---|
| **Tracking #** | 6489 | **Application Status** | PAID |
| **Date Started** | 08/26/2025 | **Date Submitted** | 08/28/2025 |

## General Information On Applicant

**Last Name** CANDLISH
**First Name** KEVIN
**Middle Name**
**Company Name** SVR ASSET GROUP
**Mailing Address** 7825 BAYMEADOWS WAY, STE 126A
**City** JACKSONVILLE
**State** FL
**Zip Code** 32256
**Phone** 9047331000
**Fax**
**Email** KEVIN@SVRPM.COM

## General Information On Owner(s)

**Last Name** VO
**First Name** AMY
**Middle Name**
**Company/Trust Name** POKY MANAGEMENT, LLC
**Mailing Address** 7825 BAYMEADOWS WAY, SUITE 126A
**City** JACKSONVILLE
**State** FL
**Zip Code** 32256
**Phone** 9047331000
**Fax**
**Email** AMY@VOLAW.US

## Property Information

**Previous Zoning Application Filed?** ☐
**If Yes, State Application No(s)**

| Map | RE# | Council District | Planning District | Current Zoning District(s) |
|---|---|---|---|---|
| Map | 152866 0400 | 4 | 3 | IBP |
| Map | 152866 0205 | 4 | 3 | IBP |

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

**Total Land Area (Nearest 1/100th of an Acre)** 6.61

**Current Property Use**
2 STORY OFFICE BUILDING. 1 OF 4 BUILDINGS PART OF A OFFICE CONDO ASSOCIATION.

**Exception Sought**
CHURCHES MEETING THE PERFORMANCE STANDARDS AND DEVELOPMENT CRITERIA SET FORTH IN PART 4.

**In Whose Name Will The Exception Be Granted**
THE CURRENT BUILDING OWNER. POKY MANAGEMENT, LLC

## Location Of Property

**General Location**
THE SOUTHPOINT AREA. BLDG #4 IS THE 2ND BLDG ON THE LEFT AS YOU PULL IN OFF S

| House # | Street Name, Type and Direction | Zip Code |
|---|---|---|
| 4237 | SALISBURY RD | 32216 |

**Between Streets**
CORPORATE CENTER PKWY **and** OLD SALISBURY ROAD

**Utility Services Provider**
(●) City Water/City Sewer ( ) Well/Septic ( ) City Water/Septic ( ) City Sewer/Well

## Required Attachments

The following items must be attached to the application.

- [x] Survey
- [x] Site Plan
- [ ] Property Ownership Affidavit (Exhibit A)
- [ ] Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- [x] Legal Description - may be written as either lot and block, or metes and bounds (Exhibit 1)
- [x] Proof Of Property Ownership - may be print-out of property appraiser record card if individual owner, https://paopropertysearch.coj.net/Basic/Search.aspx, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, https://search.sunbiz.org/Inquiry/CorporationSearch/ByName

## Supplemental Information

- [ ] Letter From DCFS, Department of Children and Family Services - day care uses only
- [ ] Advisory Opinion Letter From EQD, Environmental Quality Division

## Criteria

Section 656.101(i), Ordinance Code, defines an exception as "a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to the number, area, location or relation to the neighborhood, could promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare."

Section 656.131(c), Ordinance Code, provides that, with respect to action upon Applications for Zoning Exceptions, the Planning Commission may grant the exception if it finds from a preponderance of the evidence of record presented at the public hearing that the proposed use meets, to the extent applicable, the following standards and criteria:

(i) Will be consistent with the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto.

THE PROPOSED CHURCH AND MINISTRY USE WILL BE CONSISTENT WITH THE COMPREHENSIVE PLAN. IT WILL OPERATE WITHIN AN EXISTING OFFICE CONDOMINIUM BUILDING, REQUIRING NO NEW INFRASTRUCTURE OR EXPANSION OF PUBLIC SERVICES.

HOURS OF OPERATION ARE PRIMARILY EVENINGS AND WEEKENDS, WHICH REDUCES CONFLICTS WITH NEARBY OFFICE AND BUSINESS USES, AND THE COMMUNITY-SERVING PROGRAMS ALIGN WITH THE PLAN'S GOALS OF SUPPORTING PUBLIC HEALTH, SAFETY, AND WELFARE.

(ii) Will be compatible with the existing contiguous uses or zoning and compatible with the general character of the area considering population, density, design, scale, and orientation of the structures to the area, property values and existing similar uses.

THE PROPOSED CHURCH USE WILL BE COMPATIBLE WITH THE EXISTING SURROUNDING OFFICE AND BUSINESS PARK USES. IT WILL BE LOCATED WITHIN AN EXISTING OFFICE CONDOMINIUM BUILDING, MAINTAINING THE SAME SCALE, DESIGN, AND ORIENTATION AS THE SURROUNDING DEVELOPMENT. SERVICES ARE EXPECTED TO OCCUR PRIMARILY DURING EVENINGS AND WEEKENDS, REDUCING OVERLAP WITH TYPICAL OFFICE OPERATIONS AND MINIMIZING IMPACTS ON TRAFFIC OR PROPERTY VALUES, WHILE REMAINING CONSISTENT WITH THE OVERALL CHARACTER OF THE SOUTHPOINT AREA.

(iii) Will not have an environmental impact inconsistent with the health, safety and welfare of the community.

THE PROPOSED USE WILL NOT HAVE AN ENVIRONMENTAL IMPACT INCONSISTENT WITH THE HEALTH, SAFETY, OR WELFARE OF THE COMMUNITY. ACTIVITIES WILL TAKE PLACE ENTIRELY WITHIN AN EXISTING OFFICE BUILDING, WITH NO NEW CONSTRUCTION OR SITE DISTURBANCE, AND NO IMPACTS EXPECTED TO AIR, WATER, OR SURROUNDING NATURAL RESOURCES.

(iv) Will not have a detrimental effect on vehicular or pedestrian traffic or parking conditions, and will not result in the generation or creation of traffic inconsistent with health, safety and welfare of the community.
THE PROPOSED CHURCH USE WILL NOT HAVE A DETRIMENTAL EFFECT ON VEHICULAR OR PEDESTRIAN TRAFFIC OR PARKING CONDITIONS. SERVICES ARE PLANNED MAINLY DURING EVENINGS AND WEEKENDS, OUTSIDE OF PEAK OFFICE HOURS, WHICH WILL LIMIT OVERLAP WITH EXISTING TRAFFIC DEMAND. NO ADDITIONAL PARKING OR TRAFFIC IMPACTS ARE ANTICIPATED BEYOND WHAT THE OFFICE CONDOMINIUM COMPLEX ALREADY ACCOMMODATES.

(v) Will not have a detrimental effect on the future development of contiguous properties or the general area, according to the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto.
THE PROPOSED CHURCH USE WILL NOT HAVE A DETRIMENTAL EFFECT ON VEHICULAR OR PEDESTRIAN TRAFFIC OR PARKING CONDITIONS. SERVICES ARE PLANNED MAINLY DURING EVENINGS AND WEEKENDS, OUTSIDE OF PEAK OFFICE HOURS, WHICH WILL LIMIT OVERLAP WITH EXISTING TRAFFIC DEMAND. NO ADDITIONAL PARKING OR TRAFFIC IMPACTS ARE ANTICIPATED BEYOND WHAT THE OFFICE CONDOMINIUM COMPLEX ALREADY ACCOMMODATES.

(vi) Will not result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, dust or physical activities taking into account existing uses or zoning in the vicinity.
THE PROPOSED CHURCH USE WILL NOT RESULT IN OBJECTIONABLE OR EXCESSIVE NOISE, LIGHTS, VIBRATIONS, FUMES, ODORS, DUST, OR PHYSICAL ACTIVITIES. ALL ACTIVITIES WILL BE CONDUCTED INDOORS WITHIN AN EXISTING OFFICE CONDOMINIUM BUILDING, AND OPERATIONS WILL BE CONSISTENT WITH TYPICAL ASSEMBLY AND OFFICE USES IN THE AREA.

(vii) Will not overburden existing public services and facilities.
THE PROPOSED USE WILL NOT OVERBURDEN EXISTING PUBLIC SERVICES AND FACILITIES. THE SITE IS ALREADY SERVED BY CITY WATER, SEWER, AND UTILITIES, AND NO NEW INFRASTRUCTURE OR ADDITIONAL PUBLIC FACILITIES ARE REQUIRED TO SUPPORT THE CHURCH OPERATIONS.

(viii) Will be sufficiently accessible to permit entry onto the property by fire, police, rescue and other services.
THE SITE IS FULLY ACCESSIBLE TO FIRE, POLICE, RESCUE, AND OTHER PUBLIC SERVICES. IT IS LOCATED WITHIN A DEVELOPED OFFICE PARK WITH ESTABLISHED DRIVE AISLES, PARKING, AND DIRECT FRONTAGE ON SALISBURY ROAD, ENSURING CLEAR AND RELIABLE EMERGENCY ACCESS.

(ix) Will be consistent with the definition of an exception, the standards and criteria of the zoning classification in which such use is proposed to be located and all other requirements for such particular use set for elsewhere in the Zoning Code (Chapter 656, Ordinance Code) or as otherwise adopted by the Planning Commission.
THE PROPOSED CHURCH USE IS CONSISTENT WITH THE DEFINITION OF AN EXCEPTION UNDER THE ZONING CODE, AS IT IS NOT PERMITTED BY RIGHT IN THE IBP ZONING DISTRICT BUT MAY BE APPROPRIATE WHEN PROPERLY REVIEWED AND CONDITIONED. THE APPLICATION WILL BE EVALUATED AGAINST THE STANDARDS OF SEC. 656.131 AND THE SPECIFIC REQUIREMENTS FOR CHURCHES IN SEC. 656.401(2), ENSURING COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF CHAPTER 656 AND ANY CONDITIONS ADOPTED BY THE PLANNING COMMISSION.

## Public Hearings

Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the Planning Commission. The owner and/or authorized agent must be present at the public hearing.

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

## Application Certification

I HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

☑ Agreed to and submitted

## Filing Fee Information

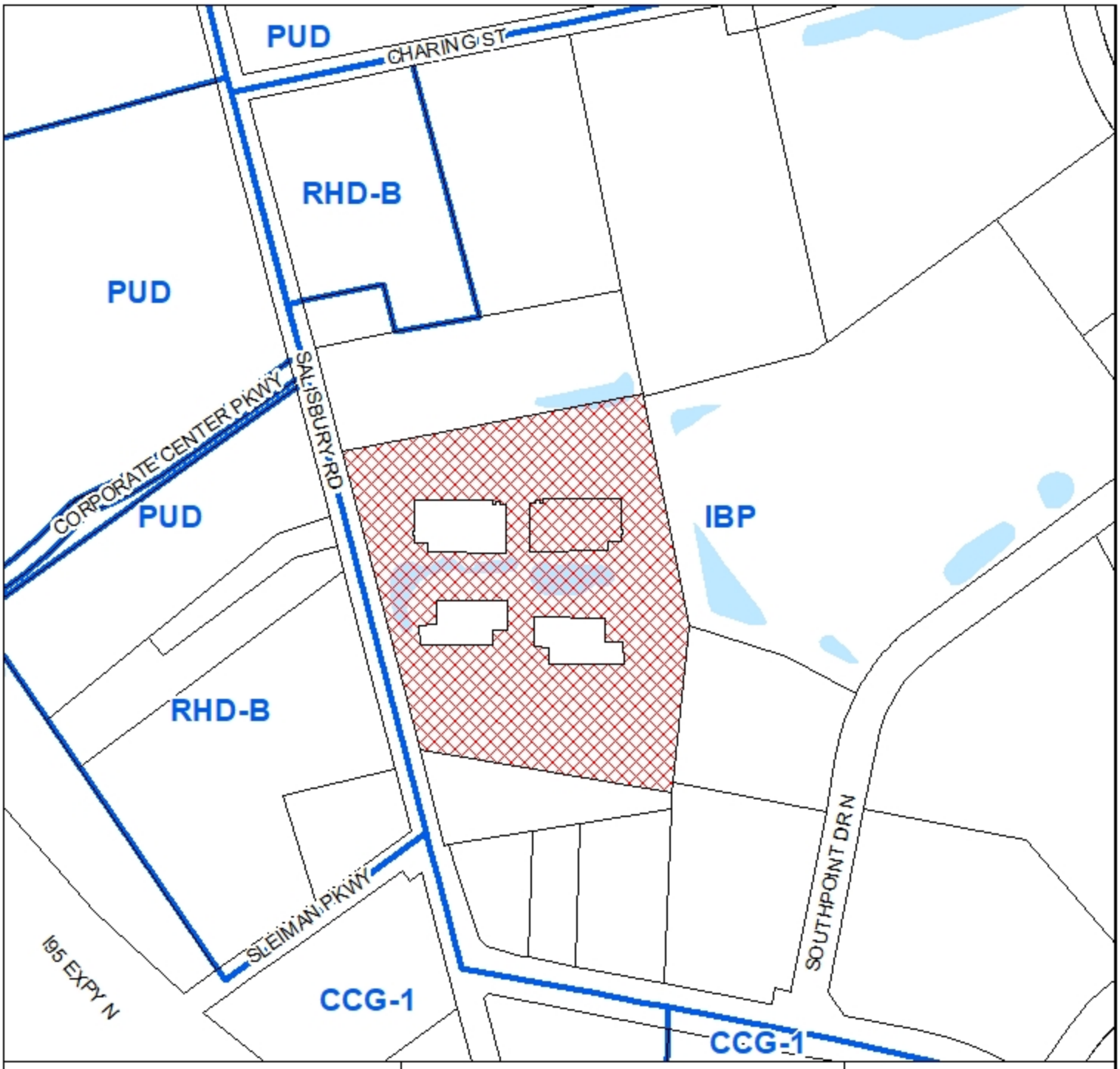
| | |
|---|---|
| **1) Non-residential District Base Fee** | $1,173.00 |
| **2) Plus Notification Costs Per Addressee** | |
| **22 Notifications @ $7.00/each:** | $154.00 |
| **3) Total Application Cost:** | $1,327.00 |

*** Applications filed to correct existing zoning violations are subject to a double fee.**

**** The fee for the advertisement is in addition to the above fees. The newspaper will send the invoice directly to the applicant.**

# Legal Description
## Exhibit 1
## June 30, 2021

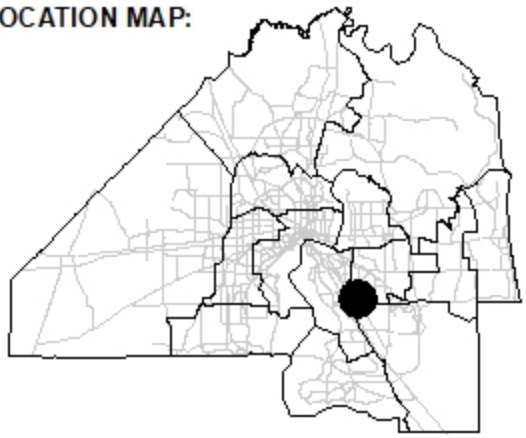
LN Legal Description
1 56-3S-27E .26
2 SALISBURY ROAD LAND CONDOMINIUM
3 UNIT 4
4 25% INT COMMON ELELMENT
5 0/R 11778-1057




REQUEST SOUGHT:

**CHURCH USE**

LOCATION MAP:



N
W E
S

0 100 200 400
Feet

COUNCIL DISTRICT:

**4**

TRACKING NUMBER

**T-2025-6489**

**EXHIBIT 2**
**PAGE 1 OF 1**

Property taxes are subject to change upon change of ownership.
• Past taxes are not a reliable projection of future taxes.
• The sale of property will prompt the removal of all exemptions, assessment caps and special classifications.

**POKY MANAGEMENT LLC**
7825 BAYMEADOWS WAY SUITE 126A
JACKSONVILLE, FL 32256

**Primary Site Address**
4237 SALISBURY RD 4
Jacksonville FL 32216-

**Official Record Book/Page**
18611-01385

**Tile #**
7509

## 4237 SALISBURY RD

Property Detail

| | |
|---|---|
| **RE #** | 152866-0400 |
| **Tax District** | GS |
| **Property Use** | 1740 Condo Offices 1-2 |
| **# of Buildings** | 1 |
| **Legal Desc.** | For full legal description see Land & Legal section below |
| **Subdivision** | 06216 SALISBURY ROAD LAND CONDO |
| **Total Area** | 0 |

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 | 2024 Certified | 2025 In Progress |
|---|---|---|
| **Value Method** | Income | Income |
| **Total Building Value** | $0.00 | $0.00 |
| **Extra Feature Value** | $0.00 | $0.00 |
| **Land Value (Market)** | $0.00 | $0.00 |
| **Land Value (Agric.)** | $0.00 | $0.00 |
| **Just (Market) Value** | $985,000.00 | $1,425,400.00 |
| **Assessed Value** | $985,000.00 | $1,083,500.00 |
| **Cap Diff/Portability Amt** | $0.00 / $0.00 | $341,900.00 / $0.00 |
| **Exemptions** | $0.00 | See below |
| **Taxable Value** | $985,000.00 | 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 |
|---|---|---|---|---|---|
| 18611-01385 | 11/20/2018 | $1,300,000.00 | WD - Warranty Deed | Qualified | Improved |
| 12921-00801 | 10/3/2005 | $100.00 | WD - Warranty Deed | Unqualified | Improved |
| 11811-01155 | 5/3/2004 | $1,485,000.00 | WD - Warranty Deed | Qualified | Improved |
| 11778-01057 | 4/29/2004 | $100.00 | PB - Plat Book | Unqualified | Improved |

### Extra Features

No data found for this section

### Land & Legal

Land
No data found for this section

Legal

| LN | Legal Description |
|---|---|
| 1 | 56-3S-27E .26 |
| 2 | SALISBURY ROAD LAND CONDOMINIUM |
| 3 | UNIT 4 |
| 4 | 25% INT COMMON ELELMENT |
| 5 | O/R 11778-1057 |

### Condominiums

Condominium Details

| | |
|---|---|
| **Complex** | SALISBURY ROAD LAND CONDO |
| **Unit Types** | OFFICE/LOW/END/STD-1 |
| **View** | Average |
| **Beds** | |
| **Baths** | 1.0 |
| **Amenities** | |
| **Amenity Units** | 0 |

## Buildings

Building 1

Building 1 Site Address
4237 SALISBURY RD Unit 4
Jacksonville FL 32216-

No information available

No information available

| | |
|---|---|
| **Building Type** | 0405 - CONDO OFFICE |
| **Year Built** | 1985 |
| **Building Value** | $1,228,920.00 |

| Type | Gross Area | Heated Area | Effective Area |
|---|---|---|---|
| Base Area | 22344 | 22344 | 22344 |
| Total | 22344 | 22344 | 22344 |

### 2024 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 | $1,147,630.00 | $0.00 | $1,147,630.00 | $11,806.92 | $12,987.61 | $12,578.02 |
| Public Schools: By State Law | $1,424,300.00 | $0.00 | $1,424,300.00 | $3,320.82 | $4,403.94 | $4,485.12 |
| By Local Board | $1,424,300.00 | $0.00 | $1,424,300.00 | $2,345.34 | $3,201.83 | $3,152.55 |
| FL Inland Navigation Dist. | $1,147,630.00 | $0.00 | $1,147,630.00 | $30.05 | $33.05 | $30.53 |
| Water Mgmt Dist. SJRWMD | $1,147,630.00 | $0.00 | $1,147,630.00 | $187.06 | $205.77 | $193.49 |
| School Board Voted | $1,424,300.00 | $0.00 | $1,424,300.00 | $1,043.30 | $1,424.30 | $1,424.30 |
| | | | Totals | $18,733.49 | $22,256.50 | $21,864.01 |

| Description | Just Value | Assessed Value | Exemptions | Taxable Value |
|---|---|---|---|---|
| Last Year | $1,043,300.00 | $1,043,300.00 | $0.00 | $1,043,300.00 |
| Current Year | $1,424,300.00 | $1,147,630.00 | $0.00 | $1,147,630.00 |

### 2024 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.

**2024**

**2023**

**2022**

**2021**

**2020**

**2019**

**2018**

**2017**

**2016**

**2015**



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

### More Information

ontact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record

Doc # 2018279575, OR BK 18611 Page 1385, Number Pages: 3,
Recorded 11/29/2018 08:57 AM, RONNIE FUSSELL CLERK CIRCUIT COURT DUVAL COUNTY
RECORDING $27.00 DEED DOC ST $9100.00

PREPARED BY AND RETURN TO:
Mary A. Robison, Esquire (KMS)
Fisher, Tousey, Leas & Ball, P.A.
501 Riverside Avenue, Suite 600
Jacksonville, Florida 32202

**NOTE TO CLERK: CONSIDERATION ON THIS TRANSFER IS IN THE AMOUNT OF $1,300,000.00. DOCUMENTARY STAMP TAX IN THE AMOUNT OF $9,100.00 IS BEING PAID ON THIS TRANSFER.**

# WARRANTY DEED

THIS WARRANTY DEED, made and entered into as of the 20 day of November, 2018, by SALISBURY ROAD CONDOMINIUM JV4, LLC, a Florida limited liability company, the address for which is 6950 Philips Highway, Suite 15, Jacksonville, Florida 32216 (the "Grantor"), to POKY MANAGEMENT LLC, a Florida limited liability company, the address for which is 6950 Philips Highway, Suite 36, Jacksonville, Florida 32216 (the "Grantee").

W I T N E S S E T H:

THAT, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto Grantee the following referenced lands, situate, lying and being in Duval County, Florida, and more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.**

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

TO HAVE AND TO HOLD the same unto Grantee in fee simple, forever.

Subject to conditions, covenants, restrictions, reservations, easements, rights-of-way, taxes assessed subsequent to December 31, 2018, and all applicable zoning ordinances; provided, however, this reference will not serve to reimpose any such conditions, covenants, restrictions, reservations or easements.

And Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has set his hand and seal on behalf of the Grantor as of the day and year first above written.

SALISBURY ROAD CONDOMINIUM JV4, LLC,
a Florida limited liability company

Witness Print Name: Mary A Robison

By: _____
William F. Armentrout, Jr., Manager

Witness Print Name: Kristina M. Stephens

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 19 day of Nov., 2018, by William F. Armentrout, Jr., Manager of SALISBURY ROAD CONDOMINIUM JV4, LLC, a Florida limited liability company, on behalf of the company, who ☒ is personally known to me or ☐ has produced _____ as identification.

Notary Stamp

MARY A. ROBISON
Commission # GG 003460
Expires October 6, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

Print Name: Mary A Robison
Title: Notary Public
Serial No. (if any) GG003460
Commission Expires: 10/6/20

874413

**EXHIBIT "A"**

BUILDING AREA NO. 4, SALISBURY ROAD LAND CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF RECORDED IN OFFICIAL RECORDS BOOK 11778 PAGE 1057, AMENDED IN OFFICIAL RECORDS BOOKS 13301, PAGE 326 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF CHARING STREET (A 50 FOOT RIGHT-OF-WAY) WITH THE EASTERLY RIGHT-OF-WAY LINE OF SALISBURY ROAD ( A 60 FOOT PUBLIC RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE S14°57'00"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE; A DISTANCE OF 662.23 FEET; THENCE, DEPARTING SAID EASTERLY LINE, N78°30'55"E, A DISTANCE OF 555.58 FEET; THENCE S11°21'49"E, A DISTANCE OF 186.79 FEET; THENCE S78°38'11"W, A DISTANCE OF 77.90 FEET TO THE POINT OF BEGINNING; THENCE S00°10'21"E, A DISTANCE OF 57.59 FEET; THENCE N89°49'39"E, A DISTANCE OF 3.40 FEET; THENCE S00°10'21"E, A DISTANCE OF 8.42 FEET; THENCE S89°49'39'W, A DISTANCE OF 3.40 FEET; THENCE S00°10'21"E A DISTANCE OF 12.49 FEET; THENCE S89°49'39"W, A DISTANCE OF 24.40 FEET; THENCE S00°10'21"E, A DISTANCE OF 17.20 FEET; THENCE S89°49'39"W, A DISTANCE OF 141.60 FEET; THENCE N00°10'21"W, A DISTANCE OF 88.30 FEET; THENCE N89°49'39"E, A DISTANCE OF 10.55 FEET; THENCE N00°10'21"W, A DISTANCE OF 3.60 FEET; THENCE N89°49'39"E, A DISTANCE OF 8.49 FEET; THENCE S00°10'21"E, A DISTANCE OF 3.60 FEET; THENCE N89°49'39"E, A DISTANCE OF 5.85 FEET; THENCE N00°10'21"W, A DISTANCE OF 7.40 FEET; THENCE N89°49'39"E, A DISTANCE OF 141.10 FEET TO THE POINT OF BEGINNING.

Real Estate Assessment Number: 152866-0400

City of Jacksonville
Planning & Development Department
214 N. Hogan Street, Suite 300
Jacksonville, Florida 32202

# AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
## Corporation/Partnership/Trust/Other Entity

Poky Management LLC
Owner Name

4237 Salisbury Rd. 4, Jacksonville, FL
Address(es) for Subject Property

1528666-0400
Real Estate Parcel Number(s) for Subject Property

Amy Vo
Appointed or Authorized Agent(s)

Zoning Exception
Type of Request(s)/Application(s)

STATE OF Florida
COUNTY OF St. Johns

BEFORE ME, the undersigned authority, this day personally appeared Amy Vo, hereinafter also referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the Authorized Agent of Poky Management LLC, a Florida Limited Liability company (the "Entity") that is the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above-noted request(s)/application(s) being made to the City of Jacksonville.*

2. Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.

3. That I, the undersigned, as an authorized representative of the Entity, have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on behalf of said Entity in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent the Entity, I attest that the application(s) is/are made in good faith.

4. Affiant further acknowledges that any change in ownership of the Subject Property and/or the designated agent(s) that occur prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require that a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.

5. I acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

**FURTHER AFFIANT SAYETH NAUGHT.**

_____
Signature of Affiant

Amy Vo
Printed/Typed Name of Affiant

*** Affiant shall provide documentation illustrating that Affiant is an authorized representative of the entity-owner of the Subject Property. This may be shown through a corporate resolution, power of attorney, printout from Sunbiz.org, trust agreement, etc.**

**NOTARIAL CERTIFICATE**

Sworn to and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 14 day of April, 2025 by Amy Vo, as Authorized Agent for Poky Management LLC, who is ☑ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced _____.

[NOTARY SEAL]

LISA WHITAKER
NOTARY PUBLIC
Comm. # HH 532533
My Comm. Expires
Jul 23, 2028
STATE OF FLORIDA

Lisa Whitaker
Notary Public Signature

Lisa Whitaker
Printed/Typed Name – Notary Public

My commission expires: _____

**NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.**

**PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE**

**2025 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT**

**FILED**
**Apr 22, 2025**
**Secretary of State**
**2499978998CC**

DOCUMENT# L18000209848

**Entity Name:** POKY MANAGEMENT LLC

**Current Principal Place of Business:**

21380 LORAIN ROAD
SUITE 202
FAIRVIEW PARK, OH 44126

**Current Mailing Address:**

21380 LORAIN ROAD
SUITE 202
FAIRVIEW PARK, OH 44126 US

**FEI Number: 83-2169165**

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

VO, AMY M. ESQ.
97 ORANGE STREET
ST. AUGUSTINE, FL 32084 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

SIGNATURE: AMY M. VO, ESQ. 04/22/2025

Electronic Signature of Registered Agent — Date

**Authorized Person(s) Detail :**

| | |
|---|---|
| Title | AMBR |
| Name | KANDELKER, YARON |
| Address | 21380 LORAIN ROAD<br>SUITE 202 |
| City-State-Zip: | FAIRVIEW PARK OH 44126 |

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

SIGNATURE: YARON KANDELKER MANAGER 04/22/2025

Electronic Signature of Signing Authorized Person(s) Detail — Date

Book 11778 Page 1097

SHEET 1 OF 2

# ALTA / ACSM LAND TITLE SURVEY

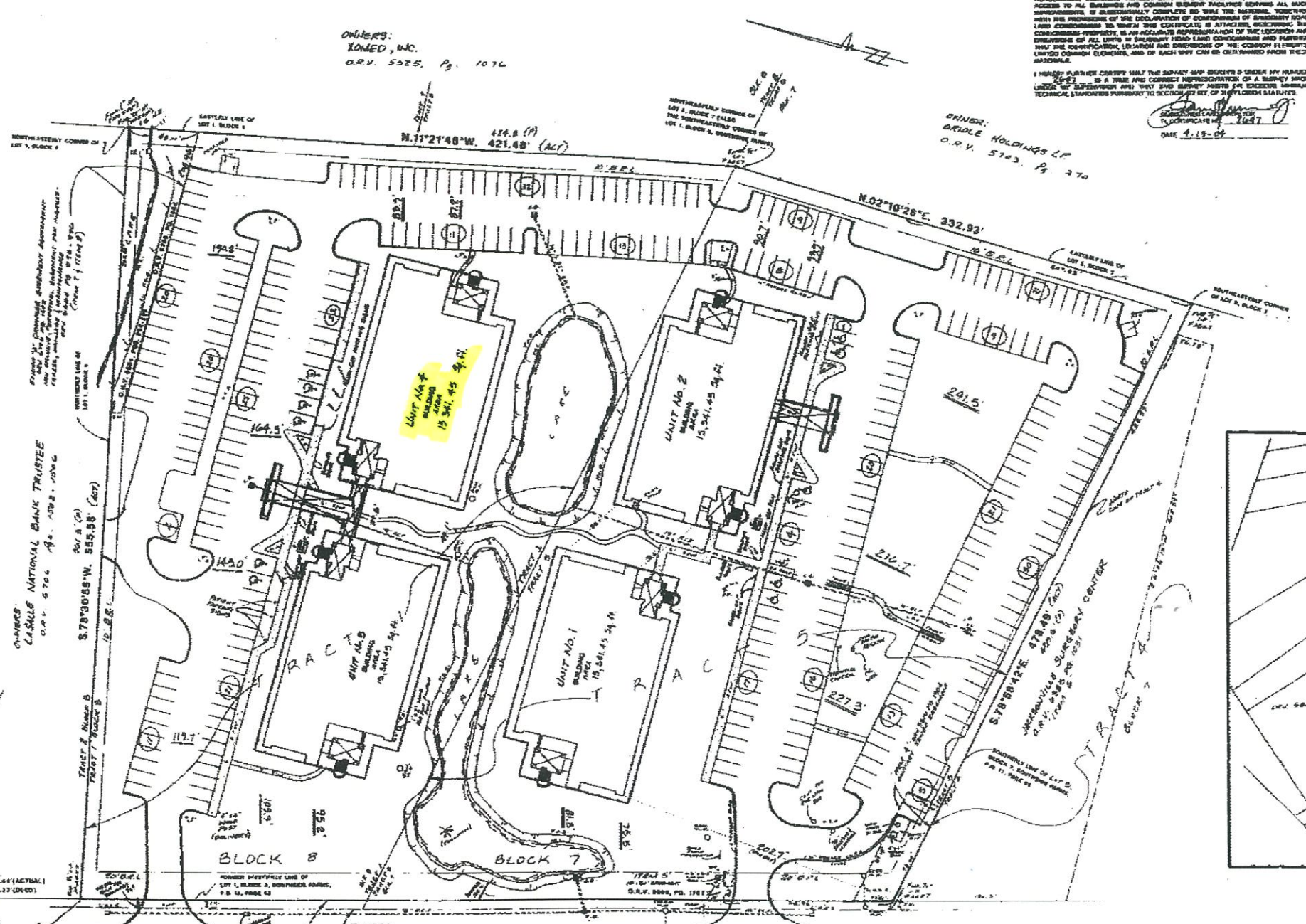
A PART OF TRACT 5, AS SHOWN ON SCHEDULE REPLAT OF SOUTHSIDE FARMS, AS RECORDED IN PLAT BOOK 14, PAGE 99, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF CHARING STREET AND THE EAST RIGHT-OF-WAY LINE OF SALISBURY ROAD, AS NOW ESTABLISHED AS A 60 FOOT RIGHT-OF-WAY; THENCE SOUTH 14° 57' 00" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE OF SALISBURY ROAD, 662.23 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING LYING IN THE FORMER NORTHERLY LINE OF LOT 1, BLOCK 8, SOUTHSIDE FARMS, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 58, OF THE SAID PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE CONTINUE SOUTH 14° 57' 00" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, 562.86 FEET TO A POINT, SAID POINT BEING IN THE SOUTHERLY LINE OF LOT 5, BLOCK 7, OF SAID SOUTHSIDE FARMS; THENCE SOUTH 76° 58' 42" EAST, ALONG SAID SOUTHERLY LINE OF LOT 5, BLOCK 7, A DISTANCE OF 478.48 FEET TO THE SOUTHEASTERLY CORNER THEREOF; THENCE NORTH 02° 10' 26" EAST, ALONG THE EASTERLY LINE OF SAID LOT 5, BLOCK 7, A DISTANCE OF 332.93 FEET TO THE NORTHEASTERLY CORNER THEREOF, SAID CORNER BEING ALSO THE SOUTHEASTERLY CORNER OF THE AFOREMENTIONED LOT 1, BLOCK 8, SOUTHSIDE FARMS; THENCE NORTH 11° 21' 48" WEST, ALONG THE EASTERLY LINE OF SAID LOT 1, BLOCK 8, A DISTANCE OF 421.48 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE SOUTH 78° 30' 55" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 1, BLOCK 8, SOUTHSIDE FARMS, A DISTANCE OF 355.58 FEET TO THE POINT OF BEGINNING.

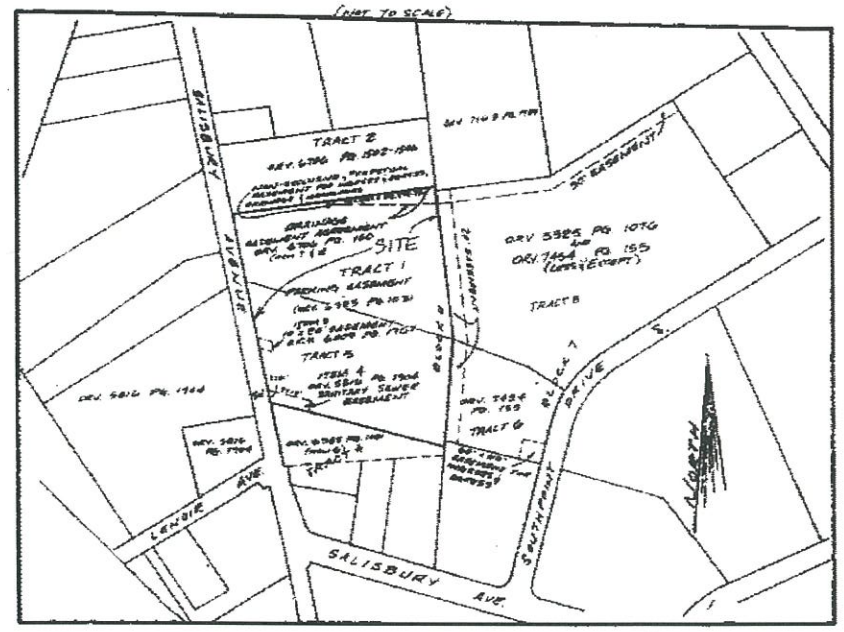
THE LANDS THUS DESCRIBED CONTAIN 7.91 ACRES, MORE OR LESS.

ALL BEING THE SAME LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5763, PAGE 1770, OFFICIAL RECORDS VOLUME 5655, PAGE 1650, AND OFFICIAL RECORDS VOLUME 5708, PAGE 761.

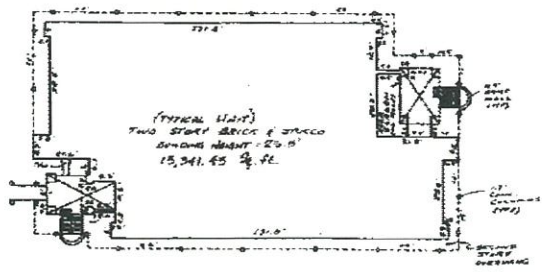
CERTIFIED TO: McDONOUGH ASSOCIATES, LLC
FIDELITY NATIONAL TITLE INSURANCE COMPANY
THE JACKSONVILLE BANK
SALISBURY ROAD CONDOMINIUM J.V. 2, LLC
SALISBURY ROAD CONDOMINIUM J.V. 4, LLC




APPLICABLE DETAIL PRESENTLY SHOWING SURROUNDING PROPERTIES
(NOT TO SCALE)




4257 SALISBURY RD.




TYPICAL BUILDING DETAIL

LEGEND
U.G.E. -- UNDERGROUND ELECTRIC
M.H.--- MANHOLE
P.P.---POWER POLE
F.H.--FIREHYDRANT
W.V.--- WATER VALVE
DIA.---DIAMETER
L.P.---LIGHTPOLE
C.B.---CATCH BASIN
SW.---SIDE WALK
J.W.W.---JAX WATER WORKS
T.O.B.---TOP OF BANK
W.L.---WATER LINE
R.E.B.---MITERED END SECTION
(P)---PLAT
(M)---ACTUAL
BLK.--- Block

NOTE
THIS SURVEY MADE IN ACCORDANCE WITH ATTORNEYS TITLE INSURANCE FUND, INC., COMMITMENT NUMBER CF-5000435, DATED JULY 23, 2001 @ 5:00 PM

SCHEDULE "B" EASEMENTS

ITEM 4: OFFICIAL RECORDS VOLUME 5816, PAGE 1906 PERPETUAL, NON EXCLUSIVE, UNRESTRICTED RIGHT-OF-WAY AND EASEMENT FOR LIFT STATION AND SEWER LINES, IN FAVOR OF McLEAN DEVELOPMENT, INC.

ITEM 5: OFFICIAL RECORDS VOLUME 5889, PAGE 1907 UNRESTRICTED RIGHT-OF-WAY AND EASEMENT FOR WATER LINE, IN FAVOR OF THE CITY OF JACKSONVILLE

ITEM 6: OFFICIAL RECORDS VOLUME 6385, PAGE 1881 PARKING AND ACCESS EASEMENT IN FAVOR OF JACKSONVILLE SURGERY CENTER, LTD.
NOTE: EXHIBIT "A" (PAGE 1898) IS IDENTIFIED AS BEING SITUATE IN TRACT 3, BUT IT IS, IN REALITY, SITUATE IN TRACT 9, AS SHOWN HEREON. (BLANKET EASEMENT)

ITEM 7: OFFICIAL RECORDS VOLUME 6664, PAGE 295 NON EXCLUSIVE, PERPETUAL DRAINAGE EASEMENT IN FAVOR OF SALISBURY III, LTD.

ITEM 8: OFFICIAL RECORDS VOLUME 6706, PAGE 1302 NON EXCLUSIVE, PERPETUAL DRAINAGE EASEMENT IN FAVOR OF SALISBURY III, LTD.

NOTE: ABOVE GROUND UTILITY INDICATORS WERE FIELD LOCATED.

NOTE: ZONED I-BP
BUILDING HEIGHT 35' MAX.
B.R.L.'s = 25' FRONT
10' REAR
10' SIDE

PARKING SPACES
REGULAR: 333
HANDICAP: 8
TOTAL = 341

REQUIRED PARKING
# NUMBER OF HANDICAP PARKING SPACES MEETS STANDARDS FOR TOTAL NUMBER OF SPACES EXISTING, AS PER DUVAL COUNTY ZONING DEPARTMENT

The following ORV. do not apply to subject property:
ORV. 5816 pg. 1907 Exhibit B-1
ORV. 5816 pg. 1908 Exhibit B-2

(IN FEET)
1 inch = 40 feet

Bearings are based on the ELY NOW line of SALISBURY AVENUE as N 14°57'00" W. as per O.R.V. 5816, Pg. 1906.

I HEREBY CERTIFY that the property shown is in the special flood hazard zone X as shown on flood insurance rate map Panel 1004 of the City of Jacksonville, Florida, dated 8-17-00

ALL AMERICAN SURVEYORS, INC.
LAND SURVEYORS - 4256 Southpoint Boulevard - Jacksonville, Florida 32216 - (904)296-0080

LEGEND
CONC. MON.
IRON ROD (PER NOTE ON SURV.) PLS 3807
FENCE
IRON ROD & CAP (OTHER)
CROSS CUT

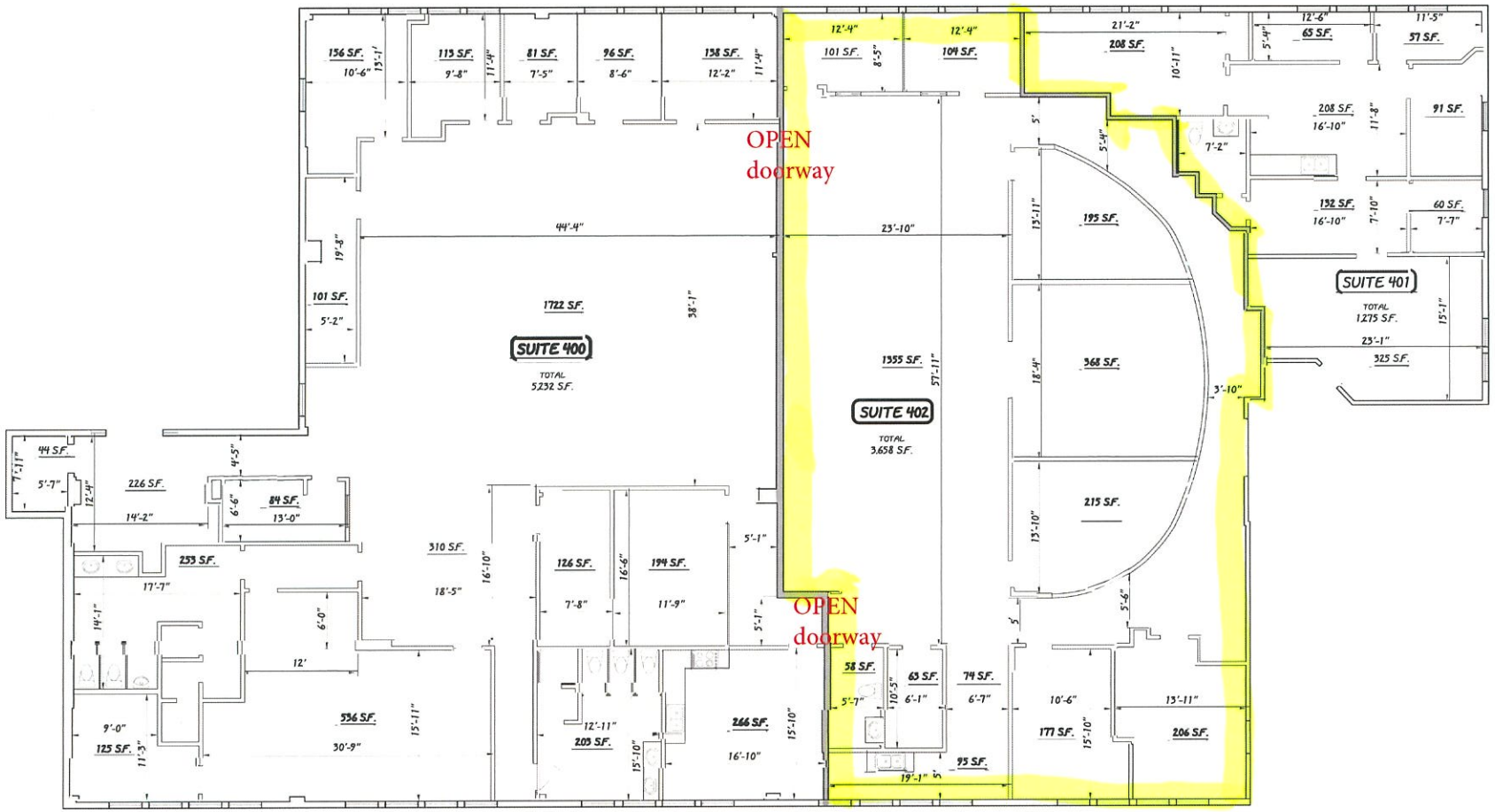
I HEREBY CERTIFY that the above Lands were surveyed under my responsible supervision and direction; that there are no encroachments except as shown and that the survey shown hereon meets the minimum technical standards set forth by the Florida Board of Land Surveyors pursuant to section 472.027, Florida Statutes.

Survey and valid copies certified by seal.
James D. Thompson, Jr. P. L. S. No. 3947
Licensed Business #6

SCALE: 1" = 40'
FIELD DATE: 5-21-01

James D. Thompson, Jr.
Registered Surveyor, State of Florida
# 3947
MAPPER

ALL AMERICAN SURVEYORS INC




FIRST FLOOR - SUITES 400, 401 AND 402

FIRST FLOOR – FLOOR PLAN
FOR
SUITES 400, 401 AND 402

SALISBURY ROAD
CONDOMINIUM JV4
4237 SALISBURY ROAD
JACKSONVILLE, FLORIDA 32216

NO. REVISIONS DATE BY

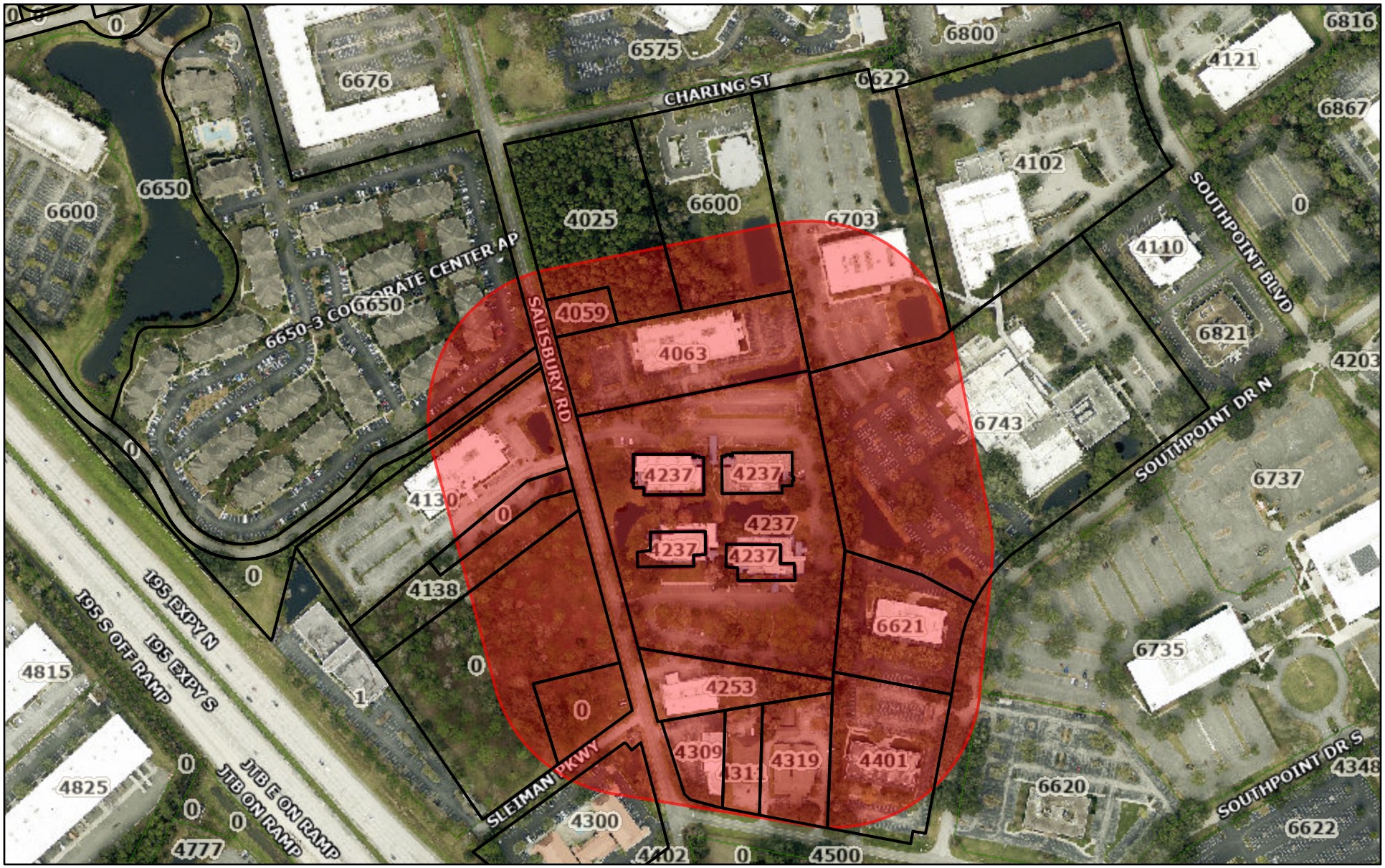
SEAL

DESIGN BY: WFA
DRAWN BY: GCR
CHK BY: WFA
DATE: AUG 13
SCALE: 3/16"=1'-0"

PROJECT NO.

SHEET
1 OF 2

# Land Development Review




September 18, 2025

189236_T-2025-6489_REVISED

Parcels

1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

| RE | LNAME | LNAME2 | MAIL_ADDR1 | MAIL_ADDR2 | MAIL_ADD | MAIL_CITY | MAIL_STA | MAIL_ZIP |
|---|---|---|---|---|---|---|---|---|
| 152858 0300 | 4309 SALISBURY LLC | | C/O ROBERT BOWLING | 1680 NE 135TH ST | | MIAMI | FL | 33181 |
| 152854 0800 | 6621 SOUTHPOINT DR NORTH LLC | | 4540 SOUTHSIDE BLVD STE 502 | | | JACKSONV | FL | 32216 |
| 152570 1002 | 95 CORPORATE CENTER OWNERS ASSOCIATION INC | | 6675 CORPORATE CENTER PKWY STE 100 | | | JACKSONV | FL | 32216 |
| 152790 0010 | CHERISHOME SOUTHSIDE LLC | | 5277 WELLINGTON PARK CIR | | | ORLANDO | FL | 32839 |
| 152866 0355 | CRAVEN LAND CORPORATION | | 19 AVISTA CIR | | | SAINT AUG | FL | 32080 |
| 152854 0850 | E & R SALISBURY PROPERTIES LLC | | 4401 SALISBURY RD SUITE 200 | | | JACKSONV | FL | 32216 |
| 152850 0010 | GAVIN POINT LTD | | 1649 ATLANTIC BLVD | | | JACKSONV | FL | 32207 |
| 152859 0000 | JAX BLUE PROPERTIES LLC | | 12387 ROYAL TROON LA | | | JACKSONV | FL | 32224 |
| 152850 0125 | JOYCE ELLIS DRAKE INVESTMENTS LLC | | 12740 OLD FIELD LANDING DR | | | JACKSONV | FL | 32223-2061 |
| 152851 0000 | MIHALY MARK A | | 49 35TH AVE S | | | JACKSONV | FL | 32250 |
| 152858 0200 | NKS REALTY LLC | | 4311 SALISBURY RD | | | JACKSONV | FL | 32216 |
| 152866 0400 | POKY MANAGEMENT LLC | | 7825 BAYMEADOWS WAY SUITE 126A | | | JACKSONV | FL | 32256 |
| 152866 0305 | PRIME 4237 LLC | | 4237 SALISBURY RD #212 | | | JACKSONV | FL | 32216 |
| 152794 0000 | SALISBURY LAND TRUST | | C/O PROPERTY MANAGEMENT SUPPORT INC | 1 SLEIMAN PARKWAY SUITE 270 | | JACKSONV | FL | 32216 |
| 152852 0000 | SALISBURY LLC | | 4725 SANCTUARY LN | | | BOCA RATI | FL | 33431 |
| 152866 0205 | SALISBURY ROAD LAND CONDOMINIUM ASSOCIATION INC | | 8016 ACORN RIDGE RD | | | JACKSONV | FL | 32256-7312 |
| 152858 0100 | SLS 4319 LLC | | 4319 SALISBURY RD SUITE 108 | | | JACKSONV | FL | 32216 |
| | SOUTHEAST | JOANNE PARKER GRIFFIN | 4222 LALOSA DR | | | JACKSONV | FL | 32217 |
| 152804 0010 | SP LAND TRUST | | C/O PROPERTY MANAGEMENT SUPPORT INC | 1 SLEIMAN PARKWAY SUITE 270 | | JACKSONV | FL | 32216 |
| 152803 0000 | SP LAND TRUST | | 1 SLEIMAN PKWY STE 240 | | | JACKSONV | FL | 32216-8046 |
| 152840 0000 | TRI SONS HOTELS LLC | | 416 WILLOW WINDS PKWY | | | SAINT JOH | FL | 32259 |
| 152866 0255 | VITALITY COMMERCIAL PROPERTIES LLC | | 4730 S FORT APACHE RD STE 300 | | | LAS VEGAS | NV | 89147 |
| 152861 0200 | XOMED INC | | ATTN GLOBAL REAL ESTATE | 710 MEDTRONIC PKWY | | MINNEAPO | MN | 55432 |

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

231 E. Forsyth Street
Jacksonville, FL 32202

## General Collection Receipt

Account No: CR789895
User: Martin, Regnissha - PDCU
**REZONING/VARIANCE/EXCEPTION**

Date: 9/10/2025
Email: RMartin@coj.net

**Name**: KEVIN CANDLISH / SVR ASSET GROUP / POKY MANAGEMENT, LLC
**Address**: 7825 BAYMEADOWS WAY, STE 126A JACKSONVILLE,FL 32256
**Description**: ZONING EXCEPTION #Z 6489, RE #: 152866 0400 152866-020 -address 4237 Salisbury Rd Jacksonville, FL 32216

| Fund | Center | Account | Project | Activity | Interfund | Future | Debit Amount | Credit Amount |
|---|---|---|---|---|---|---|---|---|
| 00111 | 000000 | 104001 | 000000 | 00000000 | 00000 | 0000000 | 1327.00 | 0.00 |
| 00111 | 140302 | 342218 | 000000 | 00000000 | 00000 | 0000000 | 0.00 | 1327.00 |

Jim Overton
Duval County
Date Time: 09/17/2025 08:49AM
Drawer: A04
Clerk: CW
Transaction: 7812030

Item — Paid
CR Processing: — $1,327.00
CR789895
KEVIN CANDLISH / SVR ASSET GROUP / POKY MANAGEMENT, LLC
7825 BAYMEADOWS WAY, STE 126A
JACKSONVILLE, FL 32256
Total: — $1,327.00
Receipt: 004-26-00760800

Total Tendered — $1,327.00
Credit or Debit Card: — $1,327.00
MasterCard
CC#XXXX-2819
Confirmation number: T3320752443
AID: A0000000041010
TDS: env
Application Label: MASTERCARD
Auth Code: 056331
Balance: — $0.00
Convenience Fee: — $33.18
Total Charged: — $1,360.18
Paid By: SVR ASSET GROUP LLC

**Total Due: $1,327.00**

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

Account No: CR789895
**REZONING/VARIANCE/EXCEPTION**

Date: 9/10/2025

**Name**: KEVIN CANDLISH / SVR ASSET GROUP / POKY MANAGEMENT, LLC
**Address**: 7825 BAYMEADOWS WAY, STE 126A JACKSONVILLE,FL 32256
**Description**: ZONING EXCEPTION #Z 6489, RE #: 152866 0400 152866-020 -address 4237 Salisbury Rd Jacksonville, FL 32216

**Total Due: $1,327.00**

# V-25-19

**REPORT OF THE PLANNING DEPARTMENT APPLICATION**

**FOR ZONING VARIANCE V-25-19**

**OCTOBER 9, 2025**

| | |
|---|---|
| ***Location:*** | 45 Hay Avenue, between Atlantic Boulevard and Silver Lake Terrace |
| ***Real Estate Number(s):*** | 145253-0000 |
| ***Zoning Variance Sought:*** | Increase the size of an accessory structure from 50% to 97% of the primary structure, increase the building height from 15 feet to 15' 11 inches, and reduce rear yard setback from 10 feet to 6.2 feet. |
| ***Current Zoning District:*** | Residential-Medium-Density A (RMD-A) |
| ***Current Land Use Category:*** | Medium-Density-Residential (MDR) |
| ***Planning District:*** | 2 – Greater Arlington and Beaches |
| ***Council District:*** | District 4 |
| ***Applicant/Owner:*** | Roy Dove<br>45 Hay Ave<br>Jacksonville, FL 32216 |
| ***Staff Recommendation:*** | **APPROVE** |

## GENERAL INFORMATION

The subject property is a 0.39± acre residential lot seeking an increase in accessory structure size from 50% to 97% of the primary structure, increase the maximum building height from 15 feet to 15 feet 11 inches, and reduce the rear yard setback from 10 feet to 6.2 feet. The lot was originally recorded on lots #12 and #13 on the map of Silversmith Creek Estates Unit 2 (Plat Book 18 Page 20B) in 1944. The primary structure on the lot has an approximate gross floor area of 1,221 square feet, with a total lot size of 17,030 square feet. The area is zoned RMD-A and within the medium density residential (MDR) functional land use category. This application is in response to a code violation (**BCE202400206)** of January 23, 2024, because the owner failed to obtain the required building permits for the accessory structure.

The applicant applied for a new building permit on May 19, 2025, **B-25-290458.000**, to retroactively bring the garage into compliance That permit was returned for corrections, stating

that proposing to increase the size of an accessory structure from 50% of the primary structure to approximately 97%, increasing the building height to be greater than 15 feet, and reducing the rear yard setback requires the grant of a zoning variance, thereby requiring the need for this variance.

Section **656.403(c)** of the current Zoning Code allows an accessory structure to be no larger than 50% of the square footage of the primary structure. Furthermore, accessory uses or structures greater than 15 feet must meet the same setback requirements as the primary structure. The new proposed garage structure will be 30x40, or 1,207 square feet, and 12 feet tall, with the center clearance being about 15 feet 11 inches. It will be seated 7.2 feet from the side and 6.2 feet from the rear property lines. The structure is large enough to fit two cars and will mainly be used for additional storage. The entire structure is finished with light gauge steel with metal frames.

## DEFINITION

According to Section 656.1601 of the Zoning Code, the term *variance* means a relaxation of the terms of this Zoning Code which will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the Zoning Code would result in unnecessary and undue hardship. Establishment or expansion of a use otherwise prohibited or not permitted shall not be allowed by variance nor shall a variance be granted because of the presence of non-conformities in the zoning district or in the adjoining zoning district.

Requests to modify lot requirements to increase the permitted density of multi-family dwellings shall not be considered a variance and are specifically prohibited. A variance shall not change the functional classification of a use permitted or permissible in a zoning district.

## STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.132 (c) of the Zoning Code, the Planning Commission shall grant a variance only if it makes a positive finding, based upon substantial competent evidence, on each of the following criteria:

***(i) Is the proposed request consistent with the definition of a variance?***

Yes. The Zoning Code defines a variance as "a relaxation of the terms of the Zoning Code which will not be contrary to the public interest" owing to conditions peculiar to the property and not the result of the actions of the applicant and that a literal enforcement of the Zoning Code results in an unnecessary and undue hardship. Imposing a strict letter of the Zoning Code for an accessory size increase is unnecessary given the request is not a significant increase in square footage compared to what is already on the property. Moreover, the accessory structure has already been built and placed on the property, and imposing the strict letter of the zoning code would impose an undue hardship.

**(ii)** ***Are there practical or economic difficulties in carrying out the strict letter of the regulation?***

It is impractical to impose strict regulation for an accessory structure size increase from 50% to 97% (597 sq.ft.), 15 feet to 15 feet 11 inches, or reduce the setback distance from 10 feet to 0 feet. The applicant was unaware of the regulations on accessory structures and setback distances prior to placing the structure on their property and failed to obtain the proper permits, hence the retroactive nature of this request. However, given the size of the lot and the ability for multiple structures to be built to achieve the desired square footage, Stuff does find practical difficulties in carrying out the strict letter of the regulation.

(iii) ***Is the request based exclusively upon the desire to reduce the cost of developing the site, but would accomplish some result which is in the public interest, such as for example, furthering the preservation of natural resources by saving a tree or trees.***

No. The request to increase the size of an existing accessory structure from 50% to 97% of the primary structure, increase the building height by 11 inches, and reduce the rear setback distance to 6.2 feet is a direct result of the applicant's inability to obtain the necessary permits to allow for a large garage. Furthermore, this application is in response to a code violation from 2024.

However, Staff find that this variance will not reduce the cost of development the site and finds the request to be adequate for the current residential property use and character of the area. There are other properties in the area, along Silver Lake Terrace, that have accessory structures, though they did not require the use of a variance due to keeping within the size requirements of part 4 of the zoning code.

(iv) ***Will the proposed variance substantially diminish property values in, or alter the existing character of the area surrounding the site and interfere with or injure the rights of others whose property would be affected by approval of the variance?***

No. Increasing the size of an accessory structure to 97% of the primary structure will not alter or change the existing character of the area or the lot. Instead, the accessory size increase will provide increased accessibility to the accessory structure on the lot and allow the property owner to enhance property use for hobbies and increased storage. The request to increase the size of an accessory structure to 97% is a reasonable request given the residential history and nature of the property, as many properties around the area have large accessory structures.

Some of those properties include…

- 7135 Hay Ave
- 26 Beckwith Street
- 7210 Silver Lake Ter

- 7205 Silver Lake Ter

However, the following properties with accessory structures appear to be permitted, less than or equal to 50% of the size of the primary structure, have a visual relationship with the primary structure, and are not a public nuisance. While this request is unique in its nature, it is not unreasonable or uncharacteristic of the neighborhood.

(v) ***Will the proposed variance be detrimental to the public health, safety or welfare, result in additional public expense, the creation of nuisance, or conflict with any other applicable law?***

No. Granting the variance will not be detrimental to public health or safety, or create an additional public expense, become a nuisance, or conflict with any applicable law, as the property is in a residential area, and accessory structures are permitted in all Zoning Districts. The requested size increase is not significant enough to alter the existing character of the area.

**(vi)** ***Is the effect of the proposed variance in harmony with the spirit and intent of the Zoning Code?***

Yes. The spirit and intent of the Zoning Code is to regulate the use of land and buildings and to implement the 2045 Comprehensive Plan. This variance is being sought after a formal citation was issued by Municipal Code Enforcement. The variance would allow the property owner to obtain more use out of their property and provide adequate access to one of the structures on the lot.

## SUPPLEMENTARY INFORMATION

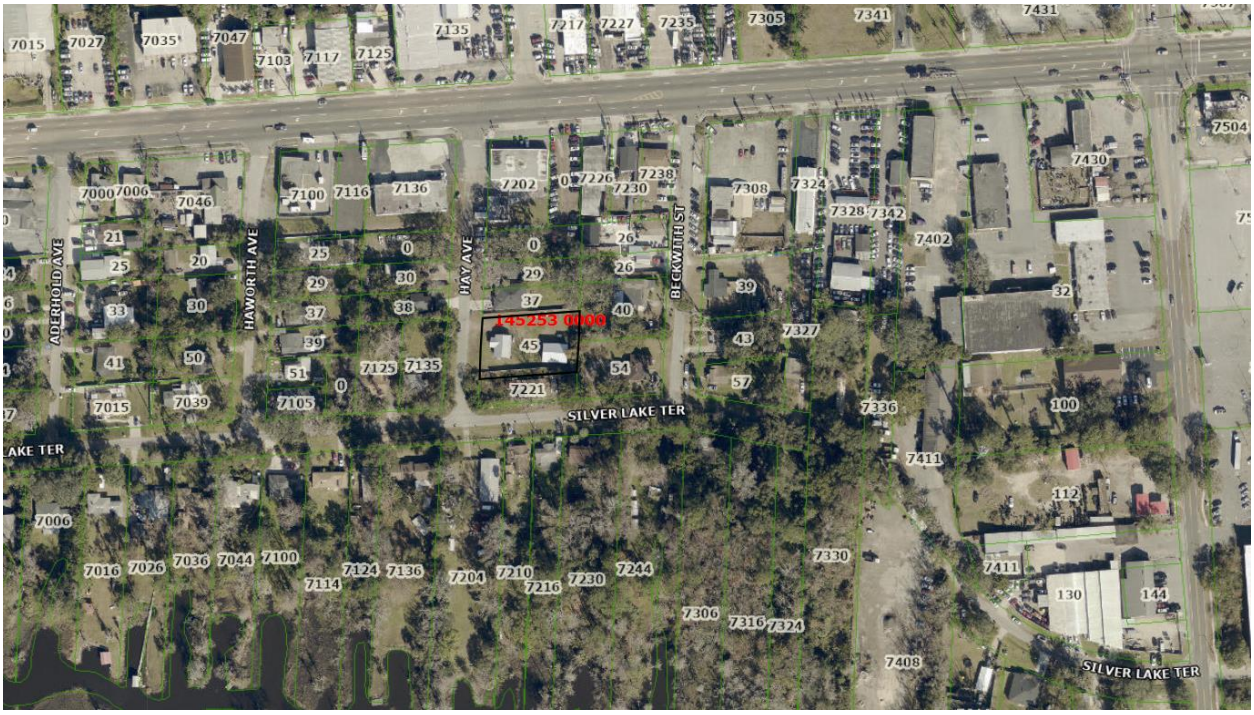
Upon visual inspection of the subject property on by the Planning Department, the required Notice of Public Hearing signs **were** posted on the property.

**Figure A:**

## RECOMMENDATION

Based on the foregoing, the Planning and Development Department finds that the proposed use meets the standards and criteria of the Zoning Code and recommends that Application for Zoning Exception **V-25-19** be **APPROVED.**

**Figure B:**




***Source: Planning Department, 2025***

**Aerial View of Subject Property, Facing North**

**Figure C:**

***Source: Planning Department, 9/25/2025***

**View of Subject Property and Garage from Hay Ave, Facing Southeast**

**Figure D:**

***Source: Planning Department, 9/25/2025***

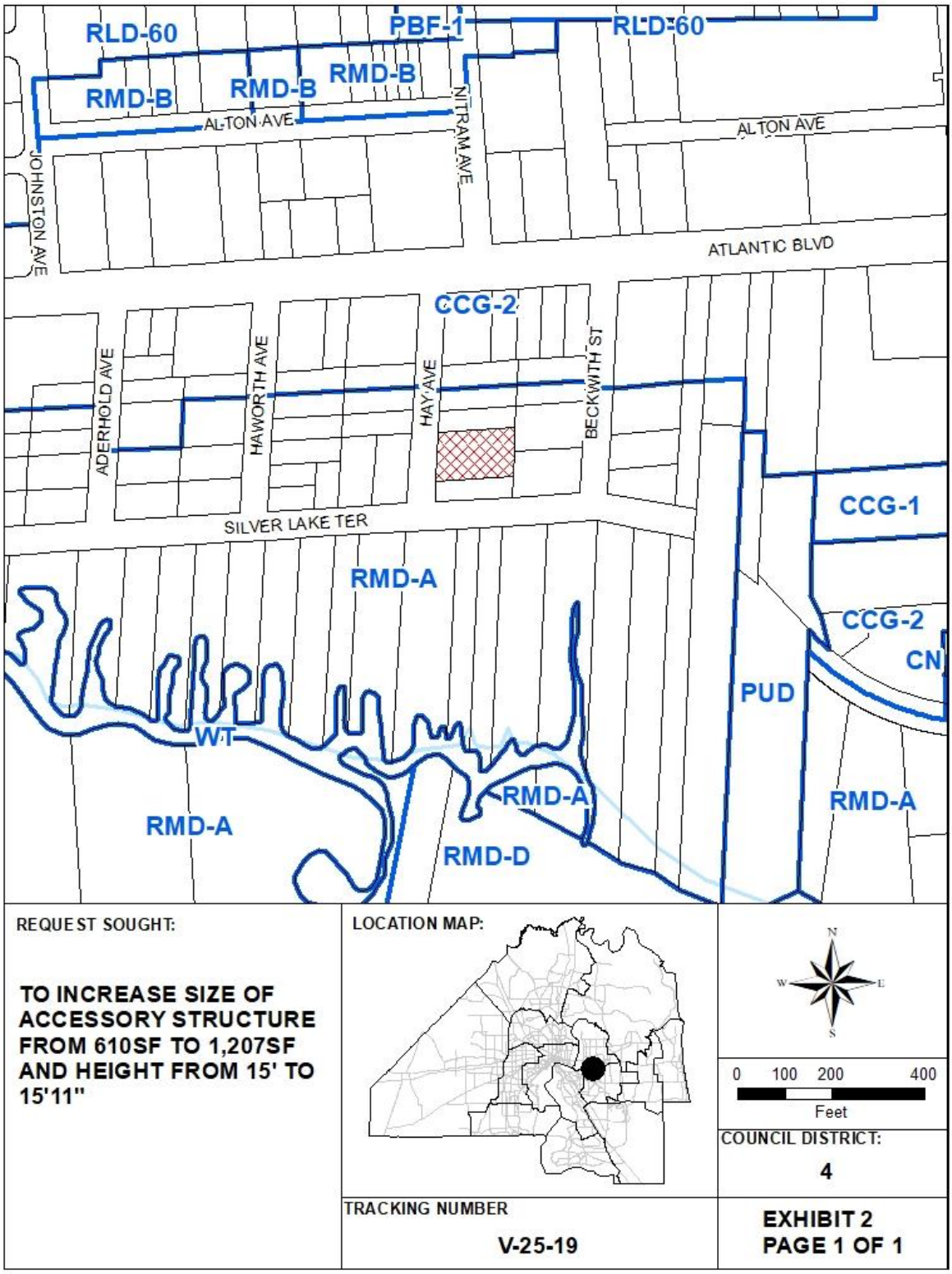
**View of Subject Property and Garage from Hay Ave, Facing Northeast**

**Figure E:**

***Source: Planning Department, 9/25/2025***

**View of Neighbor's Storage Shed at 7135 Hay Ave, Facing North**

**Figure F: Legal Description**



| | |
|---|---|
| Date Submitted: | 5/23/25 |
| Date Filed: | 8/29/25 |

| | |
|---|---|
| Application Number: | V-25-19 |
| Public Hearing: | 10/9/25 |

# Application for Zoning Variance

City of Jacksonville, Florida, Planning and Development Department

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7865.

| For Official Use Only | | |
|---|---|---|
| Current Zoning District: RMD-A | Current Land Use Category: MDR | |
| Variance Sought: To increase size of accessory structure from 50% to —. * | Applicable Section of Ordinance Code: 656.403 | |
| Council District: 4 | Planning District: 2 | |
| Previous Zoning Applications Filed (provide application numbers): E-85-269 | | |
| Notice of Violation(s): BCE 202400206 | | |
| Number of Signs to Post: 1 | Amount of Fee: $1427. | Zoning Asst. Initials: CIR |
| Neighborhood Associations: Jurney Community Events, Open Volunteer | | |
| Overlay: none | | |

| PROPERTY INFORMATION | |
|---|---|
| 1. Complete Property Address: 45 Hay Ave., Jacksonville, FL 32216 | 2. Real Estate Number: ~~18-2072-25-27E~~ 145253-0000 |
| 3. Land Area (Acres): .354 | 4. Date Lot was Recorded: 9/12/2022 |
| 5. Property Located Between Streets: Atlantic Blvd. and Silver Lake Terrace | 6. Utility Services Provider: City Water / City Sewer X Well / Septic |
| 7. Variance Sought: Accessory building square foot increase 610 SF to 1,207 SF / Hgt 15' to 15'-11" | |
| 8. In whose name will the Variance be granted: Roy Dove | |

* And To Increase Hight By 2"

*last update: 1/10/2017*

| **OWNER'S INFORMATION (please attach separate sheet if more than one owner)** | |
|---|---|
| 9. Name:<br>Roy Dove | 10. E-mail:<br>904rdove@gmail.com |
| 11. Address (including city, state, zip):<br>45 Hay Ave., Jacksonville, FL 32216 | 12. Preferred Telephone:<br>904-343-7539 |

| **APPLICANT'S INFORMATION (if different from owner)** | |
|---|---|
| 13. Name: | 14. E-mail: |
| 15. Address (including city, state, zip): | 16. Preferred Telephone: |

**CRITERIA**

Section 656.101(k), Ordinance Code, defines a variance as "a relaxation of the terms of the Zoning Code which will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the Zoning Code would result in unnecessary and undue hardship."

Section 656.132(c), Ordinance Code, provides that, with respect to action upon Applications for Zoning Variances, the Planning Commission shall grant a variance only if it makes a positive finding, based upon substantial competent evidence, on each of the following criteria:

*(i) The proposed request is consistent with the definition of a variance;*

*(ii) There are practical or economic difficulties in carrying out the strict letter of the regulation; (iii) The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish some result which is in the public interest; for example, furthering the preservation of natural resources by saving a tree or trees;*

*(iv) The proposed variance will not substantially diminish property values in, nor alter the essential character of the area surrounding the sites and will not substantially interfere with or injure the rights of others whose property would be affected by approval of the variance;*

*(v) The proposed variance will not be detrimental to the public health, safety, or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law; and*

(vi) *The effect of the proposed variance is in harmony with the spirit and intent of the Zoning Code.*

17. Given the above definition of a "variance" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the request is being sought. Provide as much information as you can; you may attach a separate sheet if necessary. Please note that failure by the applicant to adequately substantiate the need for the variance and to meet the criteria set forth may result in a denial.

Seeking variance for square footage of a metal building that is already built. The house on the property is 11,000 sq. ft. The building is 1,200 sq. ft and the property is 16,000 sq. ft. The building is used for storage only. There is no water or electricity in the building.

**ATTACHMENTS**

The following attachments must accompany each copy of the application.

Survey

Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger

Property Ownership Affidavit (Exhibit A)

Agent Authorization if application is made by any person other than the property owner (Exhibit B)

Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)

Proof of property ownership – may be print-out of property appraiser record card if individual owner, http://apps.coj.net/pao_propertySearch/Basic/Search.aspx, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, http://search.sunbiz.org/Inquiry/CorporationSearch/ByName.



PLANNINGANDDEVELOPMENTDEPARTMENT
214 N. Hogan Street, Suite 300 | Jacksonville, FL 32202 | Phone: 904.255.7800 | Fax: 904.255.7884 | www.coj.net *last*

*update: 1/10/2017*

**FILING FEES**
*Applications filed to correct existing zoning violations are subject to a double fee.

| Base Fee | Public Notices | Advertisement |
|---|---|---|
| Residential Districts: $1,161.00<br>Non-residential Districts: $1,173.00 | $7.00 per Addressee | Billed directly to owner/agent |

**AUTHORIZATION**

Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the Planning Commission. The owner and/or authorized agent must be present at the public hearing. The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

**I hereby certify that I have read and understand** the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

**Owner(s)**

Print name: Roy Dove

Signature: _____

**Owner(s)**

Print name: Roy Dove

Signature: _____

**Applicant or Agent (if different than owner)**

Print name:

_____

Signature: _____

**An agent authorization letter is required if the application is made by any person other than the property owner.*

**SUBMITTAL**

This application must be typed or printed in ink and submitted along with three (3) copies for a total of **four (4) applications**. Each application must include **all required attachments**.

Submit applications to:

Planning and Development Department, Zoning Section
214 North Hogan Street, 2nd Floor
Jacksonville, Florida 32202
(904) 255-8300

# Legal Description

Exhibit 1

June 30, 2021

Lot 12 and 13, Silversmith Creek Estates, Unit No. 2, According to the plat thereof, as recorded in Plat Book 18, pages 20, 20A, and 20B, of the current public records of Duval County, Florida.

City of Jacksonville
Planning & Development Department
214 N. Hogan Street, Suite 300
Jacksonville, Florida 32202

# AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
## Individual

Roy Dark
Owner (Affiant) Name

45 Hoag Ave.
Address(es) for Subject Property

16-20 22-25-27E
Real Estate Parcel Number(s) for Subject Property

Appointed or Authorized Agent(s)

Type of Request(s)/Application(s)

**STATE OF** FLA
**COUNTY OF** Duval

BEFORE ME, the undersigned authority, this day personally appeared _____, who being by me first duly sworn, under oath, deposes and states as follows:

1. I am the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above noted request(s)/application(s) being made to the City of Jacksonville.

2. I have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on my behalf in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as my agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property as identified above and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent me, I attest that the application(s) is/are made in good faith.

3. I acknowledge that any change in ownership of the Subject Property and/or the designated agent(s) that occurs prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.

Property taxes are subject to change upon change of ownership.
- Past taxes are not a reliable projection of future taxes.
- The sale of property will prompt the removal of all exemptions, assessment caps and special classifications.

**DOVE ROY**
7845 KNOLL DR N
JACKSONVILLE, FL 32221

**Primary Site Address**
45 HAY AVE
Jacksonville FL 32216-

**Official Record Book/Page**
20432-01789

**Tile #**
7422

## 45 HAY AVE

Property Detail

| | |
|---|---|
| **RE #** | 145253-0000 |
| **Tax District** | GS |
| **Property Use** | 0100 Single Family |
| **# of Buildings** | 1 |
| **Legal Desc.** | For full legal description see Land & Legal section below |
| **Subdivision** | 02654 SILVERSMITH CREEK EST 02 |
| **Total Area** | 17030 |

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 | 2024 Certified | 2025 In Progress |
|---|---|---|
| Value Method | CAMA | CAMA |
| Total Building Value | $61,377.00 | $61,095.00 |
| Extra Feature Value | $0.00 | $0.00 |
| Land Value (Market) | $67,600.00 | $67,600.00 |
| Land Value (Agric.) | $0.00 | $0.00 |
| Just (Market) Value | $128,977.00 | $128,695.00 |
| Assessed Value | $128,977.00 | $128,695.00 |
| Cap Diff/Portability Amt | $0.00 / $0.00 | $0.00 / $0.00 |
| Exemptions | $0.00 | See below |
| Taxable Value | $128,977.00 | 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 |
|---|---|---|---|---|---|
| 20432-01789 | 9/12/2022 | $120,000.00 | WD - Warranty Deed | Qualified | Improved |
| 06844-01952 | 12/19/1989 | $34,100.00 | WD - Warranty Deed | Qualified | Improved |
| 05117-00619 | 5/14/1980 | $10,300.00 | WD - Warranty Deed | Unqualified | Improved |
| 04842-00185 | 3/23/1979 | $12,000.00 | WD - Warranty Deed | Unqualified | Vacant |

## Extra Features

No data found for this section

## Land & Legal

Land

| LN | Code | Use Description | Zoning Assessment | Front | Depth | Category | Land Units | Land Type | Land Value |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 0101 | RES MD 8-19 UNITS PER AC | RMD-A | 100.00 | 154.00 | Common | 100.00 | Front Footage | $67,600.00 |

Legal

| LN | Legal Description |
|---|---|
| 1 | 18-20 22-2S-27E |
| 2 | SILVERSMITH CREEK ESTATES UNIT 2 |
| 3 | LOTS 12,13 |

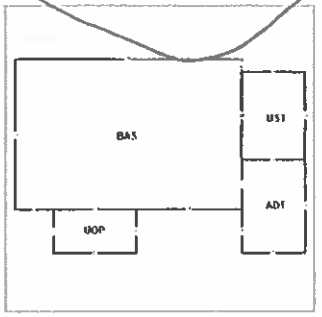
## Buildings

Building 1
Building 1 Site Address
45 HAY AVE Unit
Jacksonville FL 32216-

| | |
|---|---|
| **Building Type** | 0101 - SFR 1 STORY |
| **Year Built** | 1944 |
| **Building Value** | $61,095.00 |

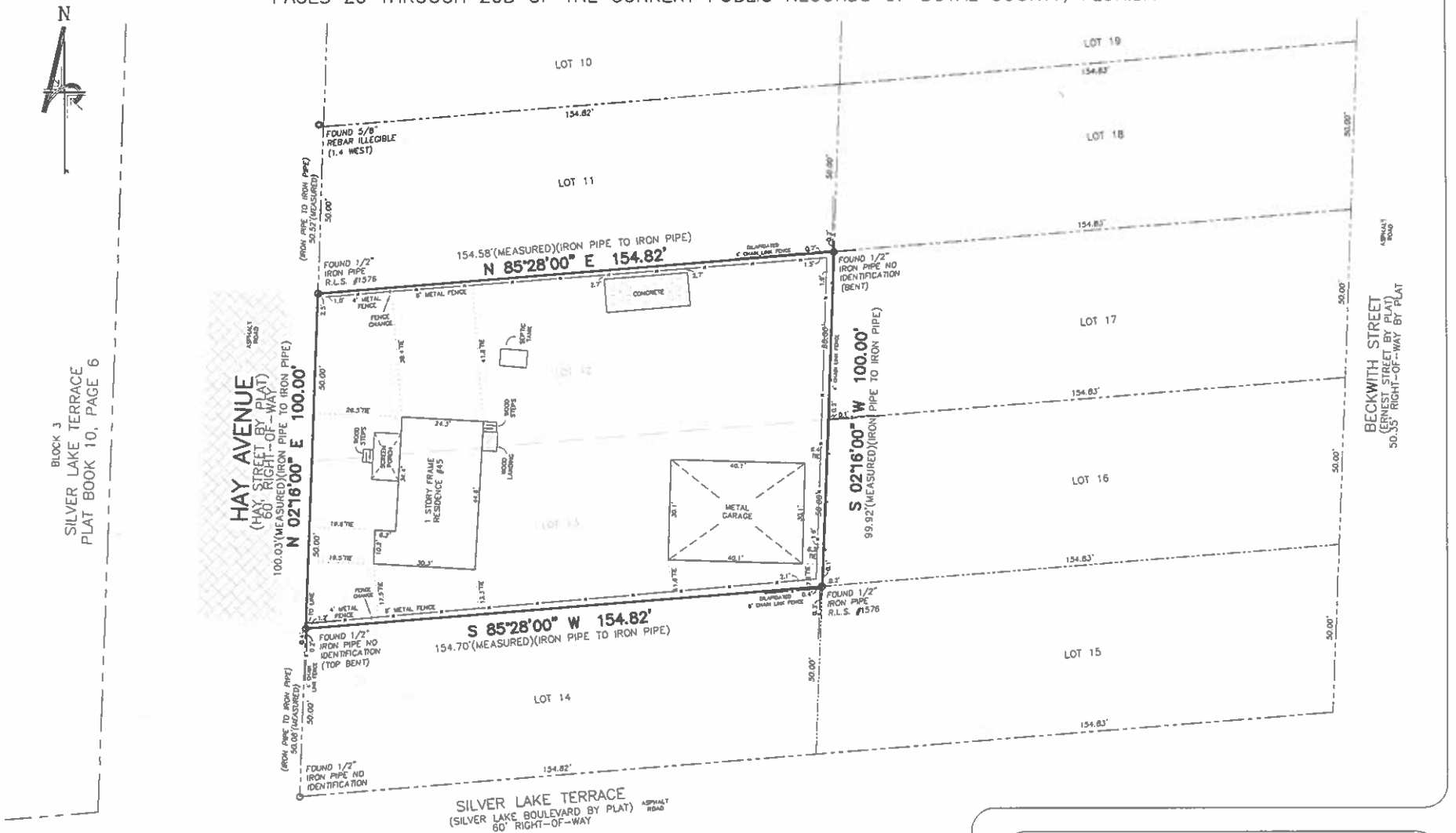
| Type | Gross Area | Heated Area | Effective Area |
|---|---|---|---|
| Base Area | 840 | 840 | 840 |
| Addition | 150 | 150 | 135 |

| Element | Code | Detail |
|---|---|---|
| Exterior Wall | 4 | 4 Single Siding |
| Roof Struct | 3 | 3 Gable or Hip |
| Roofing Cover | 12 | 12 Modular Metal |
| Interior Wall | 3 | 3 Plastered |
| Int Flooring | 9 | 9 Pine/Soft Wood |
| Heating Fuel | 4 | 4 Electric |
| Heating Type | 4 | 4 Forced-Ducted |
| Air Cond | 3 | 3 Central |



# MAP SHOWING BOUNDARY SURVEY OF:

LOT 12 AND 13, SILVERSMITH CREEK ESTATES UNIT NO. 2, AS RECORDED IN PLAT BOOK 18, PAGES 20 THROUGH 20B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA




NOTICE:
THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, COMMUNITY No. 120077, MAP/PANEL No. 12031C-0387-J, REVISED NOVEMBER 2, 2018

BEARINGS BASED ON THE EAST RIGHT-OF-WAY LINE OF HAY AVENUE AS BEING N 02°16'00" E

NO BUILDING RESTRICTION LINE BY PLAT

—X— DENOTES 4' CHAIN LINK FENCE EXCEPT AS NOTED

—H— DENOTES 5' CORRUGATED METAL FENCE EXCEPT AS NOTED

ALL METAL FENCES SHOWN HEREON ARE CORRUGATED METAL

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
ROY DOVE


DURDEN
SURVEYING AND MAPPING, INC.
985 11TH AVENUE SOUTH
JACKSONVILLE BEACH, FLORIDA 32250
(904) 853-8822 FAX(904) 853-8825
DURDENSURVEYING@GMAIL.COM
LICENSED BUSINESS NO. 8898

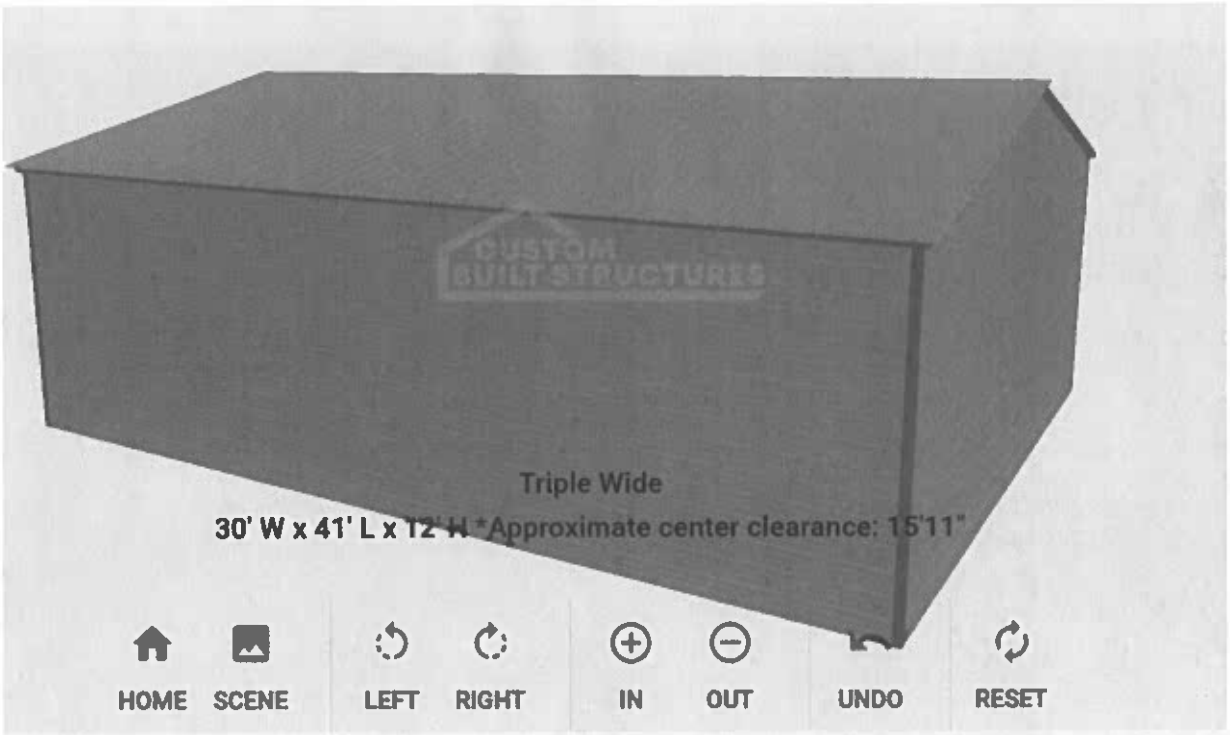

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT SECTION 472.027 FLORIDA STATUTES AND CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.

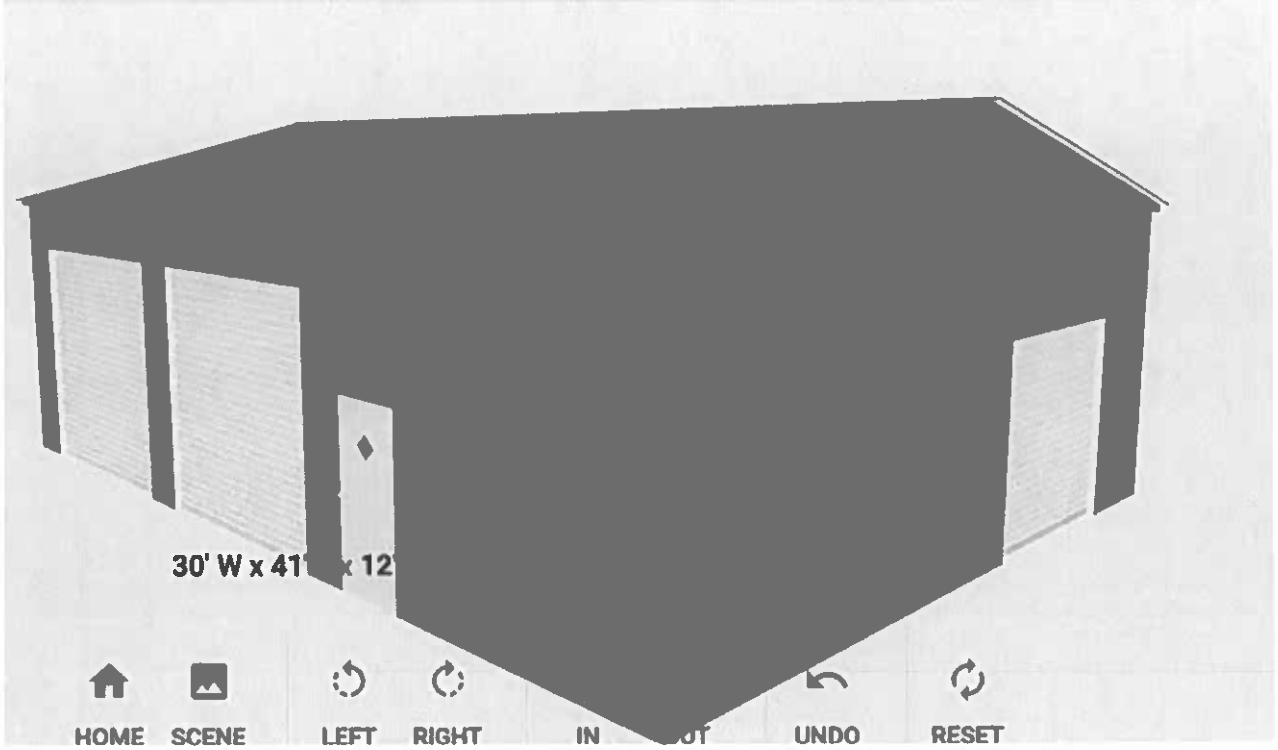
B. Bruce Durden Jr.
FLORIDA REGISTERED SURVEYOR NO. 4197
H. BRUCE DURDEN JR.

FIELD: MARCH 15, 2024
SCALE: 1" = 30'
CAD FILE NO: L-12361A (S. HAY AVE).DWG
WORK ORDER NUMBER: 00000

THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

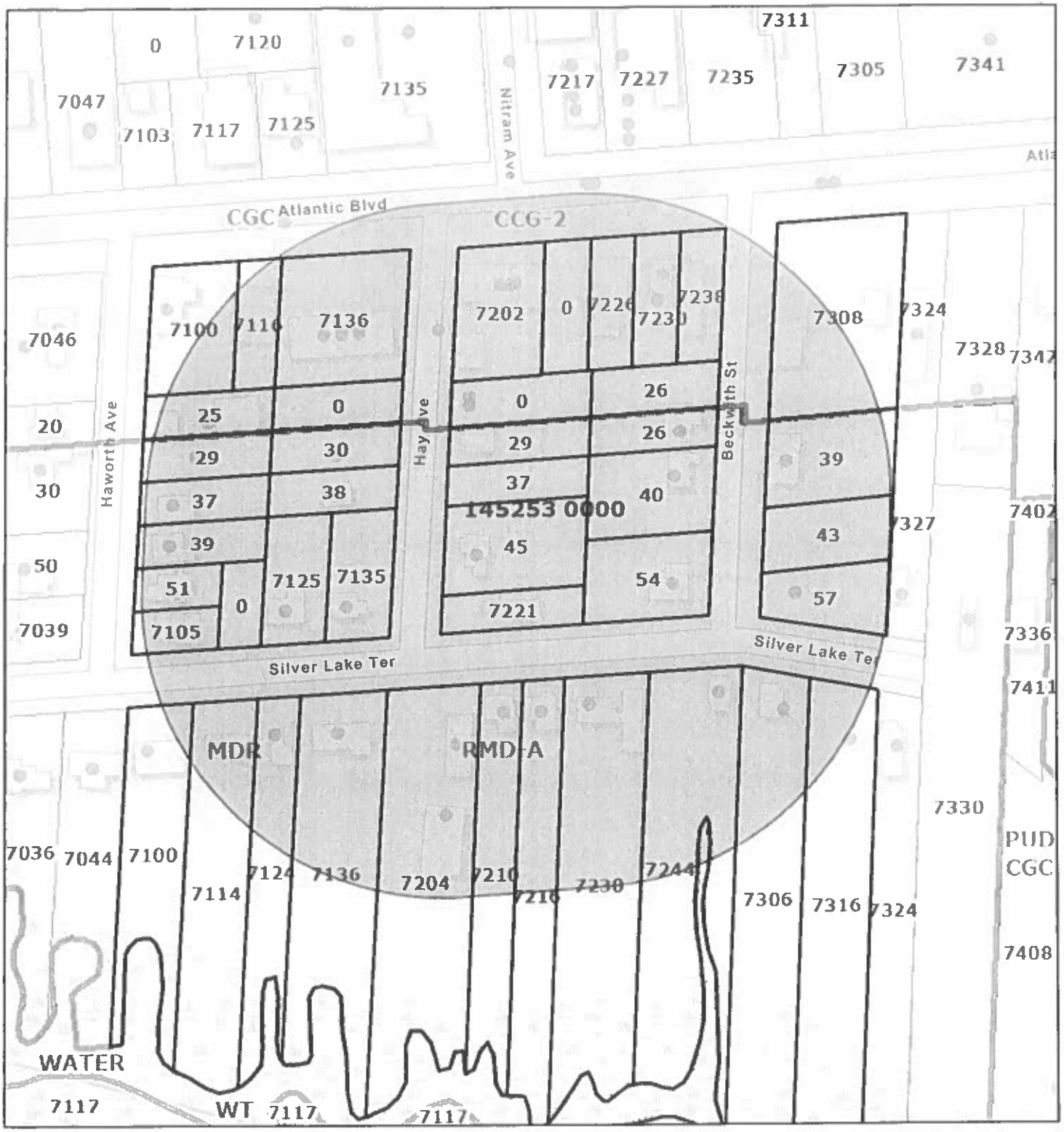
C-2160


CUSTOM BUILT STRUCTURES
Triple Wide
30' W x 41' L x 12' H *Approximate center clearance: 15'11"
HOME
SCENE
LEFT
RIGHT
IN
OUT
UNDO
RESET


HOME
SCENE
LEFT
RIGHT
IN
UNDO
RESET

45 Hay AV

# Land Development Review




May 28, 2025

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Parcels

Panel Index

Address Points

Zoning

Land Use

Esri Community Maps Contributors, City of Jacksonville, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

| | A | B | C | D | E | F | G | H | I |
|---|---|---|---|---|---|---|---|---|---|
| 1 | RE | LNAME | LNAME2 | MAIL_ADDR1 | MAIL_ADD | MAIL_ADD | MAIL_CITY | MAIL | MAIL_ZIP |
| 2 | 145256 0050 | SONERA RUBEN | | 2409 MINFORD PL | | | JACKSONVILLE | FL | 32246 |
| 3 | 145307 0000 | OMEGA FURNITURE LLC | | 3223 CLIMBING IVY TRL | | | JACKSONVILLE | FL | 32216 |
| 4 | 145256 0000 | GONZALEZ MIGUEL | | 40 BECKWITH ST | | | JACKSONVILLE | FL | 32216 |
| 5 | 145252 0000 | MIRONCOW JEFFREY | | 8613 BRANDT PL | | | BETHESDA | MD | 20814 |
| 6 | 145247 0000 | SUTTON CRAIG M | | 9027 ATLANTIC BLVD | | | JACKSONVILLE | FL | 32211-8749 |
| 7 | 145265 0000 | STEVENS FARRELL V | | 7244 SILVER LAKE TER | | | JACKSONVILLE | FL | 32216-9249 |
| 8 | 145313 0000 | BROWN SHARON PASSLEY | | 29 HAWORTH AVE | | | JACKSONVILLE | FL | 32216 |
| 9 | 145264 0000 | BARNES JOEL B | | 7306 SILVER LAKE TER | | | JACKSONVILLE | FL | 32216-9251 |
| 10 | 145255 0000 | HARTLAND FAMILY REVOCABLE TRUST | | 6015 GLENEAGLES CIR | | | SAN JOSE | CA | 95138-2372 |
| 11 | 145254 0000 | SIGMUND JASON | | 7221 SILVER LAKE TER | | | JACKSONVILLE | FL | 32216 |
| 12 | 145311 0000 | THIRD MONTH 25 LLC | | 42 OAKWOOD RD | | | JACKSONVILLE BEACH | FL | 32250 |
| 13 | 145331 0000 | PURVIS URSULA M ET AL | | 7114 SILVER LAKE TER | | | JACKSONVILLE | FL | 32216-9247 |
| 14 | 145269 0000 | JANKAUSKAS DAIVA | | 7204 SILVER LAKE TER | | | JACKSONVILLE | FL | 32216 |
| 15 | 145266 0000 | BOOKER SHAWN DEWITT | | 7230 SILVER LAKE TER | | | JACKSONVILLE | FL | 32216-9249 |
| 16 | 145321 0000 | NEVADA PROPERTIES 123 LLC | | 3753 HOWARD HUGHES PKWY 200 | | | LAS VEGAS | NV | 89169 |
| 17 | 145305 0000 | ATLANTIC GROUP LLC | | PO BOX 17691 | | | JACKSONVILLE | FL | 32245 |
| 18 | 145261 0000 | ALKONMAN LLC | | PO BOX 342 | | | MCGREGOR | IA | 52157-0342 |
| 19 | 145244 0000 | WORLDWIDE MOTORS LLC | | 10990 FORT CAROLINE RD #350129 | | | JACKSONVILLE | FL | 32235 |
| 20 | 145250 0000 | HOSSEINI HASSAN | | 7226 A ATLANTIC BLVD | | | JACKSONVILLE | FL | 32211 |
| 21 | 145248 0000 | HOSSEINI HASSAN | | 400 KENTUCKY BRANCH LN | | | SAINT JOHNS | FL | 32259 |
| 22 | 145263 0000 | BLANTON VARLEY W ET AL | | 3868 RAINTREE RD | | | JACKSONVILLE | FL | 32277 |
| 23 | 145259 0000 | SCHILMAN DELMAR DALE | | 43 BECKWITH ST | | | JACKSONVILLE | FL | 32216-9212 |
| 24 | 145312 0010 | PADURARU MARIAN | | 1545 SOMERVILLE RD | | | JACKSONVILLE | FL | 32216 |
| 25 | 145267 0000 | BAZEMORE JOHN WESLEY ESTATE | | 7216 SILVER LAKE TER | | | JACKSONVILLE | FL | 32216-9249 |
| 26 | 145268 0000 | THOMAS CYNTHIA F ET AL | | 7210 SILVER LAKE TER | | | JACKSONVILLE | FL | 32216-9249 |
| 27 | 145330 0000 | THOMPSON MICHAEL WAYNE | | 7100 SILVER LAKE TER | | | JACKSONVILLE | FL | 32216-9247 |
| 28 | 145332 0000 | GERHART LISA LUCAS LIFE ESTATE | | 7124 SILVER LAKE TER | | | JACKSONVILLE | FL | 32216 |
| 29 | 145309 0000 | GALLOWAY LORENZO | | PO BOX 441085 | | | JACKSONVILLE | FL | 32222 |
| 30 | 145251 0000 | FIRST COAST GETAWAYS LLC | | 13535 SOL CT | | | JACKSONVILLE | FL | 32324 |
| 31 | 145258 0000 | SERRANO RUBEN SONERA | | 39 BECKWITH ST | | | JACKSONVILLE | FL | 32216 |
| 32 | 145333 0000 | WILSON WADE LIFE ESTATE | | 601 15TH AVE N | | | JACKSONVILLE BEACH | FL | 32250 |
| 33 | 145318 0000 | CHURCH DENISE LIFE ESTATE | | 39 HAWORTH AVE | | | JACKSONVILLE | FL | 32216 |
| 34 | 145315 0000 | ARK INVESTMENT GROUP LLC | | 4231 WALNUT BEND SUITE 5 | | | JACKSONVILLE | FL | 32257 |
| 35 | 145317 0000 | MIHTSENTU SOLOMON G | | 6319 TERRY PARKER DR S | | | JACKSONVILLE | FL | 32211 |
| 36 | 145316 0000 | JACKS REALTY FUND II LLC | | 15 E PUTNAM AVE #425 | | | GREENWICH | CT | 06830 |
| 37 | 145171 0000 | WORZALA MARIE M TRUST | | 1071 OVINGTON RD S | | | JACKSONVILLE | FL | 32216-2679 |
| 38 | 145314 0000 | HOOSE FREDDIE LLC | | 7563 PHILIPS HWY SUITE 208 | | | JACKSONVILLE | FL | 32256 |
| 39 | 145319 0100 | BURGESS JEFFREY | | 9471 BAYMEADOWS RD 308 | | | JACKSONVILLE | FL | 32256 |
| 40 | | JURNEY COMMUNITY EVENTS | MICHAEL JURNEY | 3285 BRIDGECOVE CIR E | | | JACKSONVILLE | FL | 32216 |
| 41 | | OPEN VOLUNTEER | RANDALL JACKSON | 5807 GILCHRIST OAKS CT | | | JACKSONVILLE | FL | 32219 |
| 42 | | GREATER ARLINGTON/B CPAC | TIM KELLEY | 2184 HEALTH GREEN PL S | | | JACKSONVILLE | FL | 32246 |

38
x 7
266 Notice
+ 161 Fee
427 Total
$

# Duval County, City Of Jacksonville
## Jim Overton , Tax Collector
231 E. Forsyth Street
Jacksonville, FL 32202

## General Collection Receipt

Account No: CR776030
User: Rule, Cynthia - PWDS
**REZONING/VARIANCE/EXCEPTION**

Date: 5/28/2025
Email: CRule@coj.net

**Name**: ROY DOVE
**Address**: 45 HAY AVENUE JACKSONVILLE, FL 32216
**Description**: APPLICATION FOR ZONING VARIANCE

| Fund | Center | Account | Project | Activity | Interfund | Future | Debit Amount | Credit Amount |
|---|---|---|---|---|---|---|---|---|
| 00111 | 000000 | 104001 | 000000 | 00000000 | 00000 | 0000000 | 1427.00 | 0.00 |
| 00111 | 140302 | 342218 | 000000 | 00000000 | 00000 | 0000000 | 0.00 | 1427.00 |

**Total Due: $1,427.00**

---

**Jim Overton**
**Duval County**
Date Time: 08/29/2025 09:12AM
Drawer: P01
Clerk: GJA
Transaction: 7753671

| Item | Paid |
|---|---|
| CR Processing: | $1,427.00 |
| CR776030 | |
| ROY DOVE | |
| 45 HAY AVENUE | |
| JACKSONVILLE, FL | |
| 32216 | |
| Total: | $1,427.00 |
| Receipt: 395-26-00707459 | |
| Total Tendered: | $1,427.00 |
| Credit or Debit Card: | $1,427.00 |
| American Express | |
| CC#XXXX-3006 | |
| Confirmation number: | |
| G4012899411 | |
| AID: A0000000250108O1 | |
| TDS: emv | |
| Application Label: | |
| AMERICAN EXPRESS | |
| Auth Code: 841091 | |
| Balance: | $0.00 |
| Convenience Fee: | $35.68 |
| Total Charged: | $1,462.68 |
| Paid By: DOVE, ROY LAWRENCE, III | |

**Total Due: $1,427.00**

---

**Overton , Tax Collector**
**ral Collections Receipt**
**acksonville, Duval County**

Date: 5/28/2025

NUE JACKSONVILLE, FL 32216
TION FOR ZONING VARIANCE

**Total Due: $1,427.00**

# V-25-20

# REPORT OF THE PLANNING DEPARTMENT
# APPLICATION FOR ZONING VARIANCE V-25-20
# OCTOBER 9, 2025

| | |
|---|---|
| ***Location:*** | 8225 Newton Rd<br>Between: Hogan Rd, Belfort Rd |
| ***Real Estate Number(s):*** | 154199 0020 |
| ***Zoning Variance Sought:*** | To increase the maximum allowable square footage of an accessory structure from 50% to 79%. |
| ***Current Zoning District:*** | Residential Low Density-60 (RLD-60) |
| ***Current Land Use Category:*** | Low Density Residential (LDR) |
| ***Planning District:*** | 3 - Greater Arlington / Southside |
| ***Council District:*** | District 4 |
| ***Owner/Applicant:*** | Brandon Prato<br>8225 Newton Rd.<br>Jacksonville, Florida 32216 |
| ***Staff Recommendation:*** | **APPROVE** |

## GENERAL INFORMATION

Application for Zoning Variance **V-25-20** seeks to increase the maximum allowable size of an accessory structure on the property from 50 % to 79 %. The RLD-60 Zoning District limits accessory structures to one-half the gross floor area of the principal structure, which for the existing 1,262 square-foot dwelling permits a maximum of 631 square feet. The applicant constructed a shed/carport combination totaling 992 square feet (600 square feet enclosed shed and 392 square feet open carport), which exceeds the permitted limit.

The applicant states that the structure is necessary to provide covered parking and storage, as the home does not include a garage. The property is 0.48 acres in size, which the applicant believes is adequate to accommodate the structure without negatively impacting surrounding properties. Denial of the variance would result in removal of the improvements and a financial hardship for the applicant.

## DEFINITION

According to Section 656.1601 of the Zoning Code, the term variance means a relaxation of the terms of this Zoning Code which will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the Zoning Code would result in unnecessary and undue hardship. Establishment or expansion of a use otherwise prohibited or not permitted shall not be allowed by variance nor shall a variance be granted because of the presence of non-conformities in the zoning district or in the adjoining zoning district.

## STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.132 (c) of the Zoning Code, the Planning Commission shall grant a variance only if it makes a positive finding, based upon substantial competent evidence, on each of the following criteria:

*(i)* ***Is the proposed request consistent with the definition of a variance?***

Yes. The proposed request is consistent with the definition of a variance as outlined in Sec. 656.131, Ordinance Code. The applicant is seeking relief from a specific numerical standard—the maximum square footage permitted for an accessory structure in the RLD-60 Zoning District. The request does not seek to establish a new use of the property but instead to adjust a dimensional requirement in order to accommodate an accessory shed/carport combination that exceeds the allowable 631 square feet by 361 square feet (57% increase). This fits within the intent of a variance, which is to provide relief where strict application of the Zoning Code creates practical difficulties or unnecessary hardship.

(ii) ***Are there practical or economic difficulties in carrying out the strict letter of the regulation?***

Yes. The strict application of the regulation limits accessory structures to 631 square feet (½ the gross floor area of the principal dwelling). The applicant constructed a shed/carport combination totaling 992 square feet, exceeding this limit by 361 square feet. The applicant has stated that the structure is necessary because the home does not include a garage and that removal would result in a financial loss of approximately $5,000. In this case, enforcing the strict letter of the code would create practical difficulty by requiring the demolition or reduction of an existing structure that provides needed storage and covered parking, and would create economic hardship for the property owner.

(iii) ***Is the request based exclusively upon the desire to reduce the cost of developing the site, but would accomplish some result which is in the public interest, such as for example, furthering the preservation of natural resources by saving a tree or trees.***

No. The request is not based exclusively on reducing the cost of development. The applicant constructed the shed/carport combination to provide covered storage for vehicles and a boat due to the absence of a garage on the property. While the applicant notes that denial of the variance would result in a financial loss, the request is not solely motivated by cost savings. Rather, it is intended to address a functional need for covered storage on a residential lot of adequate size to accommodate the structure. The request does not further the preservation of natural resources, such as saving existing trees, but it also does not conflict with the intent of the zoning code to ensure that accessory structures remain subordinate to the principal dwelling.

(iv) ***Will the proposed variance substantially diminish property values in, or alter the existing character of the area surrounding the site and interfere with or injure the rights of others whose property would be affected by approval of the variance?***

No. Approval of the proposed variance is not expected to substantially diminish property values or alter the existing character of the surrounding area. The subject property is located within a residential neighborhood of similar single-family lots, and the accessory shed/carport combination is consistent with the type of accessory structures commonly found in residential districts. The 0.48-acre lot provides sufficient space to accommodate the structure without overcrowding or adversely impacting adjacent properties. The variance does not interfere with or injure the rights of neighboring property owners, as the use of the property remains residential and the structure is subordinate to the principal dwelling.

(v) ***Will the proposed variance be detrimental to the public health, safety or welfare, result in additional public expense, the creation of nuisance, or conflict with any other applicable law?***

No. The proposed variance will not be detrimental to public health, safety, or welfare. The accessory shed/carport is a typical residential improvement and does not introduce hazardous conditions or uses inconsistent with the RLD-60 zoning district. It will not result in additional public expense, as it requires no public infrastructure or services beyond what currently serves the site. The structure is not anticipated to create a nuisance, as it is designed for private storage and vehicle protection. Furthermore, the variance does not conflict with any other applicable laws or regulations.

(vi) ***Is the effect of the proposed variance in harmony with the spirit and intent of the Zoning Code?***

Yes. The effect of the proposed variance is in harmony with the spirit and intent of the Zoning Code. The purpose of the accessory structure limitation is to ensure that such structures remain subordinate to the principal dwelling and do not dominate the residential lot. In this case, the accessory shed/carport, while larger than the

maximum permitted, remains incidental to the primary residential use on a 0.48-acre lot. The proposed variance maintains the residential character of the property and surrounding neighborhood, while providing reasonable accommodation for the applicant's storage and parking needs.

## SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on September 25, 2025 by the Planning Department, the required Notice of Public Hearing signs were posted on the property.

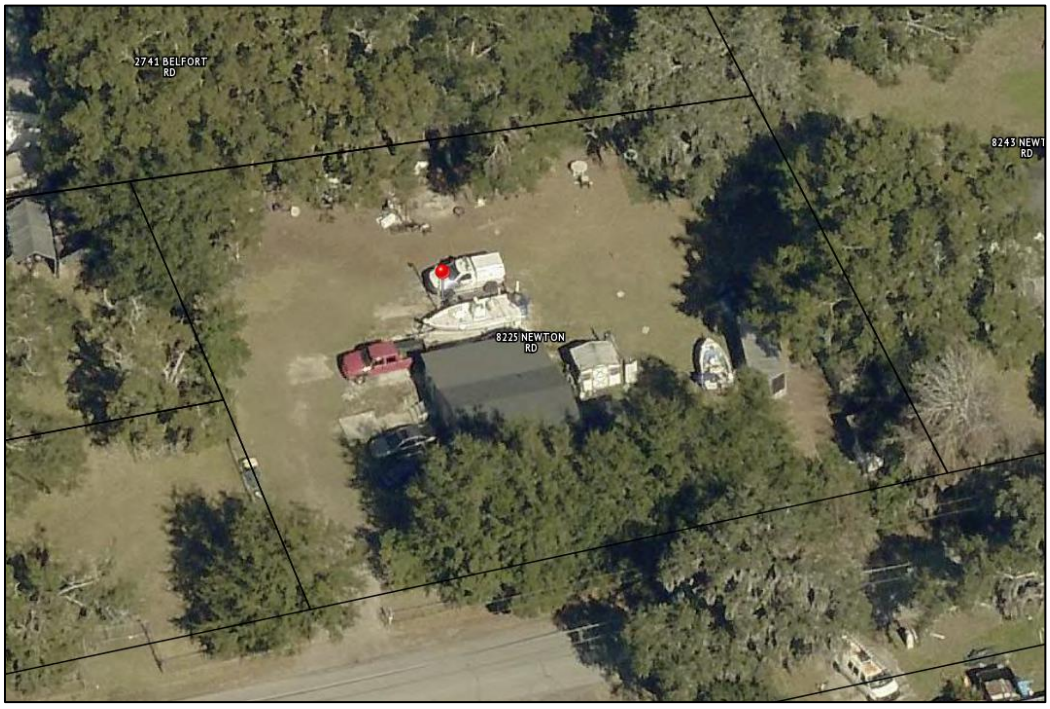
## RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Zoning Variance **V-25-20** be **APPROVED.**

**Aerial View**

**View of the Subject Property from Newton Road**

*Source: Planning Department (September 25, 2025)*

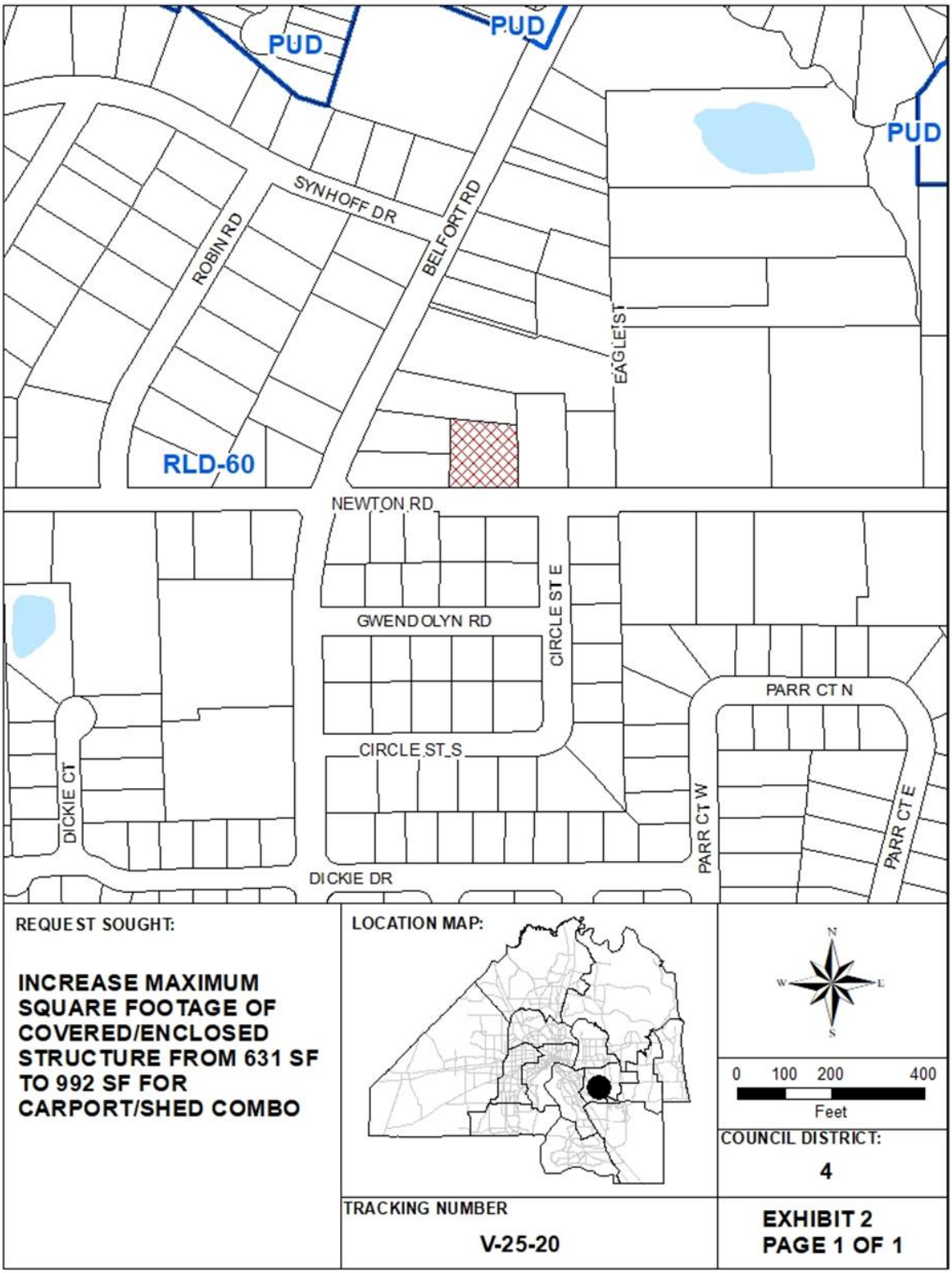



**Aerial View of Subject Property**

*Source: JaxGIS Maps (January 2025)*

**Neighboring Parcel Accessory Structure**

*Source: Planning Department (September 25, 2025)*


PUD
PUD
PUD
SYNHOFF DR
ROBIN RD
BELFORT RD
EAGLE ST
RLD-60
NEWTON RD
GWENDOLYN RD
CIRCLE ST E
CIRCLE ST S
PARR CT N
PARR CT W
PARR CT E
DICKIE CT
DICKIE DR
REQUEST SOUGHT:
INCREASE MAXIMUM SQUARE FOOTAGE OF COVERED/ENCLOSED STRUCTURE FROM 631 SF TO 992 SF FOR CARPORT/SHED COMBO
LOCATION MAP:
N
W
E
S
0 100 200 400
Feet
COUNCIL DISTRICT:
4
TRACKING NUMBER
V-25-20
EXHIBIT 2
PAGE 1 OF 1

**Legal Map**

| Date Submitted: 8/20/25 |
|---|
| Date Filed: 9/4/25 |

| Application Number: V-25-20 |
|---|
| Public Hearing: 10/9/25 |

# Application for Zoning Variance

City of Jacksonville, Florida
Planning and Development Department

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7865.

| For Official Use Only | | |
|---|---|---|
| Current Zoning District: RLD-60 | Current Land Use Category: LDR | |
| Variance Sought: | Applicable Section of Ordinance Code: | |
| Council District: 4 | Planning District: 3 | |
| Previous Zoning Applications Filed (provide application numbers): none found | | |
| Notice of Violation(s): none found | | |
| Number of Signs to Post: 1 | Amount of Fee: $1420. | Zoning Asst. Initials: CJR |
| Neighborhood Associations: Greater Hogan Neighborhood Assoc. | | |
| Overlay: none | | |

| PROPERTY INFORMATION | |
|---|---|
| 1. Complete Property Address: 8225 Newton Rd. | 2. Real Estate Number: 154199-0020 |
| 3. Land Area (Acres): 0.48 | 4. Date Lot was Recorded: November 12, 2014 |
| 5. Property Located Between Streets: Hogan Rd., Belfort Rd. | 6. Utility Services Provider: JEA<br>(City Water) / City Sewer ☑<br>Well / (Septic) ☑ |
| 7. Variance Sought: Increase Maximum Square Footage of Covered/Enclosed structure from 631 sq/ft to 992 sq/ft for Carport/Shed Combo | |
| 8. In whose name will the Variance be granted: Branden Prato | |



PLANNING AND DEVELOPMENT DEPARTMENT
214 N. Hogan Street, Suite 300 Jacksonville, FL 32202 Phone: 904.255.7800 Fax: 904.255.7884 www.coj.net

note: Branden Prato

| OWNER'S INFORMATION (please attach separate sheet if more than one owner) | |
|---|---|
| 9. Name: Branden Prato | 10. E-mail: BrandenPrato@gmail.com |
| 11. Address (including city, state, zip): 8225 Newton Rd. Jacksonville, FL. 32216 | 12. Preferred Telephone: (904) 415-4823 |

| APPLICANT'S INFORMATION (if different from owner) | |
|---|---|
| 13. Name: | 14. E-mail: |
| 15. Address (including city, state, zip): | 16. Preferred Telephone: |

**CRITERIA**

Section 656.101(k), Ordinance Code, defines a variance as "a relaxation of the terms of the Zoning Code which will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the Zoning Code would result in unnecessary and undue hardship."

Section 656.132(c), Ordinance Code, provides that, with respect to action upon Applications for Zoning Variances, the Planning Commission shall grant a variance only if it makes a positive finding, based upon substantial competent evidence, on each of the following criteria:

- *(i) The proposed request is consistent with the definition of a variance;*
- *(ii) There are practical or economic difficulties in carrying out the strict letter of the regulation;*
- *(iii) The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish some result which is in the public interest; for example, furthering the preservation of natural resources by saving a tree or trees;*
- *(iv) The proposed variance will not substantially diminish property values in, nor alter the essential character of the area surrounding the sites and will not substantially interfere with or injure the rights of others whose property would be affected by approval of the variance;*
- *(v) The proposed variance will not be detrimental to the public health, safety, or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law; and*
- (vi) *The effect of the proposed variance is in harmony with the spirit and intent of the Zoning Code.*



PLANNING AND DEVELOPMENT DEPARTMENT
214 N. Hogan Street, Suite 300 Jacksonville, FL 32202 Phone: 904.255.7800 Fax: 904.255.7884 www.coj.net

17. Given the above definition of a "variance" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the request is being sought. Provide as much information as you can; you may attach a separate sheet if necessary. Please note that failure by the applicant to adequately substantiate the need for the variance and to meet the criteria set forth may result in a denial.

I am looking to build an enclosed shed/carport combo so I may park my vehicles and boat out of the weather. Given I do not have a garage, this should be a reasonable request. The reason for the variance, has to do with the size of the total structure, not just the enclosed portion. When I put down a deposit to have a builder order a shed/carport combo, I was told I will have no issues with the size of the combo, given my home's square footage, my zoning, and the square footage of the building. The total square footage of my home (gross area) is 1,262 sq ft. (I have a rather small home). I am on almost a half acre (0.48 Acre) and according to my zoning code (RLD-60), I am allowed to build an enclosed structure up to 1/2 the total square footage of my home, and up to 1/2 of my total lot square footage covered by an open structure. When opting to purchase the metal building, I decided to play it safe and go with a 20'x30' metal building (600 sq ft) as it fell inside the allowable square footage allowed. I was talked into the lean to as I need a 12'x30' carport to cover my boat anyways. I was told to add an extra foot to the 30ft side to cover overhang for a total of 31 ft by 32 ft. Given the 12 ft by 30 ft carport was open, I did not think it would be included in the total enclosed building square footage, but according to zoning, it is, and puts me from right at 50% to 78.6%. Please consider allowing this for a few reasons. 1. My house is small relative to the acreage. 2. The carport is open. And 3. I will lose upwards of $5000 if this is not approved.

## ATTACHMENTS

The following attachments must accompany each copy of the application.

- ☐ Survey
- ☐ Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
- ☐ Property Ownership Affidavit (Exhibit A)
- ☐ Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- ☐ Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)
- ☐ Proof of property ownership – may be print-out of property appraiser record card if individual owner, http://apps.coj.net/pao_propertySearch/Basic/Search.aspx, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, http://search.sunbiz.org/Inquiry/CorporationSearch/ByName.



PLANNING AND DEVELOPMENT DEPARTMENT
214 N. Hogan Street, Suite 300 Jacksonville, FL 32202 Phone: 904.255.7800 Fax: 904.255.7884 www.coj.net

| FILING FEES<br>*Applications filed to correct existing zoning violations are subject to a double fee. | | |
|---|---|---|
| Base Fee<br>Residential Districts: $1,161.00<br>Non-residential Districts: $1,173.00 | Public Notices<br>$7.00 per Addressee | Advertisement<br>Billed directly to owner/agent |

## AUTHORIZATION

Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the Planning Commission. The owner and/or authorized agent must be present at the public hearing.

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

**I hereby certify that I have read and understand** the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

| **Owner(s)** | **Applicant or Agent (if different than owner)** |
|---|---|
| Print name: Brayden Prato | Print name: _____ |
| Signature: _____ | Signature: _____ |
| **Owner(s)**<br>Print name: _____<br>Signature: _____ | **An agent authorization letter is required if the application is made by any person other than the property owner.* |

## SUBMITTAL

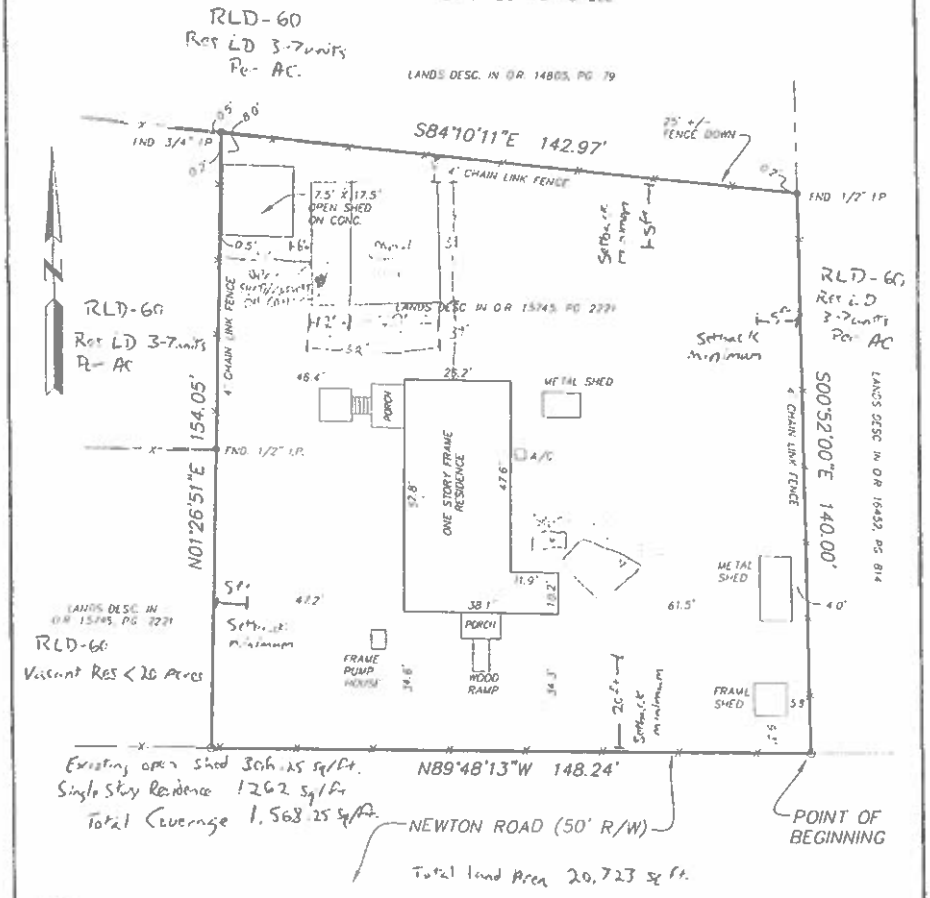
This application must be typed or printed in ink and submitted along with three (3) copies for a total of **four (4) applications**. Each application must include **all required attachments.**

Submit applications to:
Planning and Development Department, Zoning Section
214 North Hogan Street, 2nd Floor
Jacksonville, Florida 32202
(904) 255-8300

# MAP SHOWING SURVEY OF

A portion of Lot 5, A.B. Campbell's Subdivision of Tiger Hole Plantation, as recorded in Deed Book AO, Pages 260 and 261 of the Former Public Records of Duval County, Florida, being more particularly described as follows: BEGINNING at the Southeast corner of those certain lands recorded in Official Records Book 15745, Page 2221 of the Current Public Records of said County, said point being situate on the Northerly right of way line of Newton Road and also being the Southwest corner of those certain lands recorded in Official Records Book 16452, Page 814 of said Current Public Records; thence North 89°48'13" West along the Northerly right of way line of Newton Road (as now established), a distance of 148.24 feet; thence North 01°26'51" East, along the Southerly prolongation of a Westerly line of said lands recorded in Official Records Book 15745, Page 2221, and along said Westerly line, a distance of 154.05 feet to the Northwest corner of said last mentioned lands; thence South 84°10'11" East, along the Northerly line of said last mentioned lands, 142.97 feet to the Northeast corner thereof; thence South 00°52'00" East, along the Easterly line of said last mentioned lands and along the Westerly line of said lands in Official Records Book 16452, Page 814, a distance of 140.00 feet the POINT OF BEGINNING.

CERTIFIED TO: BONNIE HOWELL




UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

## NOTES

1. Bearings are assumed and based on the Easterly line of lands described in OR 15745, page 2221.
2. This is a BOUNDARY SURVEY.
3. Elevations shown thus (15.0) refer to North American Vertical Datum of 1988, (NAVD 88)
4. By Graphic plotting only, the property shown hereon lies within Zone "X" as shown on the Federal Emergency Management Agency (F.E.M.A.) National Flood Insurance Program, Flood Insurance Rate Map (F.I.R.M.) Community-Panel Number 120077 0389 H Map Revised date: 6-3-13
5. Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned
6. There may be Restrictions or Easements of Record evidenced by title examination that have not been shown hereon.

## LEGEND

- ⊙ DENOTES CONCRETE MONUMENT
- DENOTES FENCE
- ○ DENOTES 1/2" IRON PIPE SET WITH CAP, R. MILLER & ASSOC.
- ● DENOTES IRON PIPE FOUND (NOTED)

| | |
|---|---|
| DATE | 9-12-14 |
| SCALE | 1"=30 |
| JOB NO | 2014-265 |
| F.B | 1343 |
| page | 22 |
| Comp File | 14-265.dwg |
| Drawn by | W.M. |

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

| ABBREVIATION | DEFINITION |
|---|---|
| P.C.P. | Permanent Control Point |
| P.R.M. | Permanent Reference Monument |
| P.O.B. | Point of Beginning |
| P.C. | Point of Curvature |
| P.T. | Point of Tangency |
| P.R.C. | Point of Reverse Curvature |
| P.I. | Point of Intersection |
| R/W | Right of Way |
| O.R.V. | Official Records Volume |
| D.B. | Deed Book |
| Pg. | page |
| B.S.L. | Building Restriction Line |
| Esmt. | Easement |

| ABBREVIATION | DEFINITION |
|---|---|
| L.B. | Licensed Business |
| R.L.S. | Registered Land Surveyor |
| J.E.A. | Jacksonville Electric Authority |
| T.B.M. | Equipment |
| A/C | Air Conditioner |
| C.A.T.V. | Cable Television |
| O.H.L. | Overhead Lines |
| (F.M.) | Field Measured |
| R= | Radius equals |
| L= | Arc Length equals |
| Ch= | Chord Bearing & Distance equals |
| Δ= | Delta or Central Angle equals |
| I.P. | Iron Pipe |
| Conc. | Concrete |


RICHARD A. MILLER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
8701 BEACH BOULEVARD, SUITE 200
JACKSONVILLE FLORIDA 32216
Fax (904) 721-5758
Tele (904) 721-1276


THIS IS TO CERTIFY THAT THIS SURVEY IS A TRUE REPRESENTATION OF AN ACTUAL FIELD SURVEY, MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, (formerly CHAPTER 61G17-6), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: Richard A. Miller

RICHARD A. MILLER, STATE OF FLORIDA, REGISTERED LAND SURVEYOR, CERTIFICATE NO. 3848

# MAP SHOWING SURVEY OF

A portion of Lot 5, A.B. Campbell's Subdivision of Tiger Hole Plantation, as recorded in Deed Book AQ, Pages 260 and 261 of the Former Public Records of Duval County, Florida, being more particularly described as follows: BEGINNING at the Southeast corner of those certain lands recorded in Official Records Book 15745, Page 2221 of the Current Public Records of said County, said point being situate on the Northerly right of way line of Newton Road and also being the Southwest corner of those certain lands recorded in Official Records Book 16452, Page 814 of said Current Public Records; thence North 89°48'13" West along the Northerly right of way line of Newton Road (as now established), a distance of 148.24 feet; thence North 01°26'51" East, along the Southerly prolongation of a Westerly line of said lands recorded in Official Records Book 15745, Page 2221, and along said Westerly line, a distance of 154.05 feet to the Northwest corner of said last mentioned lands; thence South 84°10'11" East, along the Northerly line of said last mentioned lands, 142.97 feet to the Northeast corner thereof; thence South 00°52'00" East, along the Easterly line of said last mentioned lands and along the Westerly line of said lands in Official Records Book 16452, Page 814, a distance of 140.00 feet the POINT OF BEGINNING.

**PRATO BRANDEN MYCHAEL**
8225 NEWTON RD
JACKSONVILLE, FL 32216

**Primary Site Address**
8225 NEWTON RD
Jacksonville FL 32216-

**Official Record Book/Page**
17413-01663

**Tile #**
7502

## 8225 NEWTON RD

Property Detail

| | |
|---|---|
| **RE #** | 154199-0020 |
| **Tax District** | GS |
| **Property Use** | 0100 Single Family |
| **# of Buildings** | 1 |
| **Legal Desc.** | For full legal description see Land & Legal section below |
| **Subdivision** | 02860 TIGER HOLE S/D A&B CAMPBL |
| **Total Area** | 20723 |

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 | 2024 Certified | 2025 In Progress |
|---|---|---|
| Value Method | CAMA | CAMA |
| Total Building Value | $83,240.00 | $99,866.00 |
| Extra Feature Value | $812.00 | $0.00 |
| Land Value (Market) | $134,532.00 | $149,480.00 |
| Land Value (Agric.) | $0.00 | $0.00 |
| Just (Market) Value | $218,584.00 | $249,346.00 |
| Assessed Value | $70,566.00 | $82,230.00 |
| Cap Diff/Portability Amt | $148,018.00 / $0.00 | $167,116.00 / $0.00 |
| Exemptions | $45,566.00 | See below |
| Taxable Value | $25,000.00 | 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

| | |
|---|---|
| Assessed Value | $82,230.00 |
| Homestead (HX) | - $25,000.00 |
| Homestead Banding 196.031(1)(b) (HB) | - $25,722.00 |
| **Taxable Value** | **$31,508.00** |

SJRWMD/FIND Taxable Value

| | |
|---|---|
| Assessed Value | $82,230.00 |
| Homestead (HX) | - $25,000.00 |
| Homestead Banding 196.031(1)(b) (HB) | - $25,722.00 |
| **Taxable Value** | **$31,508.00** |

School Taxable Value

| | |
|---|---|
| Assessed Value | $82,230.00 |
| Homestead (HX) | - $25,000.00 |
| **Taxable Value** | **$57,230.00** |

## Sales History

| Book/Page | Sale Date | Sale Price | Deed Instrument Type Code | Qualified/Unqualified | Vacant/Improved |
|---|---|---|---|---|---|
| 17413-01663 | 12/28/2016 | $100.00 | QC - Quit Claim | Unqualified | Improved |
| 16974-00049 | 11/6/2014 | $48,000.00 | WD - Warranty Deed | Unqualified | Vacant |

## Extra Features

No data found for this section

## Land & Legal

Land

| LN | Code | Use Description | Zoning Assessment | Front | Depth | Category | Land Units | Land Type | Land Value |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 0100 | RES LD 3-7 UNITS PER AC | RLD-60 | 148.00 | 142.00 | Common | 148.00 | Front Footage | $149,480.00 |

Legal

| LN | Legal Description |
|---|---|
| 1 | AQ-260 56-3S-27E .49 |
| 2 | TIGER HOLE SUBDIVISION |
| 3 | PT LOT 5 |
| 4 | RECD O/R 17413-1663 |

## Buildings

Building 1

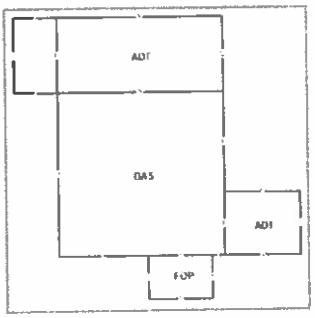
Building 1 Site Address
8225 NEWTON RD Unit
Jacksonville FL 32216-

| | |
|---|---|
| **Building Type** | 0101 - SFR 1 STORY |
| **Year Built** | 1955 |
| **Building Value** | $99,866.00 |

| Type | Gross Area | Heated Area | Effective Area |
|---|---|---|---|
| Addition | 312 | 312 | 281 |
| Base Area | 676 | 676 | 676 |
| Finished Open Porch | 84 | 0 | 25 |
| Addition | 120 | 120 | 108 |
| Finished Open Porch | 70 | 0 | 21 |
| Total | 1262 | 1108 | 1111 |

| Element | Code | Detail |
|---|---|---|
| Exterior Wall | 8 | 8 Horizontal Lap |
| Roof Struct | 3 | 3 Gable or Hip |
| Roofing Cover | 3 | 3 Asph/Comp Shng |
| Interior Wall | 3 | 3 Plastered |
| Int Flooring | 8 | 8 Sheet Vinyl |
| Int Flooring | 14 | 14 Carpet |
| Heating Fuel | 4 | 4 Electric |
| Heating Type | 4 | 4 Forced-Ducted |
| Air Cond | 3 | 3 Central |

| Element | Code | Detail |
|---|---|---|
| Stories | 1.000 | |
| Bedrooms | 2.000 | |
| Baths | 2.000 | |
| Rooms / Units | 1.000 | |



## 2024 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 | $70,566.00 | $45,566.00 | $25,000.00 | $282.92 | $282.92 | $274.00 |
| Public Schools: By State Law | $70,566.00 | $25,000.00 | $45,566.00 | $139.21 | $140.89 | $143.49 |
| By Local Board | $70,566.00 | $25,000.00 | $45,566.00 | $98.31 | $102.43 | $100.86 |
| FL Inland Navigation Dist. | $70,566.00 | $45,566.00 | $25,000.00 | $0.72 | $0.72 | $0.67 |
| Water Mgmt Dist. SJRWMD | $70,566.00 | $45,566.00 | $25,000.00 | $4.48 | $4.48 | $4.22 |
| School Board Voted | $70,566.00 | $25,000.00 | $45,566.00 | $43.73 | $45.57 | $45.57 |
| | | | Totals | $569.37 | $577.01 | $568.81 |

| Description | Just Value | Assessed Value | Exemptions | Taxable Value |
|---|---|---|---|---|
| Last Year | $197,447.00 | $68,734.00 | $43,734.00 | $25,000.00 |
| Current Year | $218,584.00 | $70,566.00 | $45,566.00 | $25,000.00 |

## 2024 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.

**2024**

**2023**

**2022**

**2021**

**2020**

**2019**

**2018**

**2017**

**2016**

**2015**

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

**More Information**

ontact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record

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

231 E. Forsyth Street
Jacksonville, FL 32202

## General Collection Receipt

Account No: CR786649
User: Rule, Cynthia - PWDS
**REZONING/VARIANCE/EXCEPTION**

Date: 8/20/2025
Email: CRule@coj.net

**Name**: BRANDON PRATO
**Address**: 8225 NEWTON RD JACKSONVILLE, FL 32216
**Description**: APPLICATION FOR ZONING VARIANCE

| Fund | Center | Account | Project | Activity | Interfund | Future | Debit Amount | Credit Amount |
|---|---|---|---|---|---|---|---|---|
| 00111 | 000000 | 104001 | 000000 | 00000000 | 00000 | 0000000 | 1420.00 | 0.00 |
| 00111 | 140302 | 342218 | 000000 | 00000000 | 00000 | 0000000 | 0.00 | 1420.00 |

**Total Due: $1,420.00**

---

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

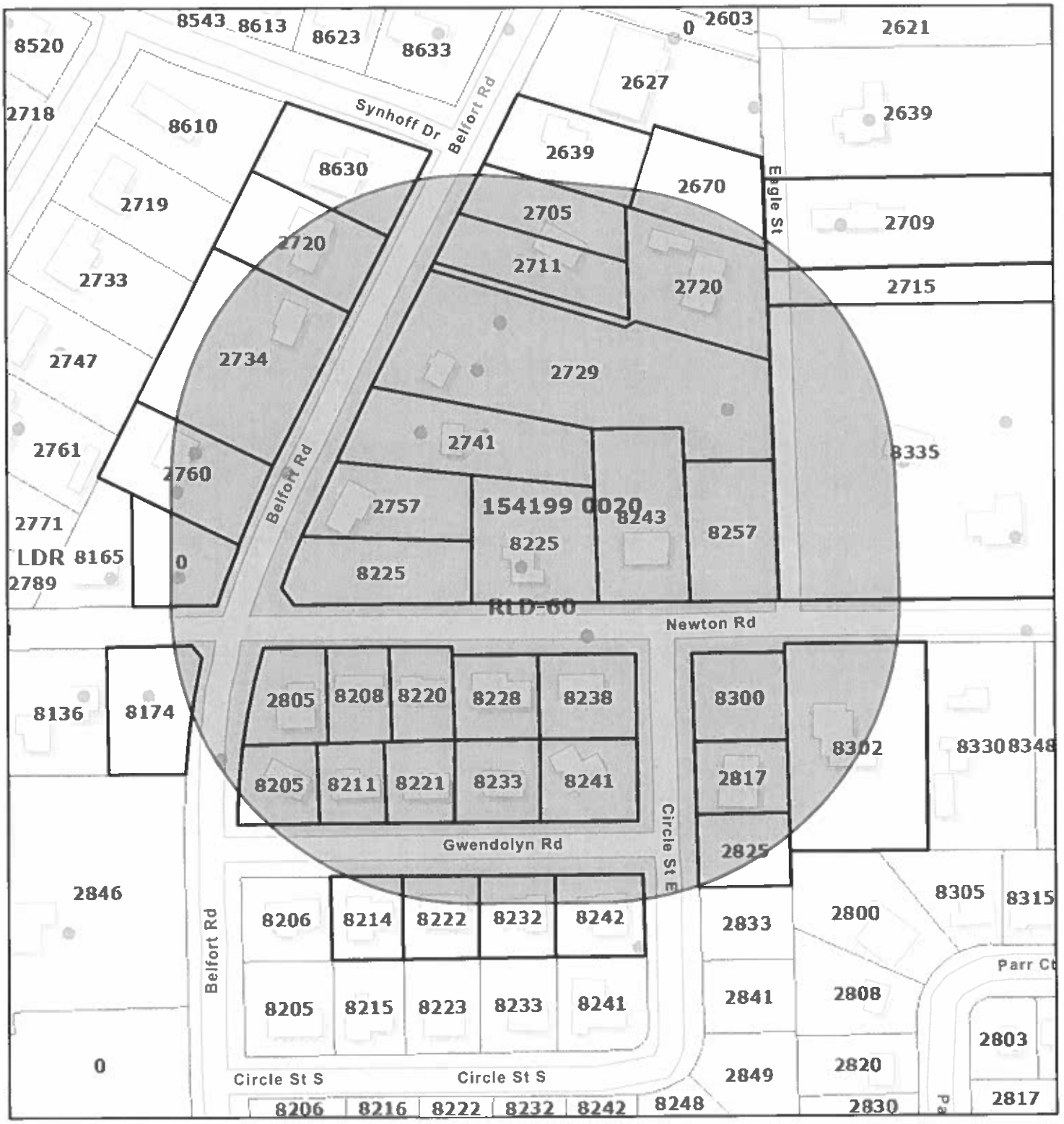
Account No: CR786649
**REZONING/VARIANCE/EXCEPTION**

Date: 8/20/2025

**Name**: BRANDON PRATO
**Address**: 8225 NEWTON RD JACKSONVILLE, FL 32216
**Description**: APPLICATION FOR ZONING VARIANCE

**Total Due: $1,420.00**

# Land Development Review




August 20, 2025

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Parcels

Panel Index

Address Points

Zoning

Land Use

Esri Community Maps Contributors, City of Jacksonville, Nassau County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

| | A | B | C | D | E | F | G | H | I |
|---|---|---|---|---|---|---|---|---|---|
| 1 | RE | LNAME | LNAME2 | MAIL_ADDR1 | MAIL_ADDR2 | MAIL_ADD | MAIL_CITY | MAI | MAIL_ZIP |
| 2 | 154203 0000 | ROSE STEPHANIE | | 8257 NEWTON RD | | | JACKSONVILLE | FL | 32216-5444 |
| 3 | 154832 0000 | BRIGHTSHUE WAYNE | | 301 CARAVAN CIR APT 1711 | | | JACKSONVILLE | FL | 32246 |
| 4 | 154205 0030 | D AND L INVESTMENT HOMES LLC | | 1550 RYAR RD | | | JACKSONVILLE | FL | 32216 |
| 5 | 154817 0000 | X PRO INVESTMENT LLC | | 1612 E 8TH ST STE B | | | JACKSONVILLE | FL | 32206 |
| 6 | 154190 0220 | STEVENSON GAYLE O LIFE ESTATE | | 2709 EAGLE ST | | | JACKSONVILLE | FL | 32216-5423 |
| 7 | 154831 0000 | STYRNA KRISTINA | | 2817 CIRCLE ST E | | | JACKSONVILLE | FL | 32216 |
| 8 | 154555 0010 | JACKSONVILLE HOMES LLC | | 4550 SAINT AUGUSTINE RD | | | JACKSONVILLE | FL | 32207 |
| 9 | 154218 0020 | KHIN THOMAS MAWNG | | 4248 ANSON DR | | | JACKSONVILLE | FL | 32246 |
| 10 | 154199 0010 | HOWELL BONNIE SUE | | 8042 DICKIE DR | | | JACKSONVILLE | FL | 32216 |
| 11 | 154219 0010 | A4JAXRE2 LLC | | 1273 N BURGANDY TRL | | | SAINT JOHNS | FL | 32259 |
| 12 | 154821 0000 | ZAMORA ROBERT A | | 8214 GWENDOLYN RD | | | JACKSONVILLE | FL | 32216-5428 |
| 13 | 154218 0010 | CREEL RHONDA W | | 8221 GWENDOLYN RD | | | JACKSONVILLE | FL | 32216 |
| 14 | 154206 0000 | WRIGHT CARNELL ESTATE OF | | C/O BONNIE HOWELL | 8042 DICKIE DR | | JACKSONVILLE | FL | 32216 |
| 15 | 154202 0100 | OKUMA JOHN H ENHANCED LIFE ESTATE | | 2639 BELFORT RD | | | JACKSONVILLE | FL | 32216-5301 |
| 16 | 154204 0015 | STANLEY JUSTIN SPENCER | | 2711 BELFORT RD | | | JACKSONVILLE | FL | 32216 |
| 17 | 154219 0020 | KENNELLY KAYLYN | | 2805 BELFORT RD | | | JACKSONVILLE | FL | 32216 |
| 18 | 154222 0005 | VALECILLOS CARMEN SUSANA ROMERO | | 8174 NEWTON RD | | | JACKSONVILLE | FL | 32216 |
| 19 | 154550 0000 | JAMES GRACE PROPERTIES LLC | | 27 FALMOUTH RD | | | CHATHAM | NJ | 07928 |
| 20 | 154190 0100 | SMITH GARY W | | 8335 NEWTON RD | | | JACKSONVILLE | FL | 32216-5446 |
| 21 | 154830 0000 | MAYFIELD GARRET L | | 8300 NEWTON RD | | | JACKSONVILLE | FL | 32216 |
| 22 | 154201 0000 | CALDWELL PANDA R | | 2741 BELFORT RD | | | JACKSONVILLE | FL | 32216 |
| 23 | 154824 0000 | KAISER AMY O | | 8242 GWENDOLYN RD | | | JACKSONVILLE | FL | 32216 |
| 24 | 154219 0000 | MEAS CHRISTINE V TRUST | | 4505 CALIFORNIA AVE #203 | | | LONG BEACH | CA | 90807 |
| 25 | 154218 0000 | VIGH CHERYL ESTATE | | 8205 GWENDOLYN RD | | | JACKSONVILLE | FL | 32216-5427 |
| 26 | 154549 0000 | STANZIANO DARLYNE | | 8630 SYNHOFF DR | | | JACKSONVILLE | FL | 32216 |
| 27 | 154203 0100 | THOMAS DETRICK | | 8243 NEWTON RD | | | JACKSONVILLE | FL | 32216 |
| 28 | 154205 0010 | ZIPPEL DAVID SR | | 2670 EAGLE ST | | | JACKSONVILLE | FL | 32216 |
| 29 | 154190 0200 | ENGLAND KENNETH RAY LIFE ESTATE | | 2715 EAGLE ST | | | JACKSONVILLE | FL | 32216 |
| 30 | 154204 0005 | MAY LAKUINTA | | 2705 BELFORT RD | | | JACKSONVILLE | FL | 32216 |
| 31 | 154819 0000 | SMITH JONATHAN D ET AL | | 8233 GWENDOLYN RD | | | JACKSONVILLE | FL | 32216 |
| 32 | 154822 0000 | SEGARS JAMES S | | 8222 GWENDOLYN RD | | | JACKSONVILLE | FL | 32216 |
| 33 | 154823 0000 | WATSON WILLIAM A JR TRUST | | 7821 DEERCREEK CLUB RD #200 | | | JACKSONVILLE | FL | 32256 |
| 34 | 154554 0010 | REDMAN DEBORAH LYNN | | 3123 STAN RD | | | JACKSONVILLE | FL | 32216-5650 |
| 35 | 154205 0020 | GRANT TIMOTHY DONAL ET AL | | 2720 EAGLE ST | | | JACKSONVILLE | FL | 32216-5424 |
| 36 | 154216 0000 | 8302 NEWTON LLC | | 8302 NEWTON RD | | | JACKSONVILLE | FL | 32216-5447 |
| 37 | 154551 0000 | SLAUGHTER RALPH CARY ET AL | | 2734 BELFORT RD | | | JACKSONVILLE | FL | 32216 |
| 38 | 154816 0000 | ZHUPA ARTIR | | 8311 WARLIN DR S | | | JACKSONVILLE | FL | 32216 |
| 39 | | SOUTHEAST CPAC | JOANNE PARKER GRIFFIN | 4222 LALOSA DR | | | JACKSONVILLE | FL | 32217 |
| 40 | | GREATER HOGAN NEIGHBORHOOD ASSOCIATION | RALPH D. SAFFY | 2532 LOFBERG DR | | | JACKSONVILLE | FL | 32216-5230 |

37
x 7
259 Notice
+1161 Fee
1420. Total

V-25-20

Jim Overton
Duval County
Date Time: 09/04/2025 01:13PM
Drawer: P06
Clerk: SMH
Transaction: 7772336

Item
CR Processing
CR786649
BRANDON PRATO
8225 NEWTON RD
JACKSONVILLE FL
32216
Total
Receipt: 272-26-00725177

Total Tendered
PIN Debit
Visa CC XXXX-4488
Confirmation number:
058312543276
AID: A0000000980840
TDS: ems
Application Label: US
DEBIT
PIN Statement: I
Auth Code: 111336
Balance
Convenience Fee
Total Charged
Paid By: BRANDON PRATO

$1,420.00

$1,420.00
$1,420.00

$0.00
$2.50
$1,422.50

# l County, City Of Jacksonville
# m Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

## eneral Collection Receipt

Date: 8/20/2025
Email: CRule@coj.net

DON PRATO
5 NEWTON RD JACKSONVILLE, FL 32216
APPLICATION FOR ZONING VARIANCE

| ctivity | Interfund | Future | Debit Amount | Credit Amount |
|---|---|---|---|---|
| 00000 | 00000 | 0000000 | 1420.00 | 0.00 |
| 00000 | 00000 | 0000000 | 0.00 | 1420.00 |

**Total Due: $1,420.00**

---

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

Account No: CR786649
**REZONING/VARIANCE/EXCEPTION**

Date: 8/20/2025

**Name**: BRANDON PRATO
**Address**: 8225 NEWTON RD JACKSONVILLE, FL 32216
**Description**: APPLICATION FOR ZONING VARIANCE

**Total Due: $1,420.00**

# V-25-21

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT**

**APPLICATION FOR ZONING VARIANCE V-25-21**

**October 9, 2025**

| | |
|---|---|
| ***Location:*** | 11432 W Court Boulevard |
| ***Real Estate Number(s):*** | 019766-0020 |
| ***Zoning Variance Sought:*** | To increase the fence height from 4ft to 6ft, decrease the setback NPL setback from 5ft to 2'3", decrease the WPL setback from 5ft to 4'11", increase the size of an accessory structure from 50% to 75% (1,125 square feet) |
| ***Current Zoning District:*** | Residential Low Density (RLD-60) |
| ***Current Land Use Category:*** | Low Density Residential (LDR) |
| ***Planning District:*** | 6 - North |
| ***City Council District:*** | District 8 |
| ***Applicant/owner:*** | Catherine Proot-Pro<br>11432 WE Court Blvd.<br>Jacksonville, FL 32218 |
| ***Staff Recommendation:*** | **APPROVE** |

## GENERAL INFORMATION

Application for Zoning Variance **V-25-21** is being requested to allow for an increase in fence height from 4ft to 6ft in secondary front yard along Asland Road, decrease in setback from 5ft to 4'11" along WPL, a decrease in setback from 5ft to 2'3" along NPL, and an increase the square footage of an accessory structure from 50% of the primary structure to 75% of the primary structure in a RLD-60 zoning district. According to the applicant, the proposed garage will serve as storage for cars and altering the setback will allow for the garage to stay in the same spot of the concert slab that was used for an old garage while allowing for the preservation of a mature tree on their property.

The subject's parcel was built in 1958 and is 0.29 acres, and the primary structure is approximately 1,921 square feet in size. The parcel is located at the corner of West Court Boulevard and Asland

Road in planning district 6. Part 4 of the zoning code restricts the size of an accessory structure to being no larger than 50% of the primary structure, in this case being 960.5 square feet. The property owner is requesting an additional 164.5 square feet square footage than permitted by code, bringing the total garage unit to be 1,125 square feet, thereby requiring a variance.

## DEFINITION

Section 656.1601 of the Zoning Code defines *variance* as a relaxation of the terms of this Zoning Code which will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the Zoning Code would result in unnecessary and undue hardship. Establishment or expansion of a use otherwise prohibited or not permitted shall not be allowed by variance nor shall a variance be granted because of the presence of non-conformities in the zoning district or in the adjoining zoning district.

Requests to modify lot requirements to increase the permitted density of multi-family dwellings shall not be considered a variance and are specifically prohibited. A variance shall not change the functional classification of a use permitted or permissible in a zoning district.

## STANDARDS, CRITERIA, AND FINDINGS

Pursuant to the provisions of Section 656.132 (c) of the Zoning Code, the Planning Commission shall grant a variance only if it makes a positive finding, based upon substantial competent evidence, on each of the following criteria:

***(i)Is the proposed request consistent with the definition of a variance?***

Yes. The Zoning Code defines a variance as "a relaxation of the terms of the Zoning Code which will not be contrary to the public interest" owing to conditions peculiar to the property and not the result of the actions of the applicant and that a literal enforcement of the Zoning Code results in an unnecessary and undue hardship. Imposing the strict letter of the Zoning Code for the accessory structures, increase in fence height, and setback changes is unnecessary given that there are similar structures within the area and these are typical zoning variance request for residential districts. This proposed accessory structure is similar in size to other accessory structures that are in the neighborhood. An accessory structure located North of the parcel (RE#019785-0000) is 1,012 square feet; this structure is also used as a garage and is larger than the primary structure on this property. Another accessory structure that is located Southeast of the parcel (RE#044291-0010) is 1,200 square feet, is used as a garage, and is in an RLD-60 zoning district.

**(ii)** ***Are there practical or economic difficulties in carrying out the strict letter of the regulation?***

Yes. Although the applicant did not explicitly mention potential difficulties in carrying out the strict letter of the regulation, Staff does find the mandate to be impractical considering the prevalence of similar accessory structures in the area. Moreover, the applicant's proposed metal building will be incidental in use. The location of the building and the additional fence height will provide adequate screening, and the design of the exterior will match the design of the main structure. The distance from the side property lines will be 2'6" and located partially behind the primary structure. The new setbacks will allow the owner to have access to their garage bay while also preserving a tree in their yard and not interfering with water pipelines and natural gas pipelines.

(iii) ***Is the request based exclusively upon the desire to reduce the cost of developing the site, but would accomplish some result which is in the public interest, such as for example, furthering the preservation of natural resources by saving a tree or trees.***

Yes. While the request is not based exclusively upon a desire to reduce the cost of developing the site, it is generally in the public interest to allow property owners the maximum benefit and use of their land, provided there is no injury or interference with the rights of other property owners. In this case, the setbacks of the proposed garage would allow the property owner to build the new accessory structure without interfering with their underground water lines. The new proposed setbacks will also allow the preservation of a tree on the property.

**(iv) Will** ***the proposed variance substantially diminish property values in, or alter the existing character of the area surrounding the site and interfere with or injure the rights of others whose property would be affected by approval of the variance?***

No. The proposed variance would not substantially diminish property values or alter the character of the area. There was a similar size accessory structure on this parcel, but it was deemed unsafe and unstable due to serve storms. This new accessory structure would be replacing the unstable and unsafe accessory structure. Additionally, staff found several other accessory structures throughout the neighborhood, size estimates would not be accurately determined for comparative analysis, however, they are presumed to be comparable in size to the property's primary structure.

Moreover, while the subject property is zoned RLD-60, it is located within a neighborhood area with similar lot sizes and accessory structures and accessory garages, indicating that accessory structures are necessary for storage and car protection in this area. This leads staff to surmise that imposing the strict letter of the code would significantly reduce the applicants' use of their lot, while providing no tangible benefit to neighboring property owners. Rather, granting the variance would likely increase property values within the area.

**(v)** ***Will the proposed variance be detrimental to the public health, safety or welfare, result in additional public expense, the creation of nuisance, or conflict with any other applicable law?***

No. The variances would not be detrimental to public health, safety or welfare, resulting in additional public expense, the creation of nuisance or conflict with any other applicable law. Instead, granting these variances would allow the owner to construct an accessory structure for the storage of property that might otherwise be stored outside and visible from the roadway and/or adjacent properties.

**(vi)** ***Is the effect of the proposed variance in harmony with the spirit and intent of the Zoning Code?***

Yes. The spirit and intent of the Zoning Code is to regulate the use of land and buildings and to implement the 2045 Comprehensive Plan. The variance allows the property owner to develop the property in a manner like other properties in the area without diminishing property values in or altering the existing character of the area.

## SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **September18, 2025,** by the Planning Department, the required Notice of Public Hearing signs **were** posted on the property.

## RECOMMENDATONS

Based on the foregoing, it is the recommendation of the Planning Department that Application for Zoning Variance **V-25-21** be **APPROVED**.

**Figure A:**

**Aerial view of the Subject site and parcel, facing east**
**Source: Planning Department, 2025**

**Figure B:**

**View of the property from the front (from Google images), facing east**
**Source: Google street view, March 2025**

**Figure C:**

**View of the side of the property with current 6ft fence**

**Source: Google street view, March 2025**

**Figure D:**

**Aerial image of accessory structure southeast of parcel at 11250 Lorence Ave (RE#0044291-0010)**

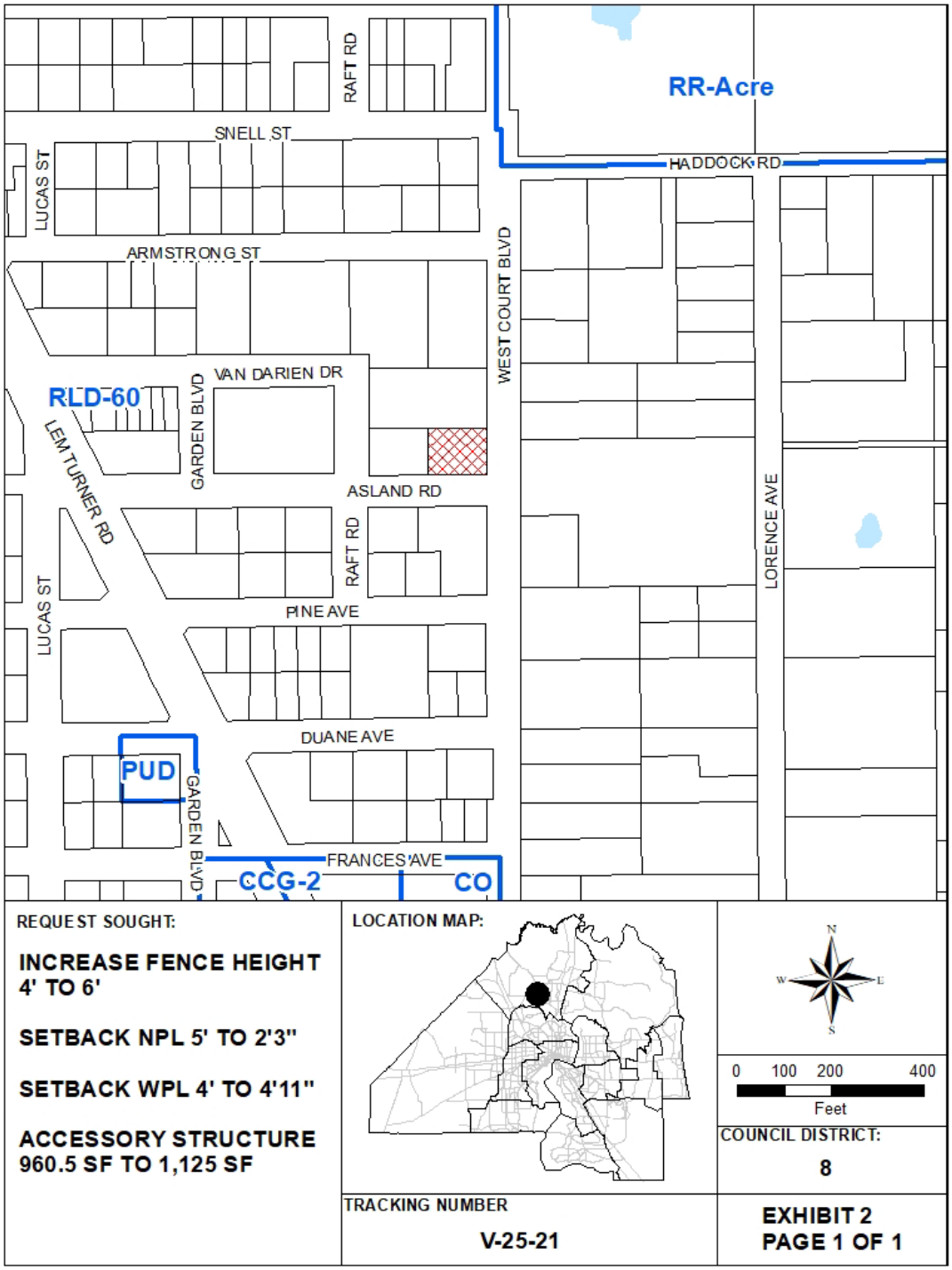
**Source: Planning Department, 2025**

**Figure E:**

**Aerial image of accessory structure north of parcel at 3009 Snell St (RE#019785-0000)**

**Source: Planning Department, 2025**

**Figure E:**




**Legal Map**

| Date Submitted: 8/1/25 |
|---|
| Date Filed: 9/12/25 |

| Application Number: V-2521 |
|---|
| Public Hearing: Oct. 9th |

# Application for Zoning Variance

City of Jacksonville, Florida
Planning and Development Department

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7865.

| For Official Use Only | | |
|---|---|---|
| Current Zoning District: RLD-60 | Current Land Use Category: LDR | |
| Variance Sought: | Applicable Section of Ordinance Code: | |
| Council District: 8 | Planning District: 6 | |
| Previous Zoning Applications Filed (provide application numbers): none found | | |
| Notice of Violation(s): none found | | |
| Number of Signs to Post: 2 | Amount of Fee: $1343. | Zoning Asst. Initials: CJR |
| Neighborhood Associations: The Eden Group Inc., Victoria Preserve Homeowners Assoc. Garden City Neighborhood Assoc. | | |
| Overlay: none | | |

| PROPERTY INFORMATION | |
|---|---|
| 1. Complete Property Address: 11432 W Court Blvd, Jacksonville, FL 32218 | 2. Real Estate Number: 019766-0020 |
| 3. Land Area (Acres): 0.29 | 4. Date Lot was Recorded: 7/14/2022 |
| 5. Property Located Between Streets: Corner of W Court Blvd and Asland Road | 6. Utility Services Provider: City Water / City Sewer ☐ Well / Septic ☑ |
| 7. Variance Sought: 1) Rear setback variance and 2) Accessory Structure size (GSF) variance | |
| 8. In whose name will the Variance be granted: Catherine Proot-Pro | |

1. Increase fence height 4ft to 6ft.
2. Setback NPL 5ft to 2'3".
3. Setback NPL 5ft. to 4'11" Accessory Structure 960.5 to 1,125 sq.ft.



PLANNING AND DEVELOPMENT DEPARTMENT
214 N. Hogan Street, Suite 300 Jacksonville, FL 32202 Phone: 904.255.7800 Fax: 904.255.7884 www.coj.net

| OWNER'S INFORMATION (please attach separate sheet if more than one owner) | |
|---|---|
| 9. Name:<br>Catherine Proot-Pro | 10. E-mail:<br>multimutt@gmail.com |
| 11. Address (including city, state, zip):<br>11432 W Court Blvd<br>Jacksonville FL 32218 | 12. Preferred Telephone:<br>(240) 328-7766 |

| APPLICANT'S INFORMATION (if different from owner) | |
|---|---|
| 13. Name: | 14. E-mail: |
| 15. Address (including city, state, zip): | 16. Preferred Telephone: |

**CRITERIA**

Section 656.101(k), Ordinance Code, defines a variance as "a relaxation of the terms of the Zoning Code which will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the Zoning Code would result in unnecessary and undue hardship."

Section 656.132(c), Ordinance Code, provides that, with respect to action upon Applications for Zoning Variances, the Planning Commission shall grant a variance only if it makes a positive finding, based upon substantial competent evidence, on each of the following criteria:

(i) *The proposed request is consistent with the definition of a variance;*

(ii) *There are practical or economic difficulties in carrying out the strict letter of the regulation;*

(iii) *The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish some result which is in the public interest; for example, furthering the preservation of natural resources by saving a tree or trees;*

(iv) *The proposed variance will not substantially diminish property values in, nor alter the essential character of the area surrounding the sites and will not substantially interfere with or injure the rights of others whose property would be affected by approval of the variance;*

(v) *The proposed variance will not be detrimental to the public health, safety, or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law; and*

(vi) *The effect of the proposed variance is in harmony with the spirit and intent of the Zoning Code.*



PLANNING AND DEVELOPMENT DEPARTMENT
214 N. Hogan Street, Suite 300 Jacksonville, FL 32202 Phone: 904.255.7800 Fax: 904.255.7884 www.coj.net

17. Given the above definition of a "variance" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the request is being sought. Provide as much information as you can; you may attach a separate sheet if necessary. Please note that failure by the applicant to adequately substantiate the need for the variance and to meet the criteria set forth may result in a denial.

See attached sheets and Exhibits.

**ATTACHMENTS**

The following attachments must accompany each copy of the application.

- [x] Survey
- [x] Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
- [ ] Property Ownership Affidavit (Exhibit A)
- [ ] Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- [x] Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)
- [x] Proof of property ownership – may be print-out of property appraiser record card if individual owner, http://apps.coj.net/pao_propertySearch/Basic/Search.aspx, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, http://search.sunbiz.org/Inquiry/CorporationSearch/ByName.



PLANNING AND DEVELOPMENT DEPARTMENT
214 N. Hogan Street, Suite 300 Jacksonville, FL 32202 Phone: 904.255.7800 Fax: 904.255.7884 www.coj.net

The variance requests pertain to Permit B25-287-133. We are installing a new metal garage since the original garage/workshop on the property were unstable/unsafe after Hurricane Helene came through. The new garage will serve the homes located at 11432 W Court Blvd and 2981 Asland Rd (we own and reside on both parcels).

1) **Setback Variance**: Requesting to deviate from the minimum distance requirements (setback) between the proposed garage and the rear property line. The original garage and workshop were installed very close to the rear property line due to the location of 1) the water pump serving both 11432 W Court Blvd and 2981 Asland Rd and 2) an existing tree. See Exhibits 1 and 2.

   To meet the minimum distance requirement / setback of 5-feet between the garage and the rear property line, the water pump and all underground water lines would need to be relocated (financial hardship for us). A garage bay would also be unusable due to the location of the existing tree (insufficient turn radius to enter the garage bay from the driveway). The existing tree is majestic, provides shade for the property, and is home to many species. We would like to preserve it and not cut it down.

   The setback requirement is met on the left-hand side of the new garage because we own the property next to 11432 W Court Blvd (2981 Asland Rd; Lots 16 to 20). There is a distance of approximately 17+ feet between the new garage and the mobile home (refer to survey/site plan).

   **We are requesting to be allowed to install the garage at its original location, with less than 5-feet of setback from the rear property line.**

**Exhibit 1**

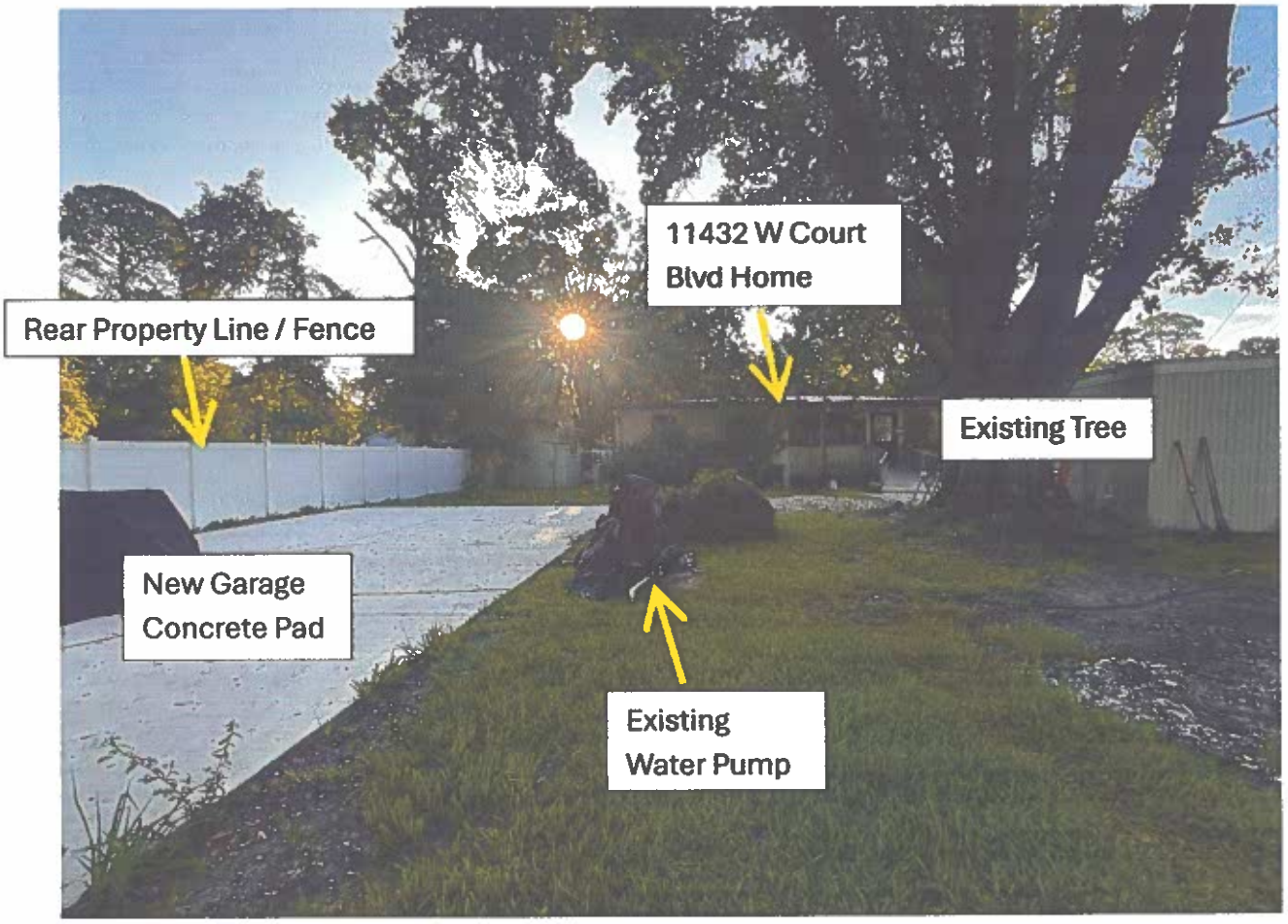
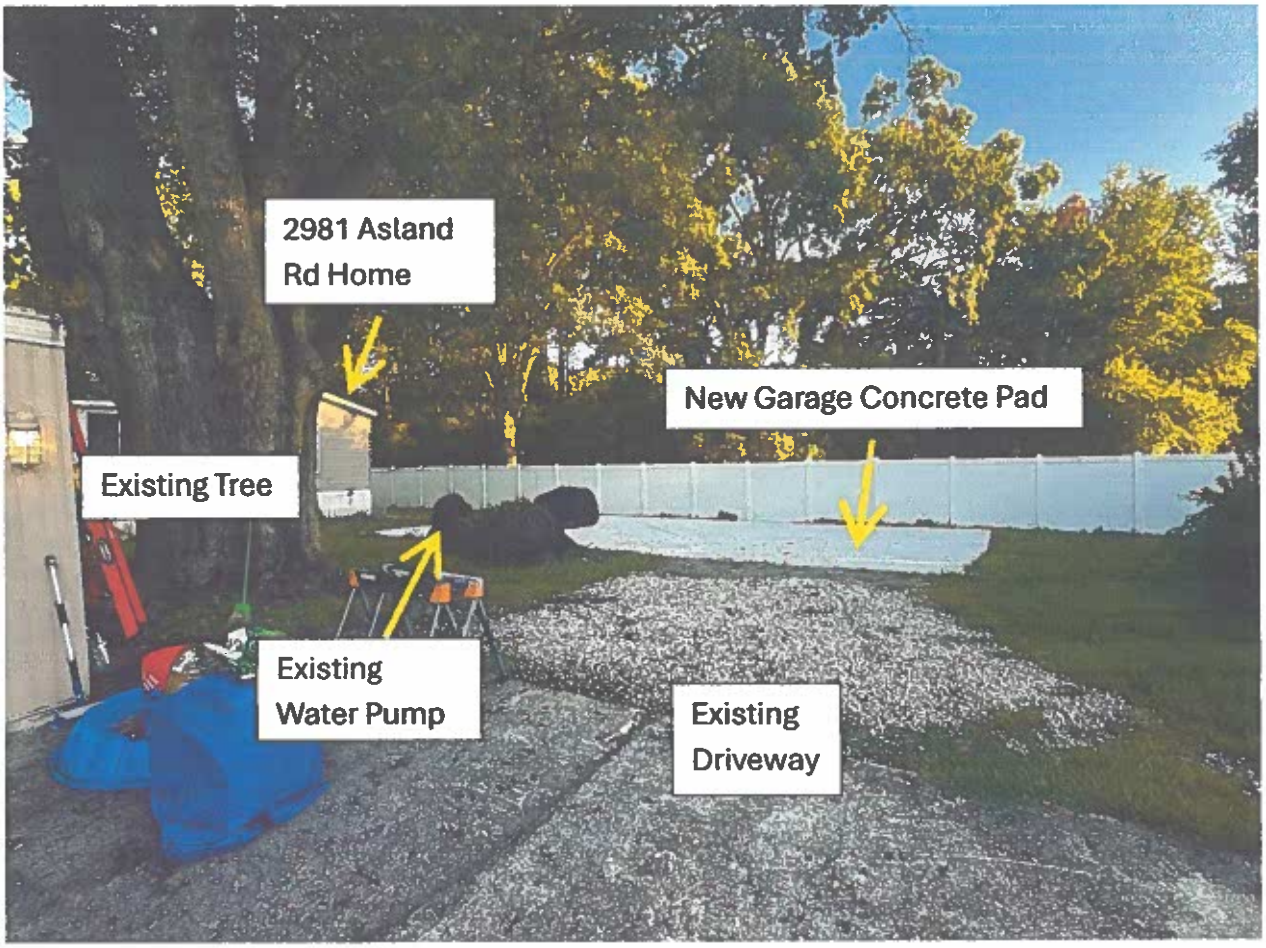

11432 W Court Blvd Home
Rear Property Line / Fence
Existing Tree
New Garage Concrete Pad
Existing Water Pump

**Exhibit 2**


2981 Asland Rd Home
New Garage Concrete Pad
Existing Tree
Existing Water Pump
Existing Driveway

2) **Accessory Structure size (GSF) Variance**: Requesting to deviate from the maximum allowable size of the accessory structure (garage) that is based on the square footage of the principal structure.

   The home located at 11432 W Court Blvd is 1,921 GSF. At 50%, the maximum allowable size for the garage is 960 GSF. The new garage is currently sized at 1,125 GSF.

   The garage was designed to be wide enough for three (3) car bays. The garage will serve both the home at 11432 W Court Blvd (1,921 GSF) and the home at 2981 Asland Rd (960 GSF). We own three (3) vehicles; hence the need for three (3) car bays. To reduce the size of the garage, we would lose a garage bay.

   There are many old trees on our lots and in the surrounding lots. Branches break and fall into our yard during every storm. The main purpose of the garage is to protect our vehicles. The garage is designed to withstand hurricane-force winds and falling tree branches.

   **We are requesting that the maximum allowable size of the accessory structure be increased from 50% to 75% of the square footage of the principal structure. That would result in an allowable square footage of 1,440 for the new garage. The new garage will remain at 1,125 GSF though – we do not plan to increase its square footage.**

**Note: Neither of these variance requests will diminish property values; they will not alter the essential character of the area surrounding the site, and they will not interfere or injure the rights of others whose property would be affected by the approval of these variances. The exterior of the new garage will blend in with the existing home colors. These variance requests will not be detrimental to public health, safety, or welfare, result in any additional public expenses, be the cause of any nuisances, or conflict with other applicable laws.**

| FILING FEES<br>*Applications filed to correct existing zoning violations are subject to a double fee. | | |
|---|---|---|
| Base Fee<br>Residential Districts: $1,161.00<br>Non-residential Districts: $1,173.00 | Public Notices<br>$7.00 per Addressee | Advertisement<br>Billed directly to owner/agent |

## AUTHORIZATION

Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the Planning Commission. The owner and/or authorized agent must be present at the public hearing.

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

I hereby certify that I have read and understand the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

| Owner(s) | Applicant or Agent (if different than owner) |
|---|---|
| Print name: Catherine Proot- Pro<br>Signature: Catherine Proot-Pro | Print name: _____<br>Signature: _____ |
| Owner(s)<br>Print name: _____<br>Signature: _____ | *An agent authorization letter is required if the application is made by any person other than the property owner.* |

## SUBMITTAL

This application must be typed or printed in ink and submitted along with three (3) copies for a total of four (4) applications. Each application must include all required attachments.

Submit applications to:
Planning and Development Department, Zoning Section
214 North Hogan Street, 2nd Floor
Jacksonville, Florida 32202
(904) 255-8300

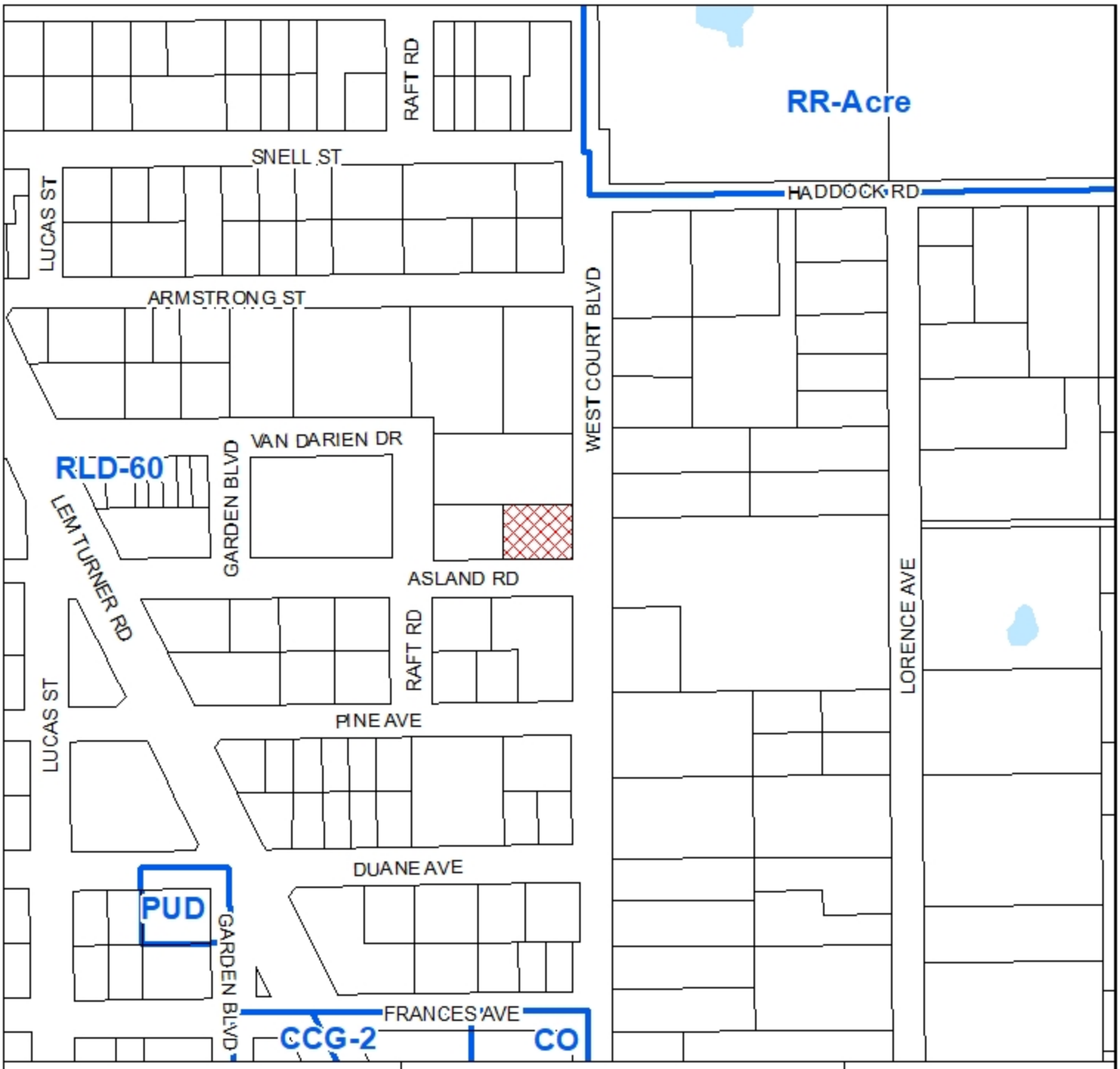
# Legal Description
## Exhibit 1
## June 30, 2021

11432 W Court Blvd Lot:

LOTS 11 TO 15, BLOCK 1, GARDEN CITY, OF THE NORTHEAST 1/4 OF SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 26 EAST, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 74, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

2981 Asland Rd Lot:

LOTS 16 TO 20, BLOCK 1, GARDEN CITY, OF THE NORTHEAST 1/4 OF SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 26 EAST, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 74, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.




REQUEST SOUGHT:

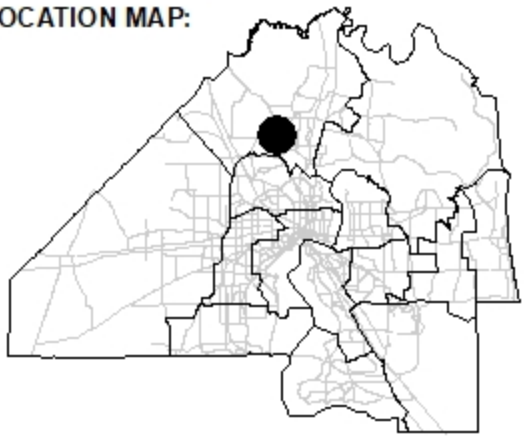
**INCREASE FENCE HEIGHT 4' TO 6'**

**SETBACK NPL 5' TO 2'3"**

**SETBACK WPL 4' TO 4'11"**

**ACCESSORY STRUCTURE 960.5 SF TO 1,125 SF**

LOCATION MAP:



N
W E
S

0 100 200 400
Feet

COUNCIL DISTRICT:

8

TRACKING NUMBER

V-25-21

**EXHIBIT 2**
**PAGE 1 OF 1**

City of Jacksonville
Planning & Development Department
214 N. Hogan Street, Suite 300
Jacksonville, Florida 32202

# AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
## Individual

Catherine Proot-Pro
Owner (Affiant) Name

11432 W Court Blvd, Jacksonville, Fl 32218
Address(es) for Subject Property

019766-0020
Real Estate Parcel Number(s) for Subject Property

Self
Appointed or Authorized Agent(s)

Zoning Variance
Type of Request(s)/Application(s)

STATE OF Florida
COUNTY OF Duval

BEFORE ME, the undersigned authority, this day personally appeared Catherine Proot-Pro who being by me first duly sworn, under oath, deposes and states as follows:

1. I am the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above noted request(s)/application(s) being made to the City of Jacksonville.

2. I have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on my behalf in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as my agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property as identified above and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent me, I attest that the application(s) is/are made in good faith.

3. I acknowledge that any change in ownership of the Subject Property and/or the designated agent(s) that occurs prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.

**PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE**

4. I further acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

**FURTHER AFFIANT SAYETH NAUGHT.**

Catherine Proot-Pro

Signature of Affiant

Catherine Proot-Pro

Printed/Typed Name of Affiant

**NOTARIAL CERTIFICATE**

Sworn to and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 3, day of SEPTEMBER, 2025, by CATHERINE PROOT-PRO, who is ☐ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced FLORIDA DRIVER LICENSE.

Notary Public Signature

[NOTARY SEAL]

HARISH A PATEL

Printed/Typed Name – Notary Public

My commission expires: 2-26-2027

HARISH A PATEL
Notary Public-State of Florida
Commission # HH 327743
My Commission Expires
February 26, 2027

**NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.**

**PROOT PRO CATHERINE F ET AL**
11432 WEST COURT BLVD
JACKSONVILLE, FL 32218
**PROOT PRO MATTHEW R R/S**
**VERO JOSIANE DOMINIQUE R/S**

**Primary Site Address**
11432 WEST COURT BLVD
Jacksonville FL 32218-

**Official Record Book/Page**
20359-02382

**Tile #**
6304

## 11432 WEST COURT BLVD

Property Detail

| | |
|---|---|
| **RE #** | 019766-0020 |
| **Tax District** | GS |
| **Property Use** | 0100 Single Family |
| **# of Buildings** | 1 |
| **Legal Desc.** | For full legal description see Land & Legal section below |
| **Subdivision** | 00237 GARDEN CITY NE 1/4 OF SE |
| **Total Area** | 12714 |

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 | 2024 Certified | 2025 In Progress |
|---|---|---|
| **Value Method** | CAMA | CAMA |
| **Total Building Value** | $188,329.00 | $187,176.00 |
| **Extra Feature Value** | $1,412.00 | $1,426.00 |
| **Land Value (Market)** | $44,500.00 | $44,500.00 |
| **Land Value (Agric.)** | $0.00 | $0.00 |
| **Just (Market) Value** | $234,241.00 | $233,102.00 |
| **Assessed Value** | $234,241.00 | $233,102.00 |
| **Cap Diff/Portability Amt** | $0.00 / $0.00 | $0.00 / $0.00 |
| **Exemptions** | $50,000.00 | See below |
| **Taxable Value** | $184,241.00 | 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

| | |
|---|---|
| Assessed Value | $233,102.00 |
| Homestead (HX) | - $25,000.00 |
| Homestead Banding 196.031(1)(b) (HB) | - $25,722.00 |
| **Taxable Value** | **$182,380.00** |

SJRWMD/FIND Taxable Value

| | |
|---|---|
| Assessed Value | $233,102.00 |
| Homestead (HX) | - $25,000.00 |
| Homestead Banding 196.031(1)(b) (HB) | - $25,722.00 |
| **Taxable Value** | **$182,380.00** |

`School Taxable Value

| | |
|---|---|
| Assessed Value | $233,102.00 |
| Homestead (HX) | - $25,000.00 |
| **Taxable Value** | **$208,102.00** |

## Sales History

| Book/Page | Sale Date | Sale Price | Deed Instrument Type Code | Qualified/Unqualified | Vacant/Improved |
|---|---|---|---|---|---|
| 20359-02382 | 7/6/2022 | $311,000.00 | WD - Warranty Deed | Qualified | Improved |
| 20234-01338 | 4/8/2022 | $200,000.00 | WD - Warranty Deed | Qualified | Improved |
| 04381-01039 | 5/1/1977 | $4,700.00 | WD - Warranty Deed | Unqualified | Vacant |
| 04363-00902 | 12/30/1899 | $0.00 | - Unknown | Unqualified | Vacant |
| 02822-00109 | 12/30/1899 | $100.00 | - Unknown | Unqualified | Improved |

## Extra Features

| LN | Feature Code | Feature Description | Bldg. | Length | Width | Total Units | Value |
|---|---|---|---|---|---|---|---|
| 1 | CPAR2 | Carport Aluminum | 0 | 21 | 12 | 252.00 | $708.00 |
| 2 | SHTR2 | Shed Tin | 0 | 19 | 11 | 209.00 | $265.00 |
| 3 | CPWR2 | Carport Wood | 0 | 19 | 10 | 190.00 | $453.00 |

## Land & Legal

Land

| LN | Code | Use Description | Zoning Assessment | Front | Depth | Category | Land Units | Land Type | Land Value |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 0100 | RES LD 3-7 UNITS PER AC | RLD-60 | 125.00 | 100.00 | Common | 125.00 | Front Footage | $44,500.00 |

Legal

| LN | Legal Description |
|---|---|
| 1 | 5-74 04-1S-26E .29 |
| 2 | GARDEN CITY S/D NE1/4 OF SE1/4 |
| 3 | LOTS 11 TO 15 BLK 1 |

## Buildings

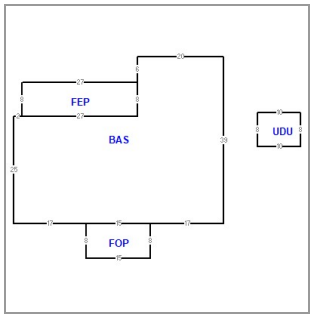
Building 1

Building 1 Site Address
11432 WEST COURT BLVD Unit
Jacksonville FL 32218-

| | |
|---|---|
| **Building Type** | 0101 - SFR 1 STORY |
| **Year Built** | 1958 |
| **Building Value** | $187,176.00 |

| Type | Gross Area | Heated Area | Effective Area |
|---|---|---|---|
| Base Area | 1505 | 1505 | 1505 |

| Element | Code | Detail |
|---|---|---|
| Exterior Wall | 16 | 16 Frame Stucco |
| Roof Struct | 3 | 3 Gable or Hip |
| Roofing Cover | 12 | 12 Modular Metal |
| Interior Wall | 3 | 3 Plastered |
| Int Flooring | 14 | 14 Carpet |
| Int Flooring | 8 | 8 Sheet Vinyl |
| Heating Fuel | 4 | 4 Electric |
| Heating Type | 4 | 4 Forced-Ducted |
| Air Cond | 3 | 3 Central |



| | | | |
|---|---|---|---|
| Finished Open Porch | 120 | 0 | 36 |
| Finished Encl Porch | 216 | 0 | 130 |
| Unfin Det Utility | 80 | 0 | 44 |
| Total | 1921 | 1505 | 1715 |

| Element | Code | Detail |
|---|---|---|
| Stories | 1.000 | |
| Bedrooms | 4.000 | |
| Baths | 2.000 | |
| Rooms / Units | 1.000 | |

## 2025 Notice of Proposed Property Taxes Notice (TRIM Notice)

| Taxing District | Assessed Value | Exemptions | Taxable Value | Last Year | Proposed | Rolled-back |
|---|---|---|---|---|---|---|
| County | $233,102.00 | $50,722.00 | $182,380.00 | $2,085.04 | $2,063.98 | $1,980.90 |
| Public Schools: By State Law | $233,102.00 | $25,000.00 | $208,102.00 | $646.97 | $644.08 | $623.20 |
| By Local Board | $233,102.00 | $25,000.00 | $208,102.00 | $470.37 | $467.81 | $446.55 |
| School Board Voted | $233,102.00 | $25,000.00 | $208,102.00 | $209.24 | $208.10 | $208.10 |
| FL Inland Navigation Dist. | $233,102.00 | $50,722.00 | $182,380.00 | $5.31 | $5.25 | $4.92 |
| Water Mgmt Dist. SJRWMD | $233,102.00 | $50,722.00 | $182,380.00 | $33.03 | $32.70 | $31.06 |
| | | | Totals | $3,449.96 | $3,421.92 | $3,294.73 |

| Description | Just Value | Assessed Value | Exemptions | Taxable Value |
|---|---|---|---|---|
| **Last Year** | $234,241.00 | $234,241.00 | $50,000.00 | $184,241.00 |
| **Current Year** | $233,102.00 | $233,102.00 | $50,722.00 | $182,380.00 |

## 2025 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.

## 2024

## 2023

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

### More Information

ontact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record

# BOUNDARY SURVEY

LEGAL DESCRIPTION:
LOTS 11 TO 15, BLOCK 1, GARDEN CITY, OF THE NORTHEAST 1/4 OF SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 28 EAST, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 74, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
CATHERINE F. PROOT-PRO ; LANDMARK TITLE INSURANCE; FIRST AMERICAN TITLE INSURANCE COMPANY

COMMUNITY NUMBER: 120077
PANEL: 0179
SUFFIX: H
FLOOD ZONE: X
FIELD WORK: 6/27/2022

PROPERTY ADDRESS:
11432 WEST COURT BOULEVARD
JACKSONVILLE, FL 32216

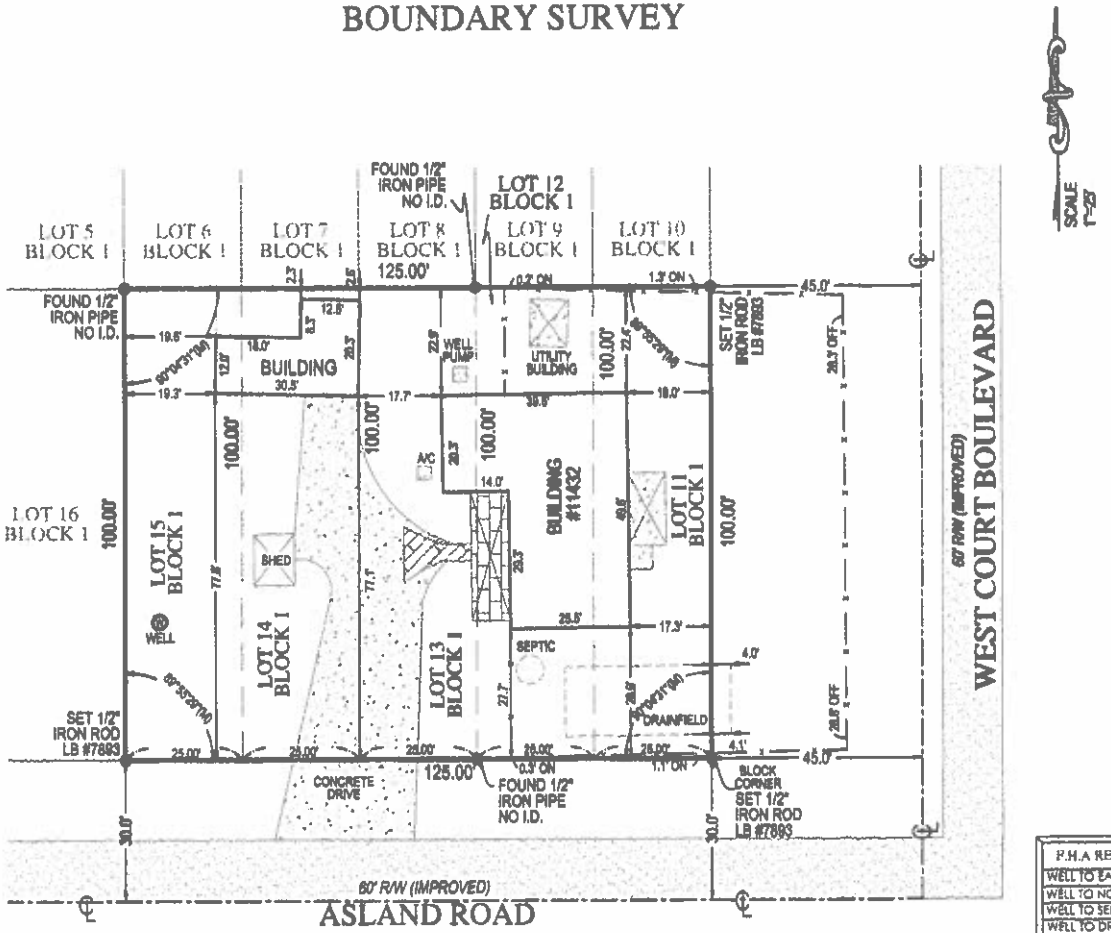
SURVEY NUMBER: 648832
CLIENT FILE NUMBER: 22-4002

SYMBOL DESCRIPTION:

- CATCH BASIN
- CENTERLINE ROAD
- COVERED AREA
- EXISTING ELEVATION
- HYDRANT
- MANHOLE
- METAL FENCE
- MISC. FENCE
- PROPERTY CORNER
- UTILITY BOX
- UTILITY POLE
- WATER METER
- WELL
- WOOD FENCE

ABBREVIATION DESCRIPTION:

| | |
|---|---|
| A/C | AIR CONDITIONER |
| ℄ | CENTERLINE |
| Δ | CENTRAL / DELTA ANGLE |
| I.D. | IDENTIFICATION |
| L | LENGTH |
| LB | LICENSED BUSINESS |
| N.A.V.D. | NORTH AMERICAN VERTICAL DATUM |
| N.G.V.D. | NATIONAL GEODETIC VERTICAL DATUM |
| OHL | OVERHEAD UTILITIES |
| P.C. | POINT OF CURVATURE |
| P.C.C. | POINT OF COMPOUND CURVE |
| P-K | PARKER KYLON NAIL |
| P.R.C. | POINT OF REVERSE CURVE |
| PSM | PROFESSIONAL SURVEYOR MAPPER |
| P.T. | POINT OF TANGENCY |
| R | RADIAL / RADIUS |
| R/W | RIGHT OF WAY |




SCALE 1"=20'

| P.H.A. REQUIREMENTS | DIST |
|---|---|
| WELL TO EAST PROP. LINE | 118'± |
| WELL TO NORTH PROP. LINE | 71'± |
| WELL TO SEPTIC | 77'± |
| WELL TO DRAINFIELD | 87'± |
| WELL TO HOUSE | 75'± |
| SEPTIC TO HOUSE | 6'± |
| SEPTIC TO WEST PROP. LINE | 83'± |
| SEPTIC TO SOUTH PROP. LINE | 19'± |

SURVEY NOTES
CONCRETE DRIVE CROSSING INTO R/W ON SOUTHERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

DRAINFIELD CROSS THE PROPERTY LINE ON EASTERLY SIDE OF LOT.

GENERAL NOTES:

1) LEGAL DESCRIPTION PROVIDED BY OTHERS
2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
5) ONLY VISIBLE ENCROACHMENTS ARE LOCATED.
6) DIMENSIONS SHOWN HEREON ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED
7) FENCE OWNERSHIP NOT DETERMINED
8) ELEVATIONS, IF SHOWN, ARE BASED ON N.G.V.D. 1929 DATUM, UNLESS OTHERWISE NOTED.
9) IN SOME INSTANCES, GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

REVISIONS:

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED) Kenneth Osborne — Digitally signed by Kenneth Osborne — Date: 2022.07.05 14:18:54 -04'00'

KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6115

LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: http://targetsurveying.net

TARGET SURVEYING, LLC

# BOUNDARY SURVEY

LEGAL DESCRIPTION:
LOTS 15 TO 20, BLOCK 1, GARDEN CITY, OF THE NORTHEAST 1/4 OF SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 26 EAST, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 74, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
CATHERINE F. PROOT-PRO ; LANDMARK TITLE INSURANCE; FIRST AMERICAN TITLE INSURANCE COMPANY

COMMUNITY NUMBER: 120077
PANEL: 0179
SUFFIX: H
FLOOD ZONE: X
FIELD WORK: 9/27/2022

PROPERTY ADDRESS:
11432 WEST COURT BOULEVARD
JACKSONVILLE, FL 32218

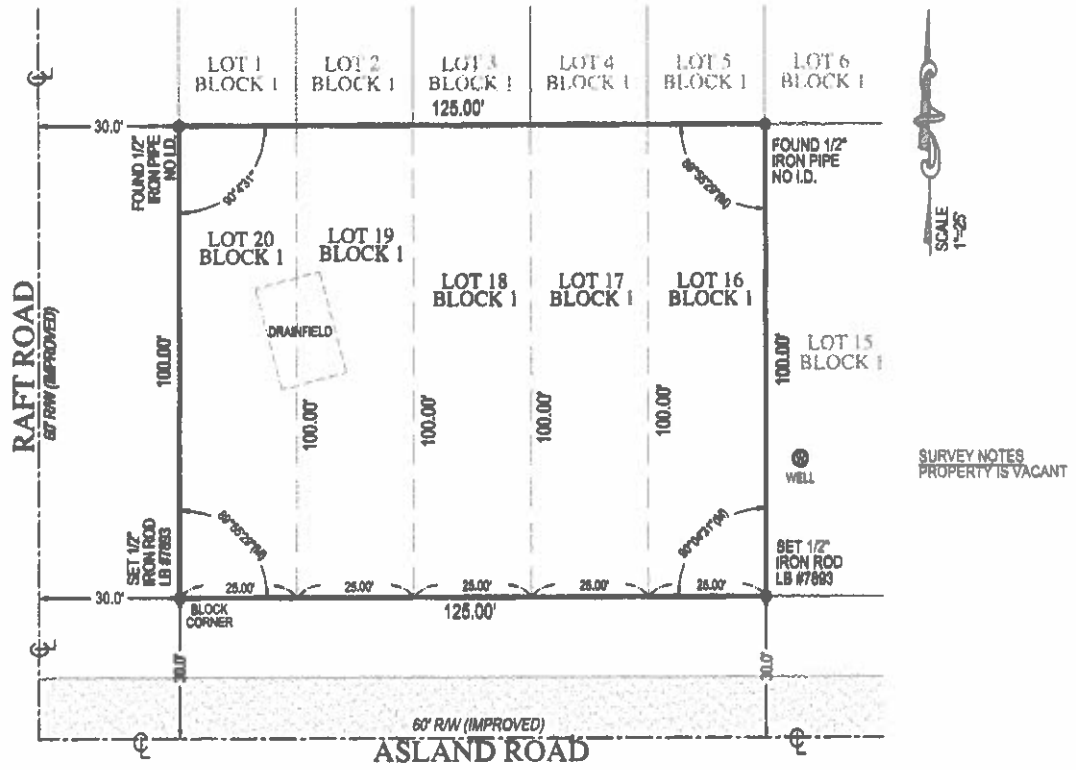
SURVEY NUMBER: 545832
CLIENT FILE NUMBER: 22-4002

SYMBOL DESCRIPTIONS:

- CATCH BASIN
- CENTERLINE ROAD
- COVERED AREA
- EXISTING ELEVATION
- HYDRANT
- MANHOLE
- METAL FENCE
- MISC. FENCE
- PROPERTY CORNER
- UTILITY BOX
- UTILITY POLE
- WATER METER
- WELL
- WOOD FENCE

ABBREVIATION DESCRIPTION:

| | |
|---|---|
| A/C | AIR CONDITIONER |
| ℄ | CENTERLINE |
| Δ | CENTRAL / DELTA ANGLE |
| I.D. | IDENTIFICATION |
| L | LENGTH |
| LB | LICENSED BUSINESS |
| N.A.V.D. | NORTH AMERICAN VERTICAL DATUM |
| N.G.V.D. | NATIONAL GEODETIC VERTICAL DATUM |
| OHL | OVERHEAD UTILITIES |
| P.C. | POINT OF CURVATURE |
| P.C.C. | POINT OF COMPOUND CURVE |
| P-K | PARKER KYLON NAIL |
| P.R.C. | POINT OF REVERSE CURVE |
| PSM | PROFESSIONAL SURVEYOR MAPPER |
| P.T. | POINT OF TANGENCY |
| R | RADIAL / RADIUS |
| R/W | RIGHT OF WAY |




LB #7693
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: http://targetsurveying.net

TARGET SURVEYING, LLC

SURVEYORS CERTIFICATE:
I THEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

Kenneth Osborne, digitally signed by Kenneth Osborne, Date: 2022.07.05

(SIGNED) _____
KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

GENERAL NOTES:

1) LEGAL DESCRIPTION PROVIDED BY OTHERS
2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
5) ONLY VISIBLE ENCROACHMENTS ARE LOCATED.
6) DIMENSIONS SHOWN HEREON ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED
7) FENCE OWNERSHIP NOT DETERMINED
8) ELEVATIONS, IF SHOWN, ARE BASED ON N.G.V.D. 1929 DATUM, UNLESS OTHERWISE NOTED.
9) IN SOME INSTANCES, GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

REVISIONS:

PAGE 1 OF 1

# BOUNDARY SURVEY

LEGAL DESCRIPTION:
LOTS 11 TO 15, BLOCK 1, GARDEN CITY, OF THE NORTHEAST 1/4 OF SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 26 EAST, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 74, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
CATHERINE F. PROOT-PRO ; LANDMARK TITLE INSURANCE; FIRST AMERICAN TITLE INSURANCE COMPANY

COMMUNITY NUMBER: 120077
PANEL: 0179
SUFFIX: H
FLOOD ZONE: X
FIELD WORK: 6/27/2022

PROPERTY ADDRESS:
11432 WEST COURT BOULEVARD
JACKSONVILLE, FL 32218

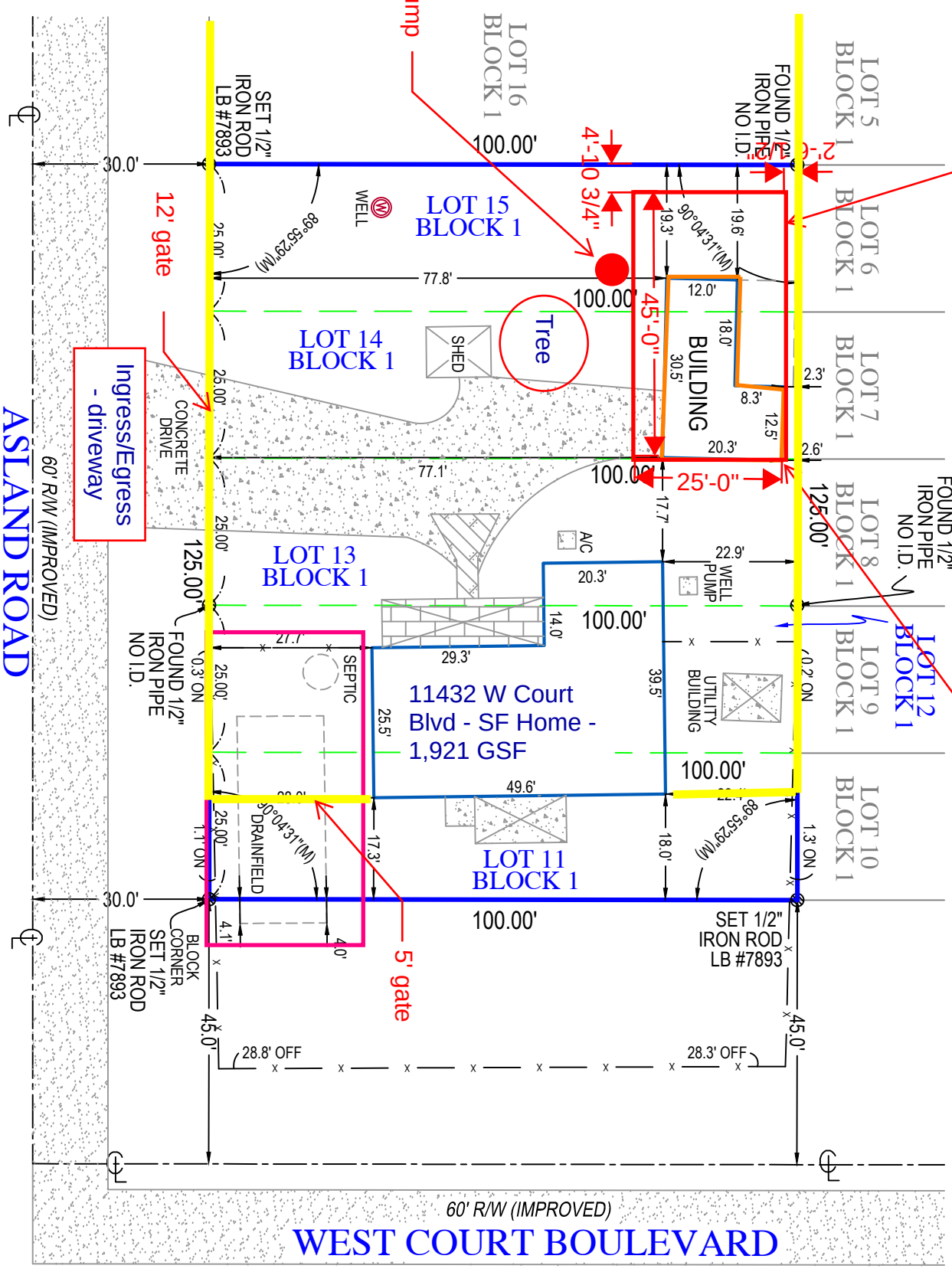
SURVEY NUMBER: 548632
CLIENT FILE NUMBER: 22-4002

SYMBOL DESCRIPTIONS:

= CATCH BASIN
= CENTERLINE ROAD
= COVERED AREA
XX.X = EXISTING ELEVATION
= HYDRANT
= MANHOLE
= METAL FENCE
= MISC. FENCE
= PROPERTY CORNER
U.B. = UTILITY BOX
U.P. = UTILITY POLE
WM = WATER METER
W = WELL
= WOOD FENCE

ABBREVIATION DESCRIPTION:

| | |
|---|---|
| A/C | AIR CONDITIONER |
| ℄ | CENTERLINE |
| Δ | CENTRAL / DELTA ANGLE |
| I.D. | IDENTIFICATION |
| L | LENGTH |
| LB | LICENSED BUSINESS |
| N.A.V.D. | NORTH AMERICAN VERTICAL DATUM |
| N.G.V.D. | NATIONAL GEODETIC VERTICAL DATUM |
| OHL | OVERHEAD UTILITIES |
| P.C. | POINT OF CURVATURE |
| P.C.C. | POINT OF COMPOUND CURVE |
| P-K | PARKER KYLON NAIL |
| P.R.C. | POINT OF REVERSE CURVE |
| PSM | PROFESSIONAL SURVEYOR MAPPER |
| P.T. | POINT OF TANGENCY |
| R | RADIAL / RADIUS |
| R/W | RIGHT OF WAY |




SURVEY NOTES
CONCRETE DRIVE CROSSING INTO R/W ON SOUTHERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

DRAINFIELD CROSS THE PROPERTY LINE ON EASTERLY SIDE OF LOT.

| F.H.A REQUIREMENTS | DIST. |
|---|---|
| WELL TO EAST PROP.LINE | 118'± |
| WELL TO NORTH PROP. LINE | 71'± |
| WELL TO SEPTIC | 77'± |
| WELL TO DRAINFIELD | 87'± |
| WELL TO HOUSE | 75'± |
| SEPTIC TO HOUSE | 6'± |
| SEPTIC TO WEST PROP. LINE | 83'± |
| SEPTIC TO SOUTH PROP. LINE | 19'± |

Privacy Vinyl Fence
Height: 6-feet

Property Dimensions: 100' x 125'
Total Land Area: 12,714 SF
Home Dimensions: 1,921 SF
Total Lot Coverage Area: 15%

SCALE
1"=25'

*GENERAL NOTES:*

1) LEGAL DESCRIPTION PROVIDED BY OTHERS
2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
5) ONLY VISIBLE ENCROACHMENTS ARE LOCATED.
6) DIMENSIONS SHOWN HEREON ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED
7) FENCE OWNERSHIP NOT DETERMINED
8) ELEVATIONS, IF SHOWN, ARE BASED ON N.G.V.D. 1929 DATUM, UNLESS OTHERWISE NOTED.
9) IN SOME INSTANCES, GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

*REVISIONS:*

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

*(SIGNED)* Kenneth Osborne
Digitally signed by Kenneth Osborne
Date: 2022.07.05 14:18:34 -04'00'

KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415


TARGET SURVEYING, LLC

LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUTE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: http://targetsurveying.net

# BOUNDARY SURVEY

LEGAL DESCRIPTION:
LOTS 16 TO 20, BLOCK 1, GARDEN CITY, OF THE NORTHEAST 1/4 OF SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 26 EAST, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 74, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
CATHERINE F. PROOT-PRO ; LANDMARK TITLE INSURANCE; FIRST AMERICAN TITLE INSURANCE COMPANY

COMMUNITY NUMBER: 120077
PANEL: 0179
SUFFIX: H
FLOOD ZONE: X
FIELD WORK: 6/27/2022

PROPERTY ADDRESS:
11432 WEST COURT BOULEVARD
JACKSONVILLE, FL 32218

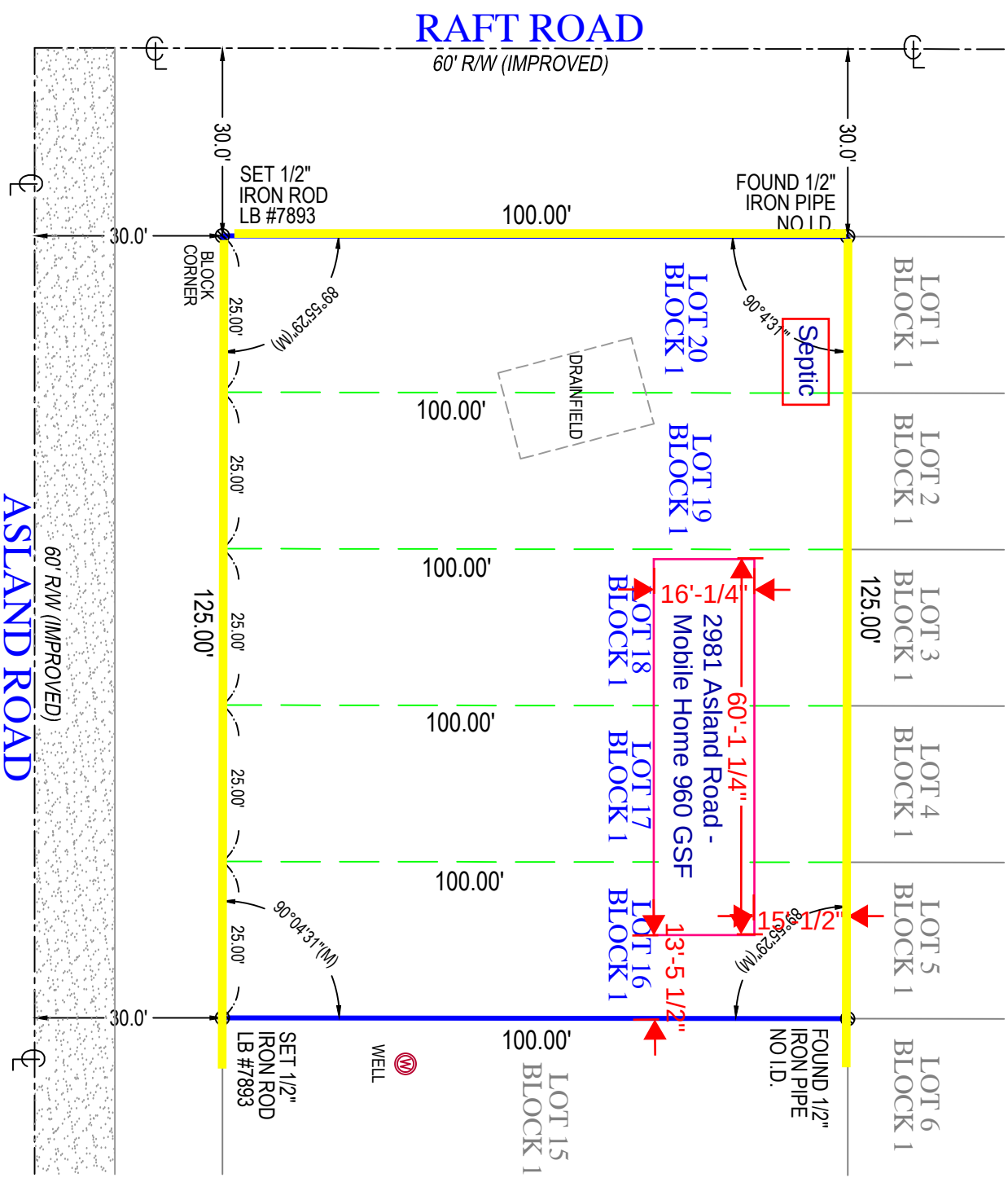
SURVEY NUMBER: 548632
CLIENT FILE NUMBER: 22-4002

SYMBOL DESCRIPTIONS:

= CATCH BASIN
= CENTERLINE ROAD
= COVERED AREA
+ X.XX = EXISTING ELEVATION
= HYDRANT
= MANHOLE
= METAL FENCE
= MISC. FENCE
= PROPERTY CORNER
= UTILITY BOX
= UTILITY POLE
= WATER METER
= WELL
= WOOD FENCE

ABBREVIATION DESCRIPTION:

| | |
|---|---|
| A/C | AIR CONDITIONER |
| ℄ | CENTERLINE |
| Δ | CENTRAL / DELTA ANGLE |
| I.D. | IDENTIFICATION |
| L | LENGTH |
| LB | LICENSED BUSINESS |
| N.A.V.D. | NORTH AMERICAN VERTICAL DATUM |
| N.G.V.D. | NATIONAL GEODETIC VERTICAL DATUM |
| OHL | OVERHEAD UTILITIES |
| P.C. | POINT OF CURVATURE |
| P.C.C. | POINT OF COMPOUND CURVE |
| P-K | PARKER KYLON NAIL |
| P.R.C. | POINT OF REVERSE CURVE |
| PSM | PROFESSIONAL SURVEYOR MAPPER |
| P.T. | POINT OF TANGENCY |
| R | RADIAL / RADIUS |
| R/W | RIGHT OF WAY |




Property Dimensions: 100' x 125'
Total Land Area: 12,714 SF
Home Dimensions: 960 SF
Total Lot Coverage Area: 8%

SCALE
1"=25'

*GENERAL NOTES:*

1) LEGAL DESCRIPTION PROVIDED BY OTHERS
2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
5) ONLY VISIBLE ENCROACHMENTS ARE LOCATED.
6) DIMENSIONS SHOWN HEREON ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED
7) FENCE OWNERSHIP NOT DETERMINED
8) ELEVATIONS, IF SHOWN, ARE BASED ON N.G.V.D. 1929 DATUM, UNLESS OTHERWISE NOTED.
9) IN SOME INSTANCES, GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

*REVISIONS:*

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

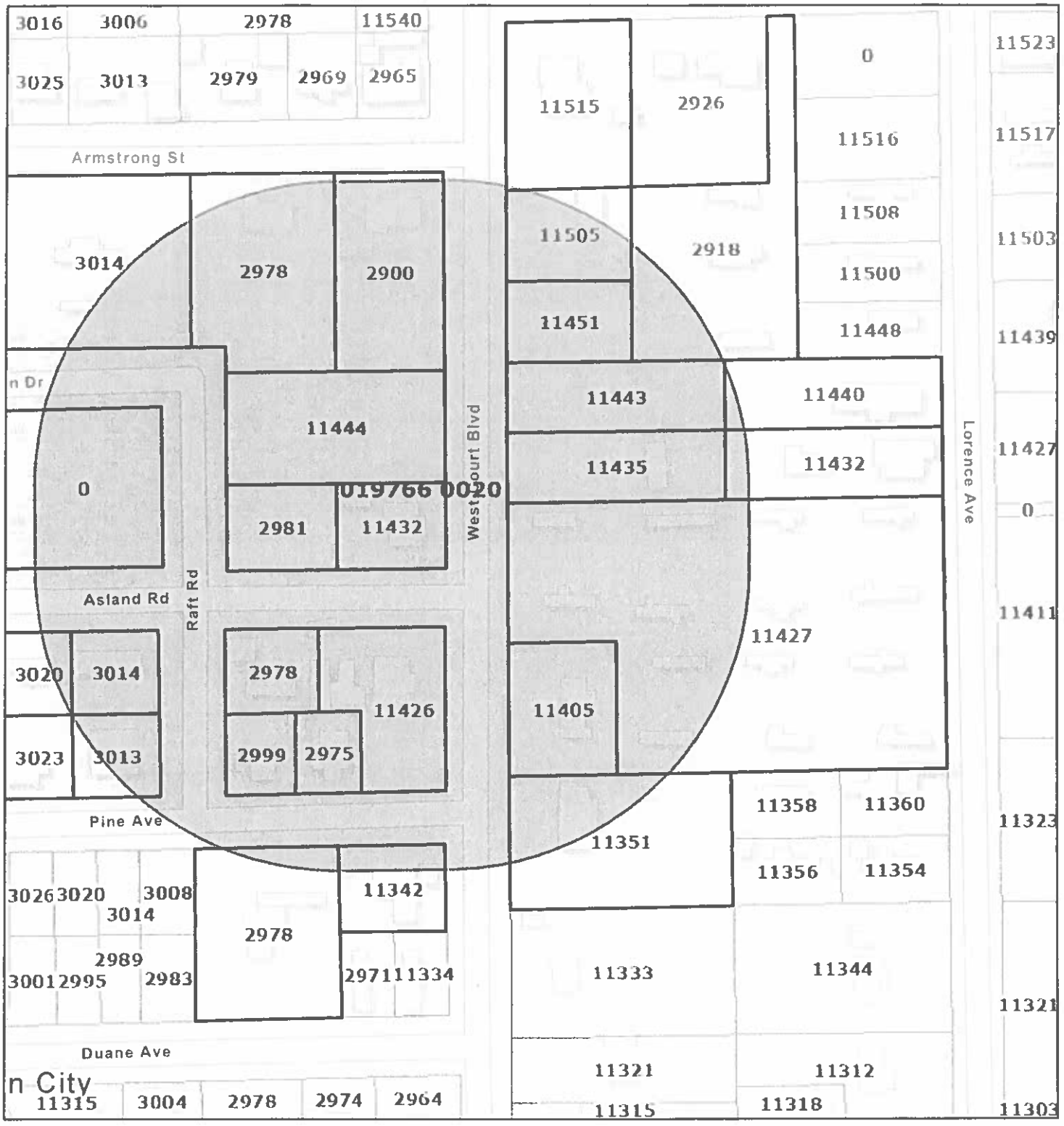
(SIGNED) Kenneth Osborne
Digitally signed by Kenneth Osborne
Date: 2022.07.05 14:19:53 -04'00'

KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

TARGET SURVEYING, LLC
LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUTE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: http://targetsurveying.net

11432 Court Blvd W

# Land Development Review




August 5, 2025

Parcels

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Esri Community Maps Contributors, City of Jacksonville, Nassau County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

| | A | B | C | D | E | F | G | H | I |
|---|---|---|---|---|---|---|---|---|---|
| 1 | RE | LNAME | LNAME2 | MAIL_ADDR1 | MAIL_ADD | MAIL_ADD | MAIL_CITY | MAI | MAIL_ZIP |
| 2 | 044300 0020 | SANCHEZ HECTOR D ET AL | | 11451 WEST CT | | | JACKSONVILLE | FL | 32218 |
| 3 | 019879 0000 | COMBES DUNCAN M | | 3014 ASLAND RD | | | JACKSONVILLE | FL | 32218-3263 |
| 4 | 044298 0000 | J & J CAPITAL INVESTMENTS LLC | | 6330 OLD KINGS RD | | | JACKSONVILLE | FL | 32254 |
| 5 | 019871 0000 | STRAUGHTER LOLA EILEEN LIFE ESTATE | | 2978 ASLAND RD | | | JACKSONVILLE | FL | 32218-3205 |
| 6 | 019879 0200 | TUTWILER PAUL | | 1117 SPEARING ST | | | JACKSONVILLE | FL | 32206 |
| 7 | 019881 0000 | MILLER JO LYNN | | 3013 PINE AVE | | | JACKSONVILLE | FL | 32218 |
| 8 | 019878 0300 | DAVIS CHARLES FRANKLIN | | 3020 ASLAND RD | | | JACKSONVILLE | FL | 32218-3263 |
| 9 | 044299 0060 | LARKINS NICHOLAS | | 11435 W CT BLVD | | | JACKSONVILLE | FL | 32218 |
| 10 | 019876 0000 | FULLER TRAVONNE | | 2975 PINE AVE | | | JACKSONVILLE | FL | 32218 |
| 11 | 044302 0000 | MANNING SHANA LAKYSHA | | 11515 WEST COURT BLVD | | | JACKSONVILLE | FL | 32218 |
| 12 | 044299 0010 | GILL ROY T | | 11440 LORENCE AVE | | | JACKSONVILLE | FL | 32218-3227 |
| 13 | 019788 0000 | SUMMERS ROGER L | | 3014 ARMSTRONG ST | | | JACKSONVILLE | FL | 32218-3204 |
| 14 | 019789 0000 | EVERLASTING BLUE LLC | | 2822 BROWARD RD | | | JACKSONVILLE | FL | 32218 |
| 15 | 044297 0025 | TVERDAK KRISTA ET AL | | 11351 WEST COURT BLVD | | | JACKSONVILLE | FL | 32218 |
| 16 | 019870 0000 | FOWLER MARION J | | 2978 PINE AVE | | | JACKSONVILLE | FL | 32218-3233 |
| 17 | 044299 0040 | GROOVER LATRELL | | 11443 WEST COURT BLVD | | | JACKSONVILLE | FL | 32218 |
| 18 | 044300 0010 | DAVIS THOMAS ET AL | | 11505 WEST COURT BLVD | | | JACKSONVILLE | FL | 32218- |
| 19 | 019870 0010 | BYRNES MICHAEL E | | 11342 WEST COURT BLVD | | | JACKSONVILLE | FL | 32218-3245 |
| 20 | 019877 0000 | BOWEN MATHEW W | | 1712 INVERNESS RD | | | FERNANDINA BE/ | FL | 32034 |
| 21 | 044300 0000 | ARTEGA PLUMBING INSTALLATION LLC | | 10960 BEACH BLVD LOT 516 | | | JACKSONVILLE | FL | 32246 |
| 22 | 019764 0010 | HOMER R BAISDEN REVOCABLE TRUST | | 171 BARBELLA CIR | | | SAINT AUGUSTIN | FL | 32095 |
| 23 | 019873 0000 | FOREMAN CHEYENNE T | | 11426 WEST COURT BLVD | | | JACKSONVILLE | FL | 32218-3243 |
| 24 | 044297 0050 | ABUNASSER MD S | | P O BOX 831838 | | | SAN ANTONIO | TX | 78283 |
| 25 | 019767 0000 | CARRANPLON LLC | | 4986 BONSAI CIR UNIT 100 | | | PALM BEACH GA | FL | 33418 |
| 26 | 044299 0000 | GILL ROY | | 11440 LORENCE AVE | | | JACKSONVILLE | FL | 32218 |
| 27 | 019768 0000 | CHARTER SHERRY ANN | | 2900 ARMSTRONG ST | | | JACKSONVILLE | FL | 32218 |
| 28 | | THE EDEN GROUP INC. | DICK BERRY | | | | | | |
| 29 | | GARDEN CITY NEIGHBORHOOD ASSOCIATION | JAMES J. BRELAND | | | | | | |
| 30 | | VICTORIA PRESERVE HOMEOWNERS A | BETTY JACKSON | 11834 ALEXANDRA DR. | | | JACKSONVILLE | FL | 32218 |
| 31 | | NORTH CPAC | JAMIE LACY | 352 RIO RD | | | JACKSONVILLE | FL | 32218 |

$$
\begin{array}{r}
\times 26 \\
7 \\
\hline
182.\ \text{Notice} \\
+\ 1161.\ \text{Fee} \\
\hline
\$\ 1,343.\ \text{Total}
\end{array}
$$

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

231 E. Forsyth Street
Jacksonville, FL 32202

## General Collection Receipt

Account No: CR784963
User: Rule, Cynthia - PWDS
**REZONING/VARIANCE/EXCEPTION**

Date: 8/5/2025
Email: CRule@coj.net

**Name:** CATHERINE PROOT-PRO
**Address:** 11432 COURT BV W JACKSONVILLE, FL 32218
**Description:** APPLICATION FOR ZONING VARIANCE

| Fund | Center | Account | Project | Activity | Interfund | Future | Debit Amount | Credit Amount |
|---|---|---|---|---|---|---|---|---|
| 00111 | 000000 | 104001 | 000000 | 00000000 | 00000 | 0000000 | 1343.00 | 0.00 |
| 00111 | 140302 | 342218 | 000000 | 00000000 | 00000 | 0000000 | 0.00 | 1343.00 |

Jim Overton
Duval County
Date/Time: 08/12/2025 03:15PM
Drawer: P04
Clerk: MH
Transaction: 7660438

| | |
|---|---|
| Item | Paid |
| CR Processing | $1,343.00 |
| clk784963 | |
| CATHERINE PROOT-PRO | |
| 11432 COURT BV W | |
| JACKSONVILLE, FL | |
| 32218 | |
| Total | $1,343.00 |
| Receipt: 4[illegible] | |
| Total Tendered | $1,343.00 |
| Check | $1,343.00 |
| Chk#297 | |
| Balance | $0.00 |
| Paid By: Catherine Proot-Pro | |

**Total Due: $1,343.00**


## m Overton , Tax Collector
## eneral Collections Receipt
## City of Jacksonville, Duval County

Account No: CR784963
**REZONING/VARIANCE/EXCEPTION**

Date: 8/5/2025

**Name:** CATHERINE PROOT-PRO
**Address:** 11432 COURT BV W JACKSONVILLE, FL 32218
**Description:** APPLICATION FOR ZONING VARIANCE

**Total Due: $1,343.00**

# V-25-22

**V-25-22**
**PRJ**

**REPORT OF THE PLANNING DEPARTMENT**

**APPLICATION FOR ZONING VARIANCE V-25-22**

**OCTOBER 9TH, 2025**

| | |
|---|---|
| ***Location:*** | 15 25th East Street<br>Between North Main Street and North Liberty Street |
| ***Real Estate Number(s):*** | 133426 0000 |
| ***Zoning Variance Sought:*** | 1) Reduce distance requirements between a day care and sexual predator from required 2,500 feet to 1,980 feet<br><br>2) Reduce setback for any improvements other than landscaping, visual screening, or retention in the CCG-1 zoning district from a minimum of 15 feet to 6.7 feet<br><br>3) Reduce the uncomplimentary land use buffer width from 10 feet on the east property boundary to 6.7 feet<br><br>4) Reduce parking from 8 spaces required to 1 space<br><br>5) Reduce loading zone spaces from 1required to 0 |
| ***Current Zoning District:*** | Commercial -Community General-1 (CCG-1) |
| ***Current Land Use Category:*** | Community- General Commercial (CGC) |
| ***Planning District:*** | 1 – Urban Core |
| ***Council District:*** | District 10 |
| ***Applicant/Owner:*** | Tonya Brock<br>Poohbearz Holdings LLC<br>6495 Silk Leaf Lane<br>Jacksonville, FL 32244 |
| ***Staff Recommendation:*** | **DENY** |

## GENERAL INFORMATION

Application for Zoning Variance V-25-22 seeks a reduction in the distance from a proposed day care facility and the existing residence of a registered sexual predator from 2,500 feet to 1,980 feet, as well as additional deviations for setbacks, parking, and loading zones. The subject property is approximately 0.15-acre lot near the corner of East 25th Street and North Main Street and is currently developed as a daycare. The building on the property has been there since 1916, and the property has always been zoned CCG-1 with CGC land use. A childcare center is a permitted use in the CCG-1 Zoning District, no zoning exception is required. There was a change in ownership for the daycare due to the death of the previous owner. Consequently, the daycare changed ownership and is subject to current Zoning Code Part 4 standards. Sexual predator distance is a requirement for daycares to be operatable based on current Zoning Code Part 4 standards. A sexual predator resides within the required 2,500 feet buffer distance between a sexual predator and a daycare.

While the Planning Department has no objections to the additional variance requests for setbacks, parking, and loading zones for the subject property, Florida law prevents convicted sexual predators from residing within 1,000 feet of a school, childcare facility, park, or playground. Section 685.102 (Sexual Predator Residency Requirements) of the Jacksonville Ordinance Code expands this zone of protection and prohibits a sexual predator from residing within 2,500 feet of a school, public library, day care center, park playground or other places where children regularly congregate. Therefore, because a sexual predator resides within 2,500 feet of the day care, the sexual predator requirements for a day care prevent the Planning Department from recommending approval for the remaining Variance requests.

## DEFINITION

According to Section 656.1601 of the Zoning Code, the term *variance* means a relaxation of the terms of this Zoning Code which will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the Zoning Code would result in unnecessary and undue hardship. Establishment or expansion of a use otherwise prohibited or not permitted shall not be allowed by variance nor shall a variance be granted because of the presence of non-conformities in the zoning district or in the adjoining zoning district.

Requests to modify lot requirements to increase the permitted density of multi-family dwellings shall not be considered a variance and are specifically prohibited. A variance shall not change the functional classification of a use permitted or permissible in a zoning district.

## STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.132 (c) of the Zoning Code, the Planning Commission shall grant a variance only if it makes a positive finding, based upon substantial competent evidence, on each of the following criteria:

***(i) Is the proposed request consistent with the definition of a variance?***

No. A variance is defined as "a relaxation of the terms of this Zoning Code which will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the Zoning Code would result in unnecessary and undue hardship."

While the relief sought is a relaxation of the terms of the Zoning Code (specifically the distance requirement), the grant of the variance is not clearly in the public interest. The enacted ordinance was put into place to protect children and create a separate buffer between childcare facilities and sexual predators.

While the Planning Department does not object to the additional variance requests, the distance requirements between childcare facilities and sexual predators prevent the Planning Department from supporting this variance application.

**(ii)** ***Are there practical or economic difficulties in carrying out the strict letter of the regulation?***

No. While the owner may incur an economic hardship by not using the property as a day care facility, the property is zoned CCG-1, which allows a wide variety of retail and service establishments. Current zoning code allows daycares to be operatable by right, but they are subject to Part 4 standards. The applicant requested the variance in response to additions being made to the building, following the purchase of the daycare after the prior owner passed-away. Change in ownership for daycare requires Part 4 standards to be met for daycares. The applicant has not provided any other information to support a practical or economic difficulty, other than the desire to continue the property's current use as a daycare.

(iii) ***Is the request based exclusively upon the desire to reduce the cost of developing the site, but would accomplish some result which is in the public interest, such as for example, furthering the preservation of natural resources by saving a tree or trees.***

No, the request does not appear to be based on a desire to reduce the cost of developing the site, considering the new owner purchased the property and seeks to make additions to the daycare. However, it is not in the public interest to allow a new day care facility with children to open within the distance requirements of a registered sexual predator. Therefore, while the Planning Department has no objections to the additional variance requests, the additional Variance requests are subject to the approval of property use as a daycare.

(iv) ***Will the proposed variance substantially diminish property values in, or alter the existing character of the area surrounding the site and interfere with or injure the rights of others whose property would be affected by approval of the variance?***

The approval of the proposed variance is unlikely to affect property values or the character of the surrounding area. The establishment of a day care facility within the separation buffer will cause the registered sexual predator to be too close to a day care facility based on Section 685.102 of the Jacksonville Ordinance Code. Per Section 685.102(b)(4), the opening of a day care facility at this location will not force the sexual predator to relocate.

The Planning Department has no objections to the additional variance requests; however we cannot support the variance application because the daycare lies within the Part 4 distance requirements between a sexual predator and a daycare.

(v) ***Will the proposed variance be detrimental to the public health, safety or welfare, result in additional public expense, the creation of nuisance, or conflict with any other applicable law?***

Yes. The proposed variance could be detrimental to the public health, safety, and welfare by reducing the required separation distance from a sexual predator residence to a day care facility below established distance requirements, set in place to be a benchmark to protect the rights of children and family, as well as the rights of the citizen within the area of the proposed day care. The additional variance requests are not detrimental to the public but are contingent on the approval of the subject property operating as a daycare.

**(vi)** ***Is the effect of the proposed variance in harmony with the spirit and intent of the Zoning Code?***

No. The proposed variance is not in harmony with the spirit and intent of the Zoning Code because the grant of the variance will not promote the health, safety, and general welfare of the public.

## SUPPLEMENTARY INFORMATION

The applicant provided photo evidence and sign posting affidavit to the Planning Department on **September 16th, 2025,** that the Public Notice Sign had been posted on the property

## RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Zoning Variance **V-25-22** be: **DENIED**

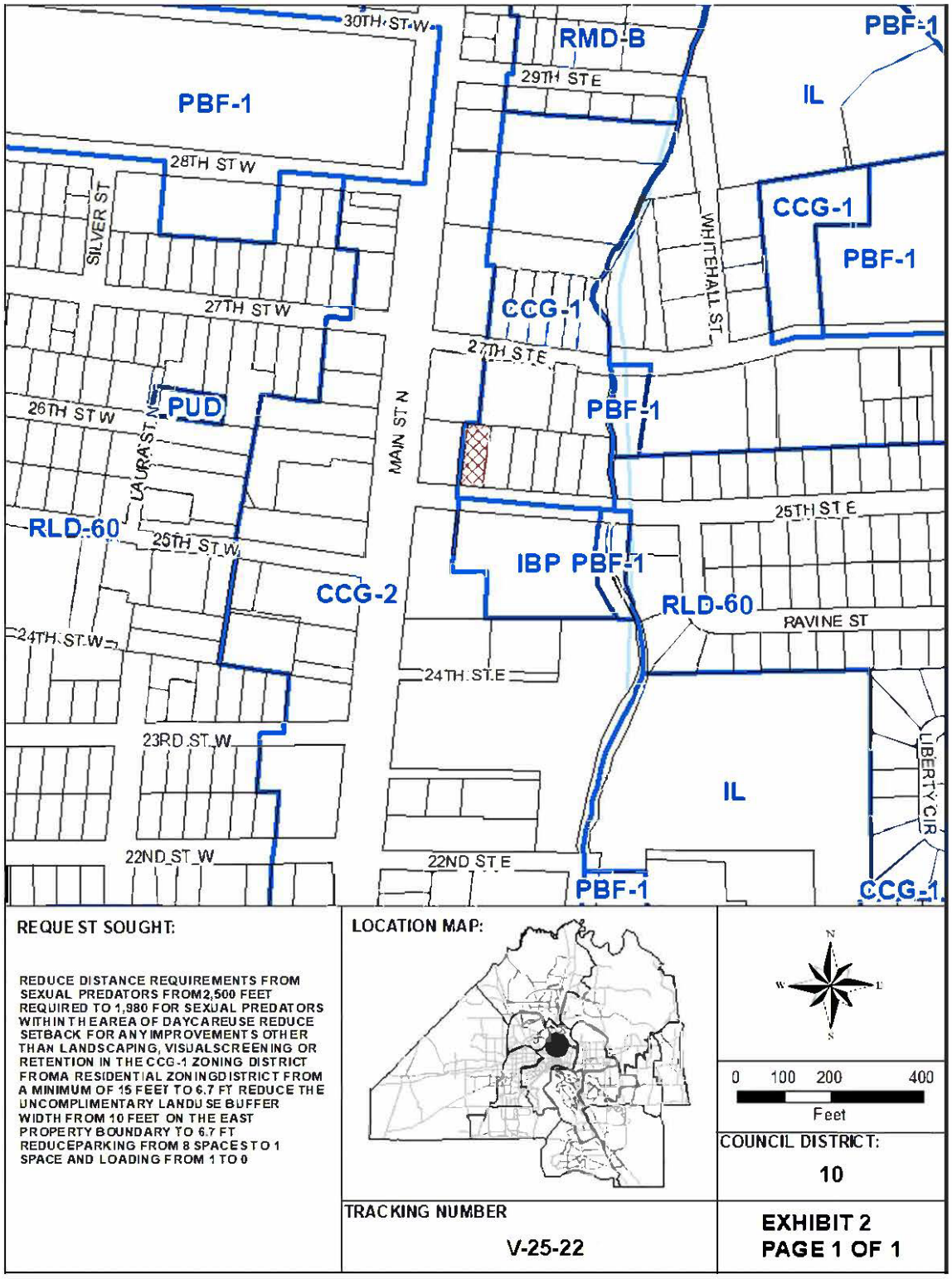
**Aerial View of subject property**
***(Source: Jax GIS from January 2025)***

Sexual Predator is located 1,980' from proposed daycare

**Aerial View of subject property and distance to predator property (RED PROPERTY)**
***(Source: Florida Department of Law Enforcement)***

**View of subject property**
***Source: The Planning Department (October 1st, 2025)***

**Side-view of subject property**
***Source: The Planning Department (October 1st, 2025)***


30TH ST W
PBF-1
28TH ST W
SILVER ST
27TH ST W
26TH ST W
LAURA ST N
PUD
RLD-60
25TH ST W
CCG-2
24TH ST W
23RD ST W
22ND ST W
RMD-B
29TH ST E
IL
CCG-1
PBF-1
WHITEHALL ST
27TH ST E
MAIN ST N
IBP PBF-1
25TH ST E
RLD-60
RAVINE ST
24TH ST E
IL
LIBERTY CIR
22ND ST E
PBF-1
CCG-1
REQUEST SOUGHT:
REDUCE DISTANCE REQUIREMENTS FROM SEXUAL PREDATORS FROM2,500 FEET REQUIRED TO 1,980 FOR SEXUAL PREDATORS WITHIN THE AREA OF DAYCARE USE REDUCE SETBACK FOR ANY IMPROVEMENTS OTHER THAN LANDSCAPING, VISUAL SCREENING OR RETENTION IN THE CCG-1 ZONING DISTRICT FROM A RESIDENTIAL ZONING DISTRICT FROM A MINIMUM OF 15 FEET TO 6.7 FT REDUCE THE UNCOMPLIMENTARY LAND USE BUFFER WIDTH FROM 10 FEET ON THE EAST PROPERTY BOUNDARY TO 6.7 FT REDUCE PARKING FROM 8 SPACES TO 1 SPACE AND LOADING FROM 1 TO 0
LOCATION MAP:
N
W
E
S
0 100 200 400
Feet
COUNCIL DISTRICT:
10
TRACKING NUMBER
V-25-22
EXHIBIT 2
PAGE 1 OF 1

**Legal Map**

# Application For Zoning Variance

## Planning and Development Department Info

**Application #** V-25-22 **Staff Sign-Off/Date** PJ / 09/08/2025
**Filing Date** 09/18/2025 **Number of Signs to Post** 1
**Current Land Use Category** CGC
**Exception Sought** REDUCE DISTANCE REQUIREMENTS FROM SEXUAL PREDATORSFROM2,500 FEET REQUIRED TO 1,980 FOR SEXUAL PREDATORS WITHIN THE AREA OFDAYCAREUSE REDUCE SETBACK FOR ANY IMPROVEMENTS OTHER THAN LANDSCAPING,VISUALSCREENING OR RETENTION IN THE CCG-1 ZONING DISTRICT FROM A RESIDENTIALZONINGDISTRICT FROM A MINIMUM OF 15 FEET TO 6.7 FT REDUCE THE UNCOMPLIMENTARYLANDUSE BUFFER WIDTH FROM 10 FEET ON THE EAST PROPERTY BOUNDARY TO 6.7 FTREDUCEPARKING FROM 8 SPACES TO 1 SPACE AND LOADING FROM 1 TO 0
**Applicable Section of Ordinance Code** 656.401(E)(10), 656.604, 656.605, 656.1216
**Notice of Violation(s)** 0
**Hearing Date** 10/09/2025
**Neighborhood Association** N/A
**Overlay** BRENTWOOD-NORTHSHORE NEIGHBORHOOD PLAN 1979

## Application Info

| | | | |
|---|---|---|---|
| **Tracking #** | 6509 | **Application Status** | PAID |
| **Date Started** | 09/04/2025 | **Date Submitted** | 09/07/2025 |

## General Information On Applicant

**Last Name** TONYA
**First Name** BROCK
**Middle Name**
**Company Name** POOHBEARZ EARLY CHILDHOOD DEVELOPMENT INC
**Mailing Address** 6495 SILK LEAF LANE
**City** JACKSONVILLE
**State** FL
**Zip Code** 32244
**Phone** 9044223800
**Fax** 904
**Email** TONBROCT@GMAIL.COM

## General Information On Owner(s)

**Last Name** BROCK
**First Name** TONYA
**Middle Name**
**Company/Trust Name** POOHBEARZ HOLDINGS LLC
**Mailing Address** 6495 SILK LEAF LANE
**City** JACKSONVILLE
**State** FL
**Zip Code** 32244
**Phone** 9044223800
**Fax**
**Email** TONBROCT@GMAIL.COM

## Property Information

**Previous Zoning Application Filed?** ☐
**If Yes, State Application No(s)** 6426, 6465

| Map | RE# | Council District | Planning District | Current Zoning District(s) |
|---|---|---|---|---|
| Map | 133426 0000 | 10 | 1 | |

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

**Total Land Area (Nearest 1/100th of an Acre)** 0.15

**Current Property Use**
PREVIOUS DAYCARE, CHANGING OWNERSHIP

**Exception Sought**
REDUCE DISTANCE REQUIREMENTS FROM SEXUAL PREDATORSFROM2,500 FEET REQUIRED TO 1,980 FOR SEXUAL PREDATORS WITHIN THE AREA OFDAYCAREUSE REDUCE SETBACK FOR ANY IMPROVEMENTS OTHER THAN LANDSCAPING,VISUALSCREENING OR RETENTION IN THE CCG-1 ZONING DISTRICT FROM A RESIDENTIALZONINGDISTRICT FROM A MINIMUM OF 15 FEET TO 6.7 FT REDUCE THE UNCOMPLIMENTARYLANDUSE BUFFER WIDTH FROM 10 FEET ON THE EAST PROPERTY BOUNDARY TO 6.7 FTREDUCEPARKING FROM 8 SPACES TO 1 SPACE AND LOADING FROM 1 TO 0

**In Whose Name Will The Exception Be Granted**
TONYA BROCK

## Location Of Property

**General Location**
BRENTWOOD

| House # | Street Name, Type and Direction | Zip Code |
|---|---|---|
| 15 | 25TH ST E | 32206 |

**Between Streets**
24TH ST E **and** 26TH ST E

**Utility Services Provider**
(•) City Water/City Sewer ( ) Well/Septic ( ) City Water/Septic ( ) City Sewer/Well

## Required Attachments

The following items must be attached to the application.

- [x] Survey
- [x] Site Plan
- [ ] Property Ownership Affidavit (Exhibit A)
- [ ] Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- [x] Legal Description - may be written as either lot and block, or metes and bounds (Exhibit 1)
- [x] Proof Of Property Ownership - may be print-out of property appraiser record card if individual owner, https://paopropertysearch.coj.net/Basic/Search.aspx, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, https://search.sunbiz.org/Inquiry/CorporationSearch/ByName

## Criteria

Section 656.101(k), Ordinance Code, defines a variance as "a relaxation of the terms of the Zoning Code which will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the Zoning Code would result in unnecessary and undue hardship."

Section 656.132(c), Ordinance Code, provides that, with respect to action upon Applications for Zoning Variances, the Planning Commission shall grant a variance only if it makes a positive finding, based upon substantial competent evidence, on each of the following criteria:

(i) The proposed request is consistent with the definition of a variance.

YES. LITERAL ENFORCEMENT OF THE ZONING CODE SECTION656.401€(10) WOULD CAUSE UNNECESSARY AND UNDUE HARDSHIP.

(ii) There are practical or economic difficulties in carrying out the strict letter of the regulation.

YES. BEFORE THE DEMISE OF MRS. CALDWELL THIS PROPERTY HAS BEEN A CHILDCARE CENTER FOR OVER 22 YEARS CONSISTENTLY. AS THE NEW OWNER I AM PERFORMING MAJOR UPGRADES TO ENHANCE THE COMMUNITY AND KEEP THE CHILDCARE OPEN FOR THE COMMUNITY. WITHOUT THIS VARIANCE, THE DAYCARE CANNOT REOPEN.

(iii) The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish some result which is in the public interest; for example, furthering the preservation of natural resources by saving a tree or trees.

CORRECT. PLANS HAVE BEEN SUBMITTED TO ENHANCE THE PROPERTY AS WELL AS THE PRESERVATION OF NATURAL RESOURCES BY PLANTING A TREE OR TREES. WE DO BELIEVE THIS PROPERTY IS IN THE PUBLICS BEST INTEREST, AS THE COMMUNITY NEEDS A QUALITY AFFORDABLE CHILDCARE CENTER.

(iv) The proposed variance will not substantially diminish property values in, nor alter the essential character of the area surrounding the sites and will not substantially interfere with or injure the rights of others whose property would be affected by approval of the variance.
ON THE CONTRARY. WE ARE PERFORMING MAJOR UPGRADES, INCLUDING INCREASE SECURITY FOR THE CHILDREN'S PROTECTION AND ENHANCING CURB APPEAL. THESE UPGRADES AND THE FACT THAT THIS IS A COMMUNITY CHILDCARE CENTER THAT WILL NOT ONLY INCREASE THE VALUE OF SURROUNDING PROPERTIES AND BRING IN MORE BUSINESS FOR THE SURROUNDING BUSINESSES AS WELL.

(v) The proposed variance will not be detrimental to the public health, safety, or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law
CORRECT. THE 1/1/2015 REGULATION CALLS FOR DAYCARES NOT TO BE WITHIN 2,500 FEET (0.47 MILES) OF A SEXUAL PREDATOR. CURRENTLY, THERE IS A PREDATOR AT 410 GOLFAIR BLVD, WHICH IS 2,317 FEET (0.439 MILES). ALSO PLEASE NOTE THAT THE SEXUAL PREDATOR WAS ALSO LIVING IN THE AREA DURING THE TIME THE ORIGINAL DAYCARE WAS IN BUSINESS

(vi) The effect of the proposed variance is in harmony with the spirit and intent of the Zoning Code.
WE FEEL THIS VARIANCE IS IN HARMONY WITH THE SPIRIT OF THE INTENT OF THE ZONING CODE. WITHOUT THIS VARIANCE, THIS BUILDING, AFTER 22 YEARS, WILL NO LONGER BE A CHILDCARE CENTER. THERE IS CURRENTLY A WAITING LIST FOR APPLICANTS. THE COMMUNITY NEEDS THIS CHILDCARE CENTER AND THE CURRENT WAITING LIST REFLECTS THE NEED.

## Public Hearings

Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the Planning Commission. The owner and/or authorized agent must be present at the public hearing.

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

## Application Certification

I HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

☑ Agreed to and submitted

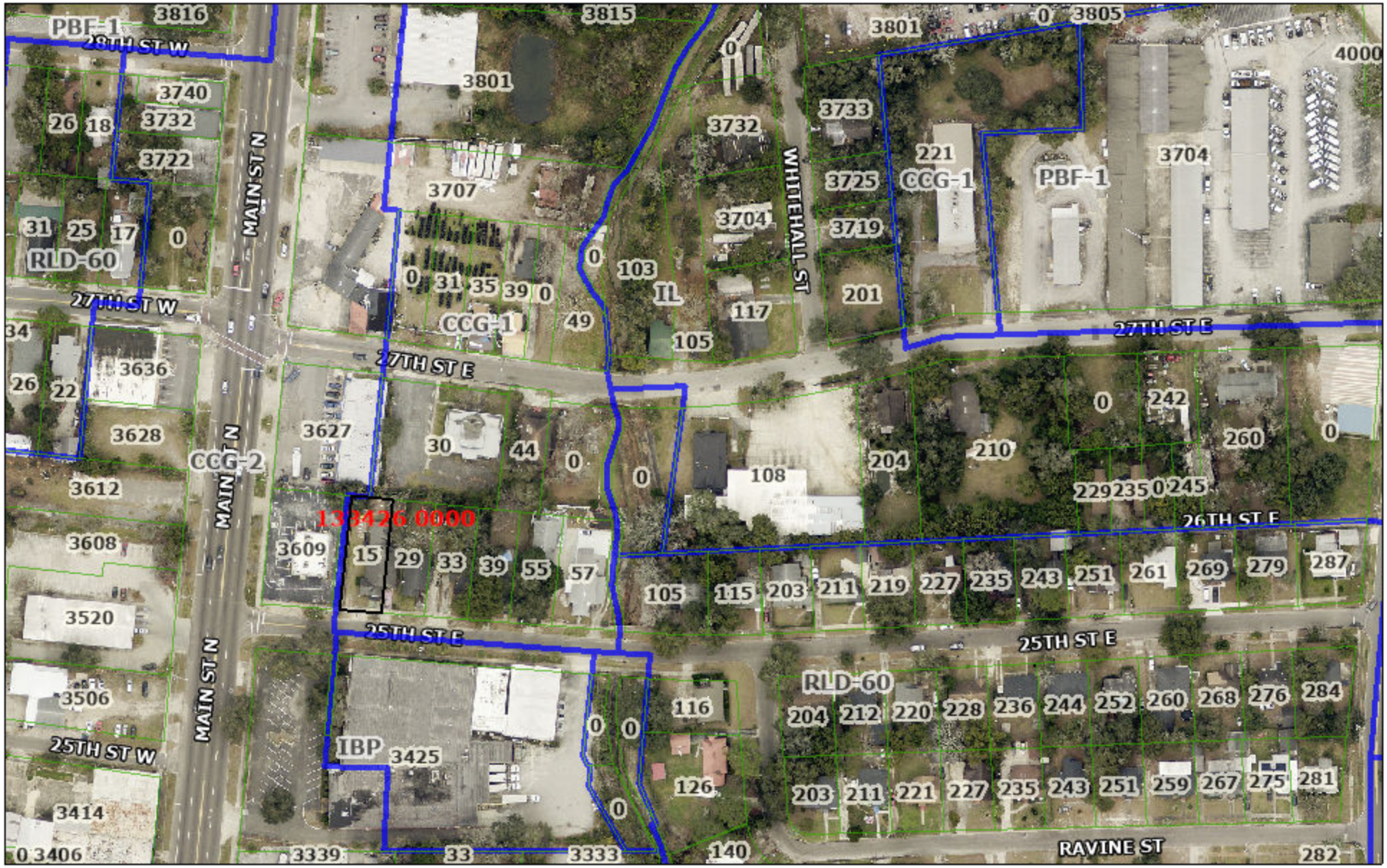
## Filing Fee Information

| | |
|---|---|
| **1) Non-residential District Base Fee** | $1,173.00 |
| **2) Plus Notification Costs Per Addressee** | |
| **31 Notifications @ $7.00/each:** | $217.00 |
| **3) Total Application Cost:** | $1,390.00 |

*** Applications filed to correct existing zoning violations are subject to a double fee.**

**** The fee for the advertisement is in addition to the above fees. The newspaper will send the invoice directly to the applicant.**

# Land Development Review




August 4, 2025

Parcels

Zoning

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

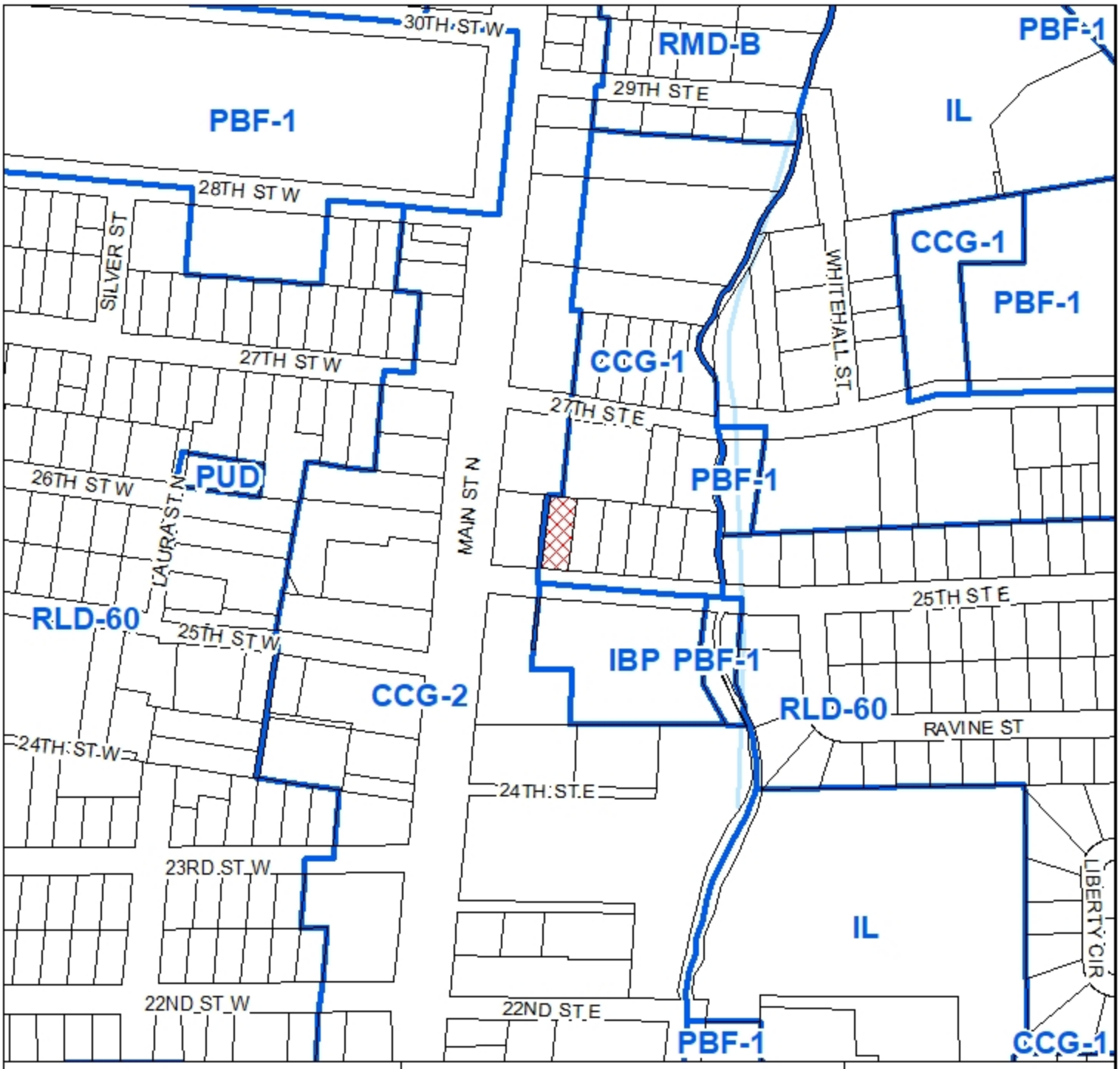
# LEGAL DESCRIPTION

# EXHIBIT 1

# September 8th, 2025

Lot 15, G.E. Pickard's Subdivision of Lot 6, Block "L" Long Branch, according to the plat thereof as recorded in Plat Book 7, page 6, of the public records of Duval-County, Florida,

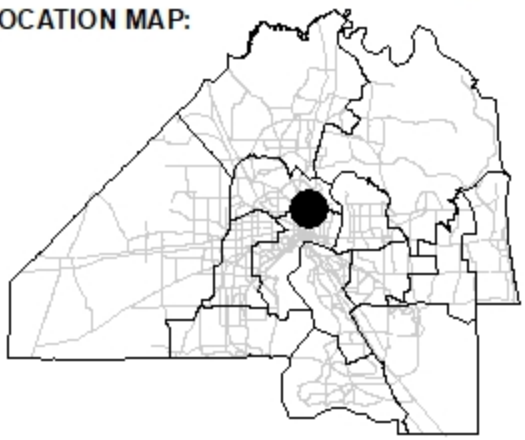
together with all appurtenances belonging to or benefiting such property.




**REQUEST SOUGHT:**

REDUCE DISTANCE REQUIREMENTS FROM SEXUAL PREDATORS FROM2,500 FEET REQUIRED TO 1,980 FOR SEXUAL PREDATORS WITHIN THE AREA OF DAYCAREUSE REDUCE SETBACK FOR ANY IMPROVEMENTS OTHER THAN LANDSCAPING, VISUALSCREENING OR RETENTION IN THE CCG-1 ZONING DISTRICT FROM A RESIDENTIAL ZONINGDISTRICT FROM A MINIMUM OF 15 FEET TO 6.7 FT REDUCE THE UNCOMPLIMENTARY LANDUSE BUFFER WIDTH FROM 10 FEET ON THE EAST PROPERTY BOUNDARY TO 6.7 FT REDUCEPARKING FROM 8 SPACES TO 1 SPACE AND LOADING FROM 1 TO 0

**LOCATION MAP:**



N
W E
S

0 100 200 400
Feet

**COUNCIL DISTRICT:**

**10**

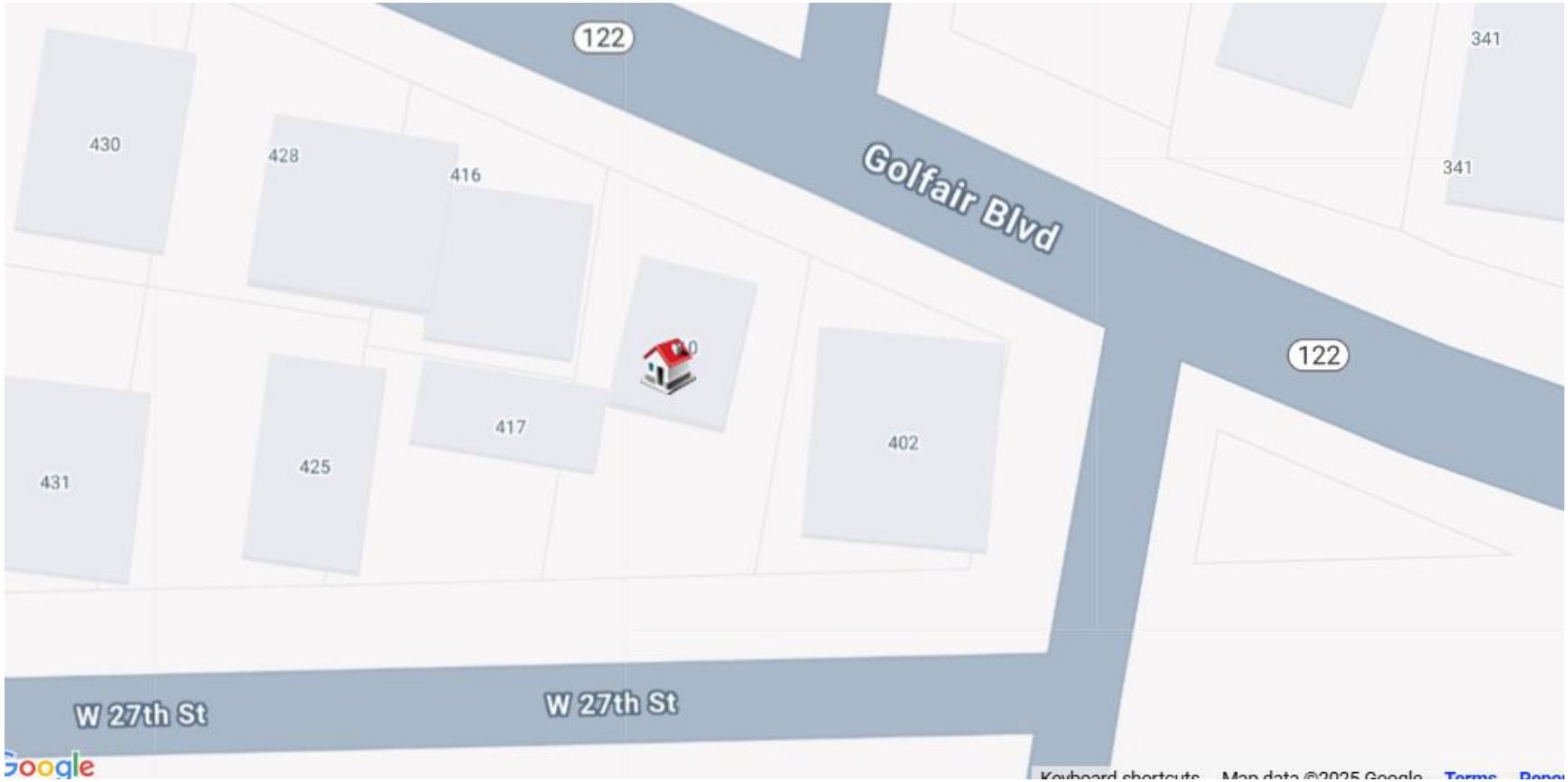
**TRACKING NUMBER**

**T-2025-6509**

**EXHIBIT 2**
**PAGE 1 OF 1**

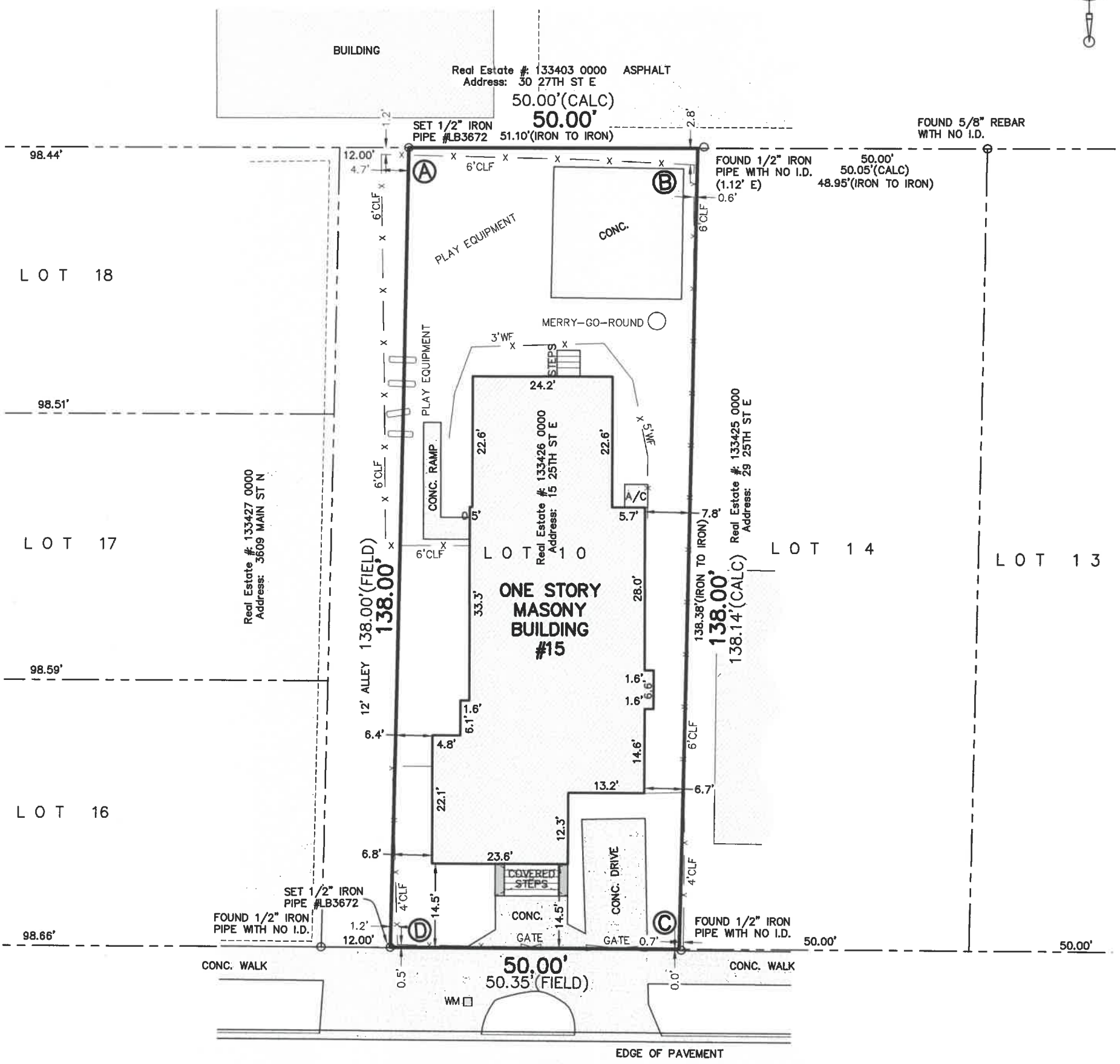
Neighborhood Map - FDLE

Sexual Predator is located 1,980’ from proposed daycare


122
Golfair Blvd
122
341
341
430
428
416
417
425
431
402
W 27th St
W 27th St
Google

# MAP SHOWING SURVEY OF

LOT 15, PICKARD'S SUBDIVISION OF LOT 6, BLOCK "L", LONG BRANCH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 6, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.




## EAST 25th STREET

(A PUBLICLY DEDICATED 54' R/W PER PLAT)

ASPHALT PAVEMENT

### SYMBOL LEGEND

- FIRE HYDRANT
- LIGHT POLE
- GV GAS VALVE
- WV WATER VALVE
- © CLEAN OUT
- UTILITY POLE
- GUY ANCHOR
- BOLLARD
- WM WATER METER
- GR GAS RISER
- CR CABLE RISER
- ELB ELECTRIC BOX
- SIGN
- T TRANSFORMER
- Ⓜ MANHOLE

### ABBREVIATION LEGEND

| | |
|---|---|
| BFP | BACK-FLOW PREVENTER |
| (CALC) | CALCULATED |
| (FIELD) | FIELD MEASUREMENT |
| WF | WOOD FENCE |
| CLF | CHAIN LINK FENCE |
| VF | VINYL FENCE |
| CONC. | CONCRETE |
| R/W | RIGHT-OF-WAY |
| PB | PLAT BOOK |
| ORB | OFFICIAL RECORDS BOOK |
| PG | PAGE |
| MES | MITERED END SECTION |
| CMP | CORRUGATED METAL PIPE |
| PVC | POLYVINYL CHLORIDE PIPE |
| RCP | REINFORCED CONCRETE PIPE |
| EL | ELEVATION |
| FFE | FINISHED FLOOR ELEVATION |
| INV | INVERT ELEVATION |
| PC | POINT OF CURVATURE |
| PT | POINT OF TANGENCY OF CURVE |
| PCC | POINT OF COMPOUND CURVE |
| PRC | POINT OF REVERSE CURVE |

### GENERAL SURVEY NOTES

1. THIS IS A BOUNDARY SURVEY.
2. NORTH IS PROTRACTED FROM PLAT
3. INTERIOR ANGLES PER FIELD SURVEY AS FOLLOWS: A=91°22'37" B=88°19'04" C=91°16'08" D=89°02'11"
4. THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE; THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
5. NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
6. NO BUILDING RESTRICTION LINES, AS PER PLAT.
7. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0357J, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
TONYA BROCK

JASON D. BOATWRIGHT License Number 7292 STATE OF FLORIDA Professional Surveyor and Mapper

**JASON D. BOATWRIGHT, P.S.M.**
**FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292**
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

FILE: 2025-0256
DRAWN BY: RLR
SCALE: 1" = 20'

**BOATWRIGHT LAND SURVEYORS, INC.**
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

DATE: MARCH 4, 2025
SHEET 1 OF 1

L:\D\Shared_2025 Project Folder\2025-0256 15 East 25th Street - BW\2025-0256.dwg

VICINITY MAP

PROJECT LOCATION

# A NEW ADA RAMP FOR AN EXISTING DAYCARE
# POOHBEARS'Z EARLY CHILDHOOD DEVELOPMENT INC.
## 15 E 25TH STREET
## JACKSONVILLE, FLORIDA 32206


JAA ARCHITECTURE
2069 OAK STREET
JACKSONVILLE FL, 32204
AR 92748
904.379.5108
ARCHITECTURE-INC


DATE: 6.16.2025 PROJECT #: 25-0152.00

## GENERAL NOTES

### A-INTENT & USE OF CONSTRUCTION DOCUMENTS

1. THE PURPOSE OF THESE DOCUMENTS IS TO CONVEY DESIGN INTENT ONLY. THE CONTRACTOR SHALL A) BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK, B) PROMPTLY NOTIFY ARCHITECT IF THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH, AND C) OBTAIN ALL REQUISITE BUILDING AND OTHER PERMITS REQUIRED IN CONNECTION WITH THE WORK.

2. THE CONTRACTOR WILL BE PRESUMED TO HAVE INSPECTED THE SITE AND TO HAVE READ AND TO BE THOROUGHLY FAMILIAR WITH THE DRAWINGS AND SPECIFICATIONS. THE FAILURE OR OMISSION OF ANY CONTRACTOR TO EXAMINE ANY FORM, INSTRUMENT OR DOCUMENT SHALL IN NO WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION IN RESPECT TO HIS WORK.

3. THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK AT ANY TIME WITHOUT CONTRACT DOCUMENTS, OR WHERE REQUIRED, APPROVED SHOP DRAWINGS, PRODUCT DATA OR SAMPLE FOR SUCH PORTION OF THE WORK.

4. THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. DECISIONS OF ARCHITECT AS TO THE ITEMS OF WORK INCLUDED WITHIN THE SCOPE OF THESE DOCUMENTS SHALL BE FINAL AND BINDING ON THE CONTRACTOR AND THE OWNER.

5. THE ARCHITECT RESERVES THE RIGHT TO REJECT ITEMS INCORPORATED INTO THE WORK WHICH FAIL TO MEET THE SPECIFIED MINIMUM REQUIREMENTS. THE ARCHITECT FURTHER RESERVES THE RIGHT, AND WITHOUT PREJUDICE TO OTHER RECOURSE, ARCHITECT MAY OR MAY NOT ACCEPT NON-COMPLYING ITEMS SUBJECT TO ANY ADJUSTMENT IN THE CONTRACT AMOUNT AS APPROVED BY THE ARCHITECT AND/OR THE OWNER.

### B-PERMITS, FEES, TAXES, & NOTICES

1. THE CONTRACTOR SHALL PAY ALL SALES, CONSUMER, AND OTHER SIMILAR TAXES FOR THE WORK OR PORTIONS THEREOF PROVIDED BY THE CONTRACTOR WHICH ARE LEGALLY ENACTED AT THE TIME OF CONSTRUCTION.

2. UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND FOR ALL OTHER PERMITS AND GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

3. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.

4. THE CONTRACTOR SHALL EXERCISE REASONABLE EFFORT TO MAKE CERTAIN THAT THE CONTRACT DOCUMENTS ARE IN ACCORDANCE WITH APPLICABLE LAWS, STATUTES, BUILDING CODES AND REGULATIONS. IF THE CONTRACTOR OBSERVES THAT ANY OF THE CONTRACT DOCUMENTS ARE AT VARIANCE THEREWITH IN ANY RESPECT, HE SHALL PROMPTLY NOTIFY ARCHITECT IN WRITING, AND ANY NECESSARY CHANGES SHALL BE ACCOMPLISHED BY APPROPRIATE MODIFICATION.

5. IF THE CONTRACTOR PERFORMS ANY WORK KNOWING IT TO BE CONTRARY TO SUCH LAWS, ORDINANCES, RULES AND REGULATIONS, AND WITHOUT SUCH NOTICE TO DESIGNER, HE SHALL ASSUME FULL RESPONSIBILITY THEREFORE AND SHALL BEAR ALL COSTS ATTRIBUTABLE THERETO.

### C-COORDINATION & SUPERVISION

1. ALL WORK TO BE SCHEDULED DURING REGULAR BUSINESS HOURS UNLESS NOTED OTHERWISE.

2. CONTRACTOR TO PROVIDE ADVANCE NOTIFICATION TO TENANT'S REPRESENTATIVE WHEN TENANT OR THEIR CONTRACTOR(S) ARE REQUIRED AT JOB SITE FOR COORDINATION MEETINGS OR INSTALLATIONS.

3. UPON COMPLETION OF THE WORK, THE CONTRACTOR TO NOTIFY BUILDING OWNER REPRESENTATIVE THAT THE PROJECT IS READY FOR INSPECTION. OWNER/REP WILL COMPILE A "PUNCH LIST" OF CORRECTIONS NEEDED OR UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT UPON THE SUCCESSFUL COMPLETION OF THE PUNCH LIST.

4. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND SHALL COORDINATE ALL PORTIONS OF THE WORK.

5. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF THE CONTRACTOR'S EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND ANY OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.

6. THE CONTRACTOR TO, AT ALL TIMES, KEEP THE PREMISES FREE OF ACCUMULATION OF WASTE MATERIALS OR RUBBISH. PREMISES TO BE SWEPT CLEAN DAILY.

7. THE CONTRACTOR TO PROVIDE FINAL CLEANING OF ALL AREAS OF WORK INCLUDING THE CONSTRUCTION ACCESS ROUTE. FINAL CLEANING TO INCLUDE WINDOWS AND CEILINGS.

### D-LABOR, MATERIALS, & WARRANTY

1. UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, TRANSPORTATION, AND OTHER FACILITIES AND SERVICES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

2. THE CONTRACTOR SHALL AT ALL TIMES ENFORCE STRICT DISCIPLINE AND GOOD ORDER AMONG THE CONTRACTOR'S EMPLOYEES AND SHALL NOT EMPLOY ON THE WORK ANY UNFIT PERSON OR ANYONE NOT SKILLED IN THE TASK ASSIGNED THEM.

3. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADES INVOLVED AND IN COMPLIANCE WITH BUILDING REGULATIONS AND/OR GOVERNMENT LAWS, STATUTES OR ORDINANCES CONCERNING THE USE OF UNION LABOR.

4. CONTRACTOR AND SUB-CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DOCUMENTS AND MUST NOTIFY ARCHITECT OF ANY DISCREPANCIES, OMISSIONS AND/OR CONFLICTS PRIOR TO PROCEEDING WITH THE WORK.

5. EACH TRADE WILL BE EXPECTED TO PROCEED IN A FASHION THAT WILL NOT DELAY OTHER TRADES.

6. THE CONTRACTOR IS RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER THEIR JURISDICTION.

7. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. LARGER SCALE DRAWINGS TO GOVERN OVER SMALLER SCALE DRAWINGS.

8. DIMENSIONS ARE TO THE FINISHED FACE OF NEW CONSTRUCTION. DIMENSIONS ARE NOMINAL UNLESS OTHERWISE INDICATED.

9. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR IS RESPONSIBLE TO GET CLARIFICATION AND DIRECTION FROM ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

10. THE CONTRACTOR IS RESPONSIBLE FOR CUTTING AND PATCHING REQUIRED FOR HIS WORK UNLESS OTHERWISE NOTED.

11. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE BLOCKING FOR WALL SUPPORTED ELEMENTS INCLUDING MILLWORK, EQUIPMENT, FIXTURES AND FURNITURE. CONTRACTOR TO VERIFY EXTENT AND COORDINATE WITH APPROPRIATE SUBCONTRACTORS.

12. ALL MATERIALS TO BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT, UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT TO BE STORED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN RECOMMENDATIONS AND INSTRUCTIONS.

13. THERE WILL BE NO SUBSTITUTIONS OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERMS "EQUAL TO" OR "APPROVED EQUAL" ARE USED, ARCHITECT TO DETERMINE EQUALITY BASED ON INFORMATION SUBMITTED BY THE CONTRACTOR.

14. ALL FINISHES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS FOR THE TYPE OF MATERIAL AND INSTALLATION SPECIFIED.

15. PAINT TO BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS OVER PROPERLY PREPARED SURFACES. WALLS TO BE STRAIGHT AND SMOOTH. PROVIDE MINIMUM ONE COAT PRIME AND ONE FINISH COAT. FINISHED COAT TO COMPLETELY COVER WITH NO STREAKING OR BLEEDING OR UNDERCOATS.

16. MILLWORK TO CONFORM WITH AWI STANDARDS FOR PREMIUM GRADE MILLWORK. DRAWINGS INDICATE DESIGN INTENT. FABRICATOR IS RESPONSIBLE FOR MILLWORK ENGINEERING.

17. DRYWALL CONTRACTOR TO CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER TRADES. WHERE DRYWALL IS IN CONFLICT WITH DUCTWORK, PLUMBING LINES, ETC. THIS CONTRACTOR TO PROVIDE ALL NECESSARY BREAKING AND BRACING REQUIRED TO SECURE DRYWALL AND TO MAINTAIN FIRE OR SOUND RATING WHERE REQUIRED.

18. THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM THE COMPLETION OF CONSTRUCTION. ALL WORK NOT CONFORMING TO THESE REQUIREMENTS, INCLUDING SUBSTITUTIONS NOT PROPERLY APPROVED AND AUTHORIZED, MAY BE CONSIDERED DEFECTIVE.

### E- INSTALLATION NOTES (MAY NOT APPLY)

1. ALL INSTALLED PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT TO OPERATE QUIETLY AND BE FREE OF VIBRATION.

2. UNLESS OTHERWISE NOTED IN MECHANICAL DRAWINGS OR SPECIFICATIONS, HOLD DUCTS AND MECHANICAL EQUIPMENT TIGHT TO STRUCTURE ABOVE.

3. THE CONTRACTOR SHALL NOT LOCATE CEILING DIFFUSERS OR REGISTERS WHERE FULL HEIGHT SHELVING, FILES OR STORAGE UNITS ARE INDICATED ON PLANS. (IF APPLICABLE)

4. ALL CEILING DIFFUSERS AND REGISTERS TO BE THE SAME COLOR AS THE CEILING UNLESS NOTED OTHERWISE.

5. ALL SURFACES TO BE PROPERLY PRIMED OR PREPARED PRIOR TO INSTALLATION OF SPECIFIED FINISHES.

6. PATCH ALL AREAS WHERE THE FLOOR IS NOT LEVEL OR TRUE PRIOR TO THE INSTALLATION OF SPECIFIED FLOOR FINISH-(ES).

7. PROVIDE ALL NECESSARY CUT-OUTS FOR THE INSTALLATION OF ELECTRICAL AND VOICE/DATA OUTLETS, THERMOSTATS, SWITCHES AND OTHER DEVICES.

8. EXTEND ALL FIRE RATED PARTITIONS TO STRUCTURE, FILL ALL VOIDS WITH FIRE SAFING MATERIAL OR FIRE-RATED CAULK, CONTINUOUS AS REQUIRED BY CODE.

9. ALL FIRE EXTINGUISHER CABINETS OR ELECTRICAL PANELS LOCATED IN RATED PARTITIONS TO BE BACKED WITH GYPSUM BOARD AS REQUIRED TO MAINTAIN PARTITION RATING.

10. CONTRACTOR IS RESPONSIBLE FOR FIRESTOPPING ALL NEW AND EXISTING FIRE RATED PARTITIONS AND ALL PENETRATION THROUGH RATED AREAS INCLUDING SLABS. SEAL TO MAINTAIN PROPER RATING

11. WHERE EXISTING FIREPROOFING HAS BEEN REMOVED AT COLUMNS OR BEAMS, NEW FIREPROOFING TO BE INSTALLED TO COMPLY WITH THE REQUIRED FIRE RATING. CONTRACTOR TO VERIFY IN FIELD.

12. WHERE PIPES, CONDUITS OR LOW TENSION WIRING PENETRATE A FIRE RATED ENCLOSURE, THE SPACE AROUND SHALL NOT EXCEED 1/2" AND SHALL BE PACKED SOLID WITH BATT INSULATION AND FITTED WITH ESCUTCHEON PLATES ON BOTH SIDES OR EQUIVALENT TREATMENT TO INSURE COMPLIANCE WITH FIRE RATING.

13. WHERE DUCT OR PART OF DUCT IS RUNNING PARALLEL OVER FIRE RATED PARTITION, EXTEND RATED PARTITION AROUND DUCT TO EFFECT COMPLETE MAINTENANCE OF FIRE-RATING.

## FBC CODE SUMMARY

| | | |
|---|---|---|
| APPLICABLE CODES | FLORIDA BUILDING CODE 8TH EDITION 2023 | |
| | FLORIDA EXISTING BUILDING 8TH EDITION CODE 2023 | |
| | FLORIDA FIRE PREVENTION CODE 8TH EDITION, NFPA 101 | |
| | FLORIDA ACCESSIBILITY CODE 2023 EDITION | |
| OCCUPANCY TYPE | GROUP, E-DAYCARE | FBC 2023 (804) |
| CONSTRUCTION TYPE | EXISTING BUILDING - TYPE 3B | FBC 2023 (TABLE 601) |
| SPRINKLERED Y/N | NO | |
| FIRE ALARM REQUIRED Y/N | YES | FBC 2023 (907.2.3 EX. 1) |
| OCCUPANT LOAD | 86 OCCUPANTS (SEE OCCUPANCY CHART ON SHEET A0.1) | FBC 2023 (TABLE 1004.5) |
| GROSS BUILDING AREA | | |
| GROSS AREA | 2,261 SF | |
| MEANS OF EGRESS | | |
| REQUIRED # OF EXITS | 2 | FBC 2023 (1006.2.1, 1007.1.1) |
| PROPOSED # OF EXITS | 3 | |
| MAX TRAVEL DISTANCE | 200'-0" MAX | FBC 2023 (1017.2) |
| PROPOSED TRAVEL DIST. | 50'-4" MAX | |
| COMMON PATH OF TRAVEL | 75'-0" MAX | FBC 2023 (1006.2.1) |
| REQUIRED EGRESS WIDTH | 2(66) = 17.2" | FBC 2023 (1005.3.2) |
| MIN. MEANS OF EGRESS WIDTH | 32" | FBC 2023 (1010.1.1) |
| PROP. MEANS OF EGRESS WIDTH | (3) 34" | |
| EXIT SIGNS TO BE READILY VISIBLE FROM ALL POINTS OF EGRESS PATH INDICATED DIRECTION OF EGRESS TRAVEL | | FBC 2023 (1008.1.10.3, 1013.1) |
| EXIT DOOR TACTILE SIGNAGE AT ALL EXITS REQUIRING AN EXIT SIGN | | FBC 2023 (1013.1) |

## DAYCARE PLUMBING CALCULATIONS

| | |
|---|---|
| APPLICABLE CODES | FLORIDA PLUMBING CODE 2023 |
| TOTAL OCCUPANT LOAD | 86 OCCUPANTS |
| REQUIRED WATER CLOSETS | 1 PER 15 |
| PROPOSED WATER CLOSETS | 2 EXISTING |
| REQUIRED LAVATORIES | 1 PER 15 |
| PROPOSED LAVATORIES | 2 EXISTING |
| REQUIRED SHOWER/TUB | 1 |
| PROVIDED SHOWER/TUB | 1 EXISTING |
| REQUIRED SERVICE SINKS | 1 |
| PROVIDED SERVICE SINK | 1 EXISTING |
| REQUIRED DRINKING FOUNTAINS | 1 PER 100 |
| PROVIDED DRINKING FOUNTAINS | -- |
| TYPICAL PLUMBING CALC NOTES (MAY NOT APPLY) | 1. DRINKING FOUNTAINS NOT REQUIRED (FPC 2023 410.4)<br>2. SERVICE SINK NOT REQUIRED (FPC 2023 403) EXCEPTION (1)<br>3. SEPARATE FACILITIES NOT REQUIRED (FPC 2023 403.2 EX. 2) |

## SHEET INDEX

| SHEET # | DESCRIPTION OF SHEET | REV. # | REV. DATE |
|---|---|---|---|
| A0 | COVER SHEET | | |
| A0.1 | LIFE SAFETY PLAN | | |
| A1.0 | ARCHITECTURAL SITE PLAN | | |
| A1.1 | DEMOLITION FLOOR PLAN | | |
| A1.2 | NEW FLOOR PLAN | | |
| A1.3 | NEW SLAB PLAN | | |
| A1.4 | RAMP PLAN AND DETAILS | | |
| A2.1 | ARCHITECTURAL DETAILS | | |

## FFPC CODE SUMMARY

| | | |
|---|---|---|
| APPLICABLE CODES | FLORIDA FIRE PREVENTION CODE 8TH EDITION, THE 8TH EDITION OF THE FLORIDA FIRE PREVENTION CODE BASED ON NFPA 1 FIRE CODE 2021 EDITION & NFPA 101 LIFE SAFETY CODE 2021 8TH EDITION. | |
| | NFPA 101 | |
| OCCUPANCY TYPE | GROUP, DAYCARE | NFPA 101, (6.1.4.1) |
| SUBCLASSIFICATION | N/A | |
| HAZARD CLASS | E (DAYCARE) | NFPA 101 (TABLE 40.1.3) |
| CONSTRUCTION TYPE | EXISTING BUILDING - TYPE 3B | NFPA 101 (TABLE A.8.2.1.2) |
| BUILDING REHABILITATION | MODIFICATION | NFPA 101 (43.2.2.2.3) |
| SPRINKLERED Y/N | NO | |
| FIRE ALARM REQUIRED Y/N | YES | NFPA 101 (17.3.4.1) |
| OCCUPANT LOAD | 86 OCCUPANTS (SEE OCCUPANCY CHART ON SHEET A0.1) | NFPA 101 (TABLE 7.3.1.2) |
| GROSS BUILDING AREA | | |
| GROSS AREA | 2,261 SF | |
| MEANS OF EGRESS | | |
| REQUIRED # OF EXITS | 2 | NFPA 101 (7.4.1.2) |
| PROPOSED # OF EXITS | 3 | |
| MAX TRAVEL DISTANCE | 100'-0" | NFPA 101 (16.2.6.2 (B)) |
| PROPOSED TRAVEL DIST. | 50'-4" MAX | |
| COMMON PATH OF TRAVEL | 75'-0" | NFPA 101 (16.2.5.3.1) |
| REQUIRED EGRESS WIDTH | 2(66) = 17.2" | NFPA 101 (TABLE 7.3.3.1) |
| MIN. MEANS OF EGRESS WIDTH | 32" | NFPA 101 (7.2.1.2.3) |
| PROP. MEANS OF EGRESS WIDTH | (3) 34" | |
| EMERGENCY LIGHTING | | NFPA 101 (16.2.9) |
| EXIT SIGNS TO BE READILY VISIBLE FROM ALL POINTS OF EGRESS PATH INDICATED DIRECTION OF EGRESS TRAVEL | | NFPA 101 (7.10) |
| EXIT DOOR TACTILE SIGNAGE AT ALL EXITS REQUIRING AN EXIT SIGN | | NFPA 101 (7.10.1.3) |

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY HAVING JURISDICTION WITH THE EXCEPTION OF ADDITIONS, DELETIONS, OR REVISIONS TO THE PLANS OR IN ANY SHOP DRAWINGS. THE BUILDING HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 7TH EDITION (2020) AND THE 7TH EDITION OF THE FLORIDA FIRE PREVENTION CODE (NFPA 1 AND NFPA 101) AS AMENDED BY CHAPTER 633, FLORIDA STATUTES AND FAC 69A-60.

THIS ITEM HAS BEEN DIGITALLY SEALED BY JOHN ALLMAND, ARCHITECT, ON 6.16.25. USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SEALED AND SIGNED UNLESS THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. FOR APPROVED CONSTRUCTION DOCUMENTS ON SITE SHALL HAVE THE "APPROVED" SEAL FROM THE AHJ.

John A Allmand — Digitally signed by John A Allmand — Date: 2025.06.17 14:15:55 -04'00'

## LIFE SAFETY NOTES

1. EXIT DISCHARGE AT 3'-0" DOOR IS RECOGNIZED AS 34" CLEAR W/ 1/2" MAX. THRESHOLD.
2. EXIT DISCHARGE AT 6'-0" DOOR IS RECOGNIZED AS 68" CLEAR W/ 1/2" MAX. THRESHOLD.
3. ALL HARDWARE INCL. CLOSER, HANDLES, PULLS, LATCHES, LOCKS & PANIC HARDWARE TO BE ADA COMPLIANT.
4. MAIN EXIT DOOR EXITS TO DEDICATED PATH OF TRAVEL / ACCESSIBLE ROUTE TO PUBLIC TRANSPORTATION STOPS, ACCESS PARKING & PASSENGER LOADING ZONES.
5. FINAL EQUIPMENT LAYOUT TO BE DETERMINED BY OWNER. EQUIPMENT PLAN SHOWN IS FOR APPROXIMATION ONLY.
6. EXIST. EXTERIOR DOORS HAVE PANIC HARDWARE & CLOSER INCLUDED UNLESS NOTED OTHERWISE.
7. PROVIDE EXTERIOR EGRESS LIGHTING IF NONE AVAILABLE.
8. CHANGES IN LEVEL BE TWEEN ¼" MIN. & ½" HIGH MAX. SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.
   8.1 THE ELEVATION OF THE FLOOR SURFACE ON BOTH SIDES OF ANY DOOR SHALL NOT VARY BY MORE THAN ½", SHALL BE MAINTAINED ON BOTH SIDES OF THE DOOR OPENING FOR A DISTANCE NOT LESS THAN THE WIDTH OF THE WIDEST LEAF. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES IN EXCESS OF ½" AT DOORWAYS SHALL BE BEVELED WITH A SLOP NOT STEEPER THAN 1:2. NFPA 101 (7.2.1.3.2, 7.2.1.3.3)
9. FIRE EXTINGUISHERS IN KITCHEN TO BE MINIMUM CLASS K, 1.5 GALLON (6L) CAPACITY.
10. FIRE EXTINGUISHERS TO MINIMUM 2A 10B:C.
11. O.C. TO PROVIDE EMERGENCY BALLAST @ EXTERIOR LIGHTING WHERE EGRESS EXITS ARE LOCATED. TYP. @ ALL LOCATIONS.
   11.1. IF EMERGENCY BALLASTS ARE NOT PROVIDED NEW EXTERIOR EGRESS LIGHTING TO BE SURE LITES "MPWM2P, OR SIM., TO BE TIED INTO EXISTING EMERGENCY CIRCUIT.
   11.2. NEW INTERIOR EGRESS LIGHTING TO BE SURE LIGHTS "APEL", OR SIM., TO BE TIED INTO EXISTING EMERGENCY CIRCUIT.
12. THE PROJECT DOES CONTAIN LIGHT FRAME TRUSS TYPE MATERIALS AND DOES NEED TO BE LABELED ACCORDING TO FAC 69A-60.0081

R
ROOF

## LIFE SAFETY LEGEND

- DENOTES SEPARATE FIRE AREA
- TRAVEL LINE
- ILLUMINATED EXIT SIGN
- ILLUMINATED EXIT SIGN W/ EGRESS LIGHTING
- FIRE EXTINGUISHER
- EMERGENCY LIGHTING
- F — FIRE ALARM PULL STATION
- FIRE ALARM STROBE/HORN COMBO
- SMOKE/CARBON MONOXIDE DETECTOR WALL MOUNTED
- SMOKE/CARBON MONOXIDE DETECTOR CEILING MOUNTED
- STARTING POINT
- 34" — EGRESS WIDTH
- ACCESSIBLE EXIT

ANNOTATION LEGEND

| | |
|---|---|
| EX | EXISTING |
| N | NEW |

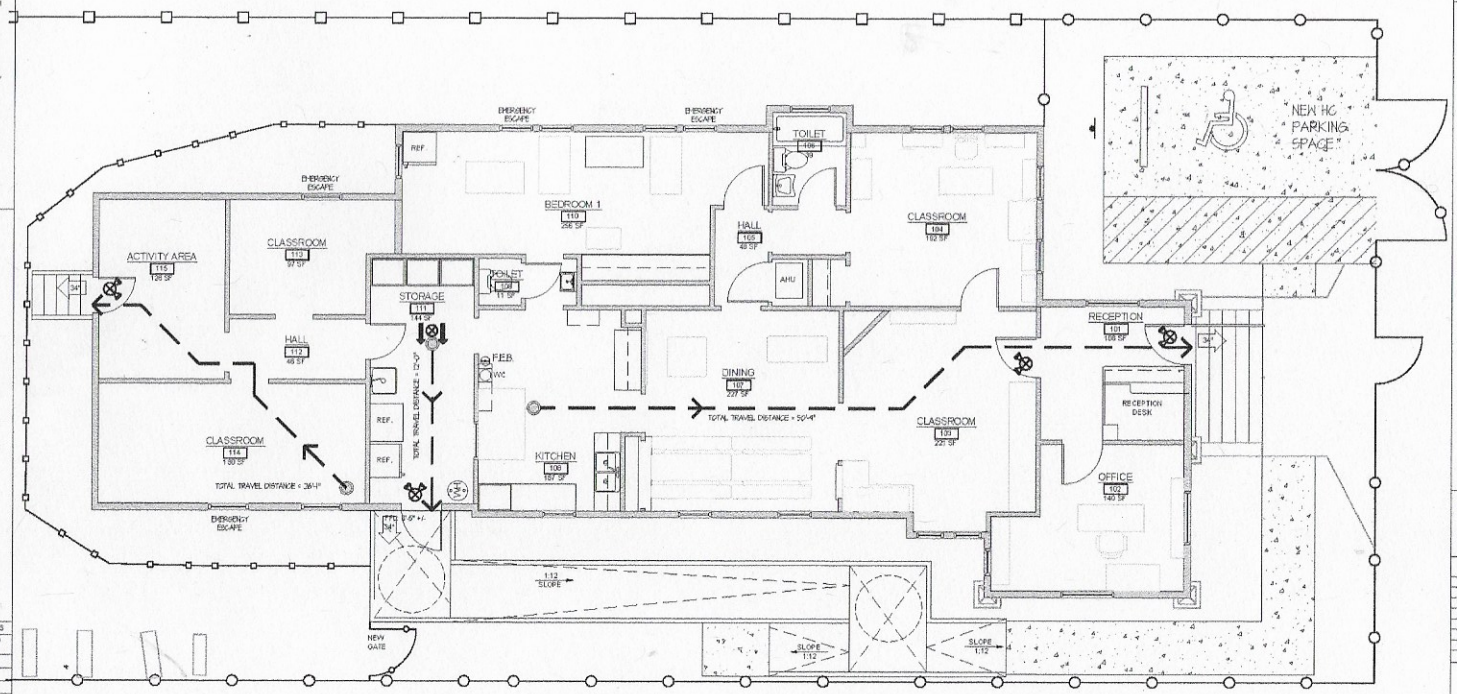
INTERIOR WALL & CEILING FINISH CLASS REQUIREMENTS

| CLASS | FLAME SPREAD INDEX | SMOKE-DEVELOPED INDEX |
|---|---|---|
| A | 0-25 | 0-450 |
| B | 26-75 | 0-450 |
| C | 76-200 | 0-450 |

| | INTERIOR EXIST. STAIRWAYS, INTERIOR EXIT RAMPS & EXIT PASSAGEWAYS | CORRIDORS & ENCLOSURE FOR EXIT ACCESS STAIRWAYS & EXIT ACCESS RAMPS | ROOMS & ENCLOSED SPACES |
|---|---|---|---|
| BUSINESS | A | B | C |

OCCUPANCY SCHEDULE - NFPA 101 (7.3.1.2)

| REF. # | RM. NAME | AREA (SQ. FT.) | CLASSIF. | LOAD (1 PER -) | OCC. |
|---|---|---|---|---|---|
| 101 | RECEPTION | 108 | UNCONC. TABLES & CHAIRS | 15 | 7.2 |
| 102 | OFFICE | 140 | BUSINESS AREAS | 150 | 0.9 |
| 103 | CLASSROOM | 231 | CLASSROOM | 20 | 11 |
| 104 | CLASSROOM | 192 | CLASSROOM | 20 | 9.6 |
| 105 | HALL | 49 | CIRCULATION | N/A | - |
| 106 | TOILET | 34 | CIRCULATION | N/A | - |
| 107 | DINING | 227 | UNCONC. TABLES & CHAIRS | 15 | 15.1 |
| 108 | KITCHEN | 167 | KITCHENS | 100 | 1.7 |
| 109 | TOILET | 11 | CIRCULATION | N/A | - |
| 110 | BEDROOM 1 | 256 | UNCONC. TABLES & CHAIRS | 15 | 17.1 |
| 111 | STORAGE | 144 | ACCESSORY STOR. | 300 | 0.5 |
| 112 | HALL | 46 | CIRCULATION | N/A | - |
| 113 | CLASSROOM | 96 | CLASSROOM | 20 | 4.8 |
| 114 | CLASSROOM | 150 | CLASSROOM | 20 | 7.5 |
| 115 | ACTIVITY AREA | 126 | UNCONC. TABLES & CHAIRS | 15 | 8.4 |
| | TOTAL NET AREA: | 2028 | TOTAL OCCUPANTS: | | 86 |
| | TOTAL GROSS AREA | 2261 | (FROM EXTERIOR WALL TO EXTERIOR WALL) | | |




1 LIFE SAFETY PLAN
A0.1 1/4" = 1'-0"


ARCHITECTURE-INC
JAA ARCHITECTURE INC.
6081 BAY RD
JACKSONVILLE FL 32224
P: (904) 379-5105
E: JOHN@JAAARCHITECTURE.COM
SIGNER: JOHN ANDERSON ALLMAND
LIC. AR97748



THE IDEAS AND DESIGNS ALONG WITH ASSOCIATED DRAWINGS AND SPECIFICATIONS AS AN INSTRUMENT OF SERVICE FOR FOR EXISTING USE AT THE PROJECT ISSUED HEREOF, INFORMATION CONTAINED FROM THIS DOCUMENTS AND/OR A MEDIUM IN A DOCUMENTED, MAY NOT BE USED FOR OTHER WORK OR ON PROJECTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE ARCHITECT.


TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES, THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY HAVING JURISDICTION AND CHAPTER 633, FLORIDA STATUTES. TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE SPACE TO BE OCCUPIED AS A PUBLIC OCCUPANCY WILL COMPLY WITH THE FLORIDA BUILDING CODE 8TH EDITION BASE AND THE 8TH EDITION OF THE FLORIDA FIRE PREVENTION CODE BASED ON NFPA 1 FIRE CODE 2018 EDITION & NFPA 101 LIFE SAFETY CODE 2018 EDITION.

# A NEW ADA RAMP FOR AN EXISTING DAYCARE
# POOHBEAR'Z EARLY CHILDHOOD DEVELOPMENT INC.
## 15 E 25TH STREET
## JACKSONVILLE, FLORIDA 32206

THIS ITEM HAS BEEN DIGITALLY SIGNED BY JOHN ANDERSON ALLMAND, ARCHITECT ON 4-24-25 USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. ANY APPROVED CONSTRUCTION DOCUMENTS OR SITE SHALL BEAR THE APPROVED SEAL FROM THE AHJ.

REVISIONS

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |

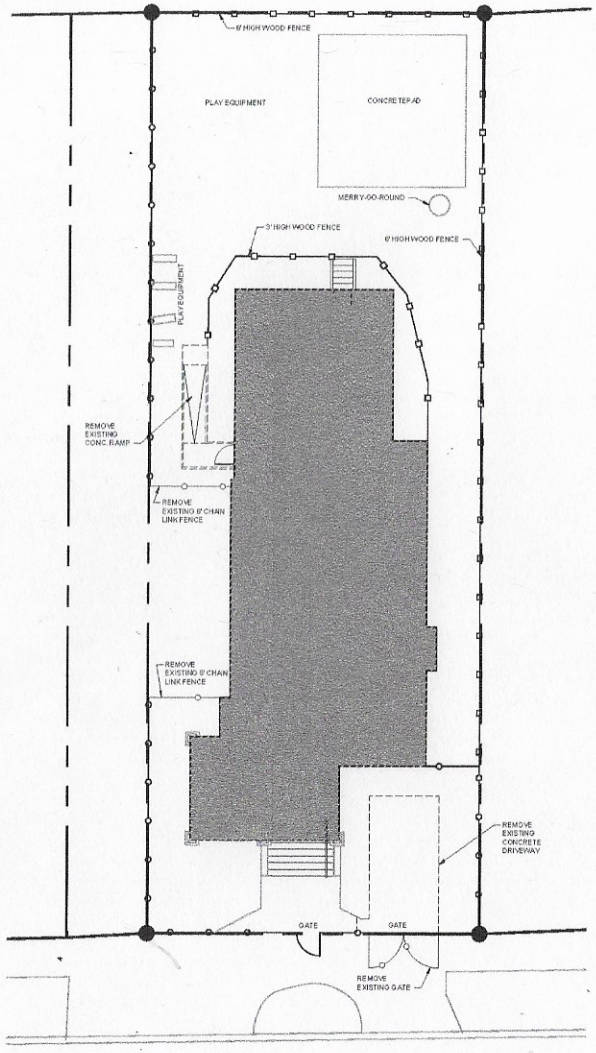
STATE OF FLORIDA — JOHN ANDERSON ALLMAND — AR92748 — REGISTERED ARCHITECT

DATE: 4-24-2025

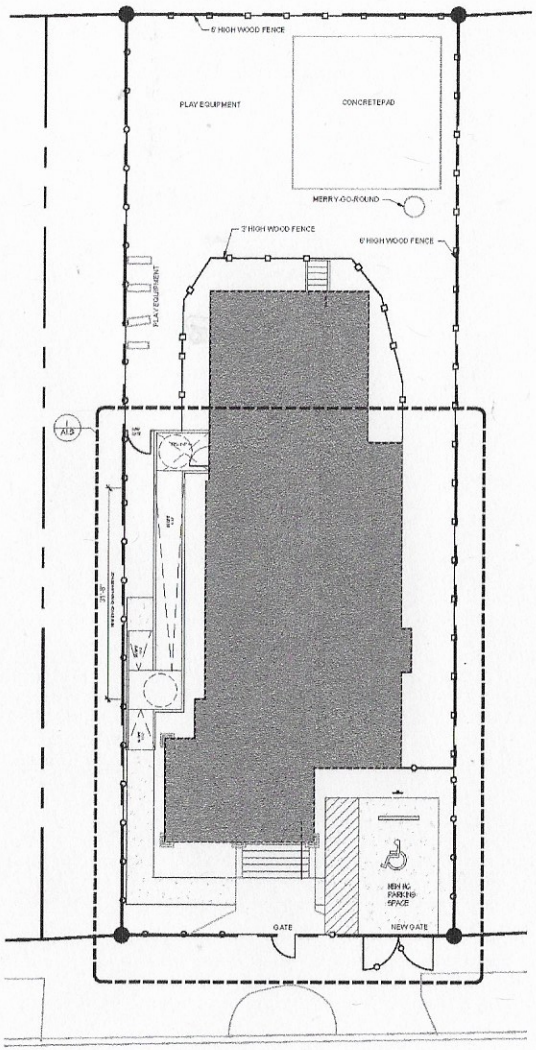
PROJECT # 25-0152.00

A0.1

PERMIT




1 DEMOLITION SITE PLAN
A1.0 1/4" = 1'-0"




2 NEW SITE PLAN
A1.0 1/4" = 1'-0"

ARCHITECTURE-INC
JAA ARCHITECTURE INC.
8085 BAY RD.
JACKSONVILLE FL. 32244
(904) 683-5252
E: JOHN@JAAARCHITECTURE.COM
RIDYE R. JOHN ANDERSON ALLMAND
LIC. AR92748

THIS EQUIPMENT, A LIBRARY WITH ASSOCIATED DRAWINGS AND SPECIFICATIONS, IS AN INSTRUMENT OF SERVICE FOR THE EXCLUSIVE USE OF THE PROJECT TITLED HEREIN. INFORMATION DERIVED FROM THIS DRAWINGS, AND/OR A MEDIUM IN IT DISSEMINATED, MAY NOT BE USED FOR OTHER WORKS OR PROJECTS) WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER.

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THESE PLANS ARE SPECIFICATIONS COMPLY WITH THE APPLICABLE BUILDING CODES AND THE FIRE AND LIFE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY HAVING JURISDICTION AND ON FILE AT THE TIME OF PERMIT SUBMITTAL. TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE SPACES AND USES WITHIN THIS CONSTRUCTION COMPLY WITH THE FLORIDA BUILDING CODE 8TH EDITION (2023) AND THE 8TH EDITION OF THE FLORIDA FIRE PREVENTION CODE BASED ON NFPA 1 FIRE CODE 2018 EDITION & NFPA 101 LIFE SAFETY CODE 2018 EDITION.

# A NEW ADA RAMP FOR AN EXISTING DAYCARE
# POOHBEAR'Z EARLY CHILDHOOD DEVELOPMENT INC.
15 E 25TH STREET
JACKSONVILLE, FLORIDA 32206

THIS ITEM HAS BEEN DIGITALLY SIGNED BY JOHN ANDERSON ALLMAND, ARCHITECT ON 4/24/26 USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. ANY APPROVED CONSTRUCTION DOCUMENTS ON SITE SHALL BEAR THE APPROVED SEAL FROM THE AHJ.

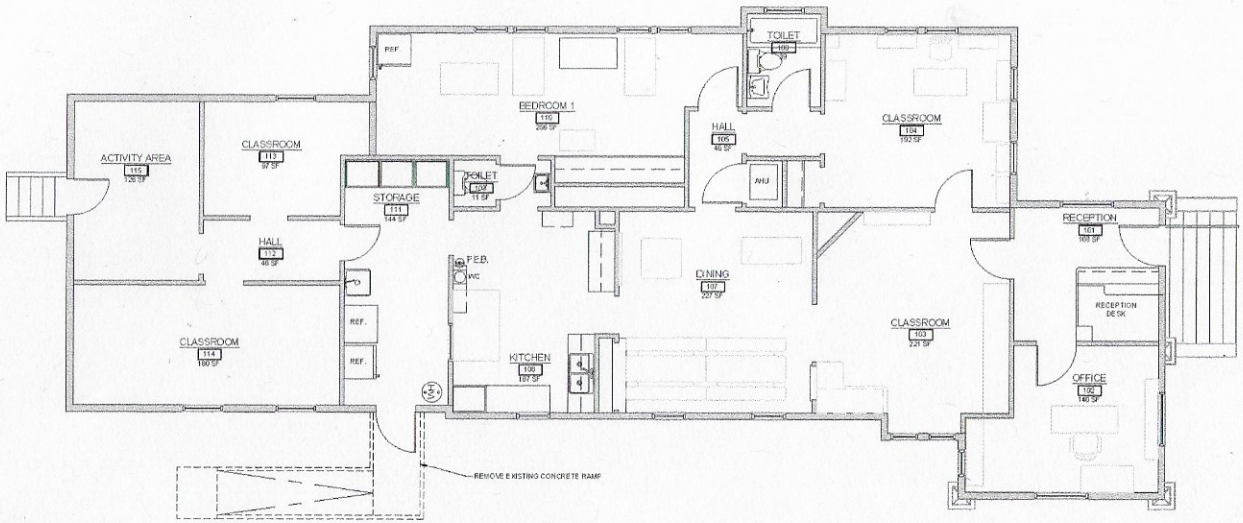
REVISIONS

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |

STATE OF FLORIDA
REGISTERED ARCHITECT
AR92748

DATE: 4-24-2026
PROJECT # 25-0152.00

A1.0
PERMIT




1 DEMOLITION FLOOR PLAN
A1.1 1/4" = 1'-0"

| PARTITION LEGEND | |
|---|---|
| EXIST. WALL TO REMAIN | |
| CONSTRUCTION TO BE DEMOLISHED | |
| NEW WALL | |


ARCHITECTURE-INC
dba ARCHITECTURE INC
6055 BEACH BLVD
JACKSONVILLE FL 32207
P: (904) 779-5108
E: JOHN@AAA-ARCHITECTURE.COM
SIGNERS: JOHN ANDERSON ALLMAND
LIC. #AR92748



THE CONTENTS MAY ALSO INCLUDE ASSOCIATED PROPRIETARY AND COPYRIGHT PROTECTED DESIGNS BOTH FOR THE STRUCTURE USE AT THE PROJECT TITLED ABOVE. INFORMATION DERIVED FROM THIS DOCUMENT, AND/OR ASSOCIATED DOCUMENTS, MAY NOT BE USED FOR EXTENSION OR MODIFICATION WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER.

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION 6 OF CHAPTER 633, FLORIDA STATUTES. TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE SPACE TO BE OCCUPIED AS A CHILD CARE FACILITY COMPLIES WITH THE FLORIDA BUILDING CODE 8TH EDITION 2020 AND THE 8TH EDITION OF THE FLORIDA FIRE PREVENTION CODE BASED ON NFPA 1 FIRE CODE 2018 EDITION & NFPA 101 LIFE SAFETY CODE 2018 EDITION.


# A NEW ADA RAMP FOR AN EXISTING DAYCARE
# POOHBEAR'Z EARLY CHILDHOOD DEVELOPMENT INC.
15 E 25TH STREET
JACKSONVILLE, FLORIDA 32206

THIS ITEM HAS BEEN DIGITALLY SEALED BY JOHN ANDERSON ALLMAND, ARCHITECT, ON 4/24/26. USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. ANY APPROVED CONSTRUCTION DOCUMENTS ON SITE SHALL BEAR THE STAMPED/SEAL FROM THE AHJ.

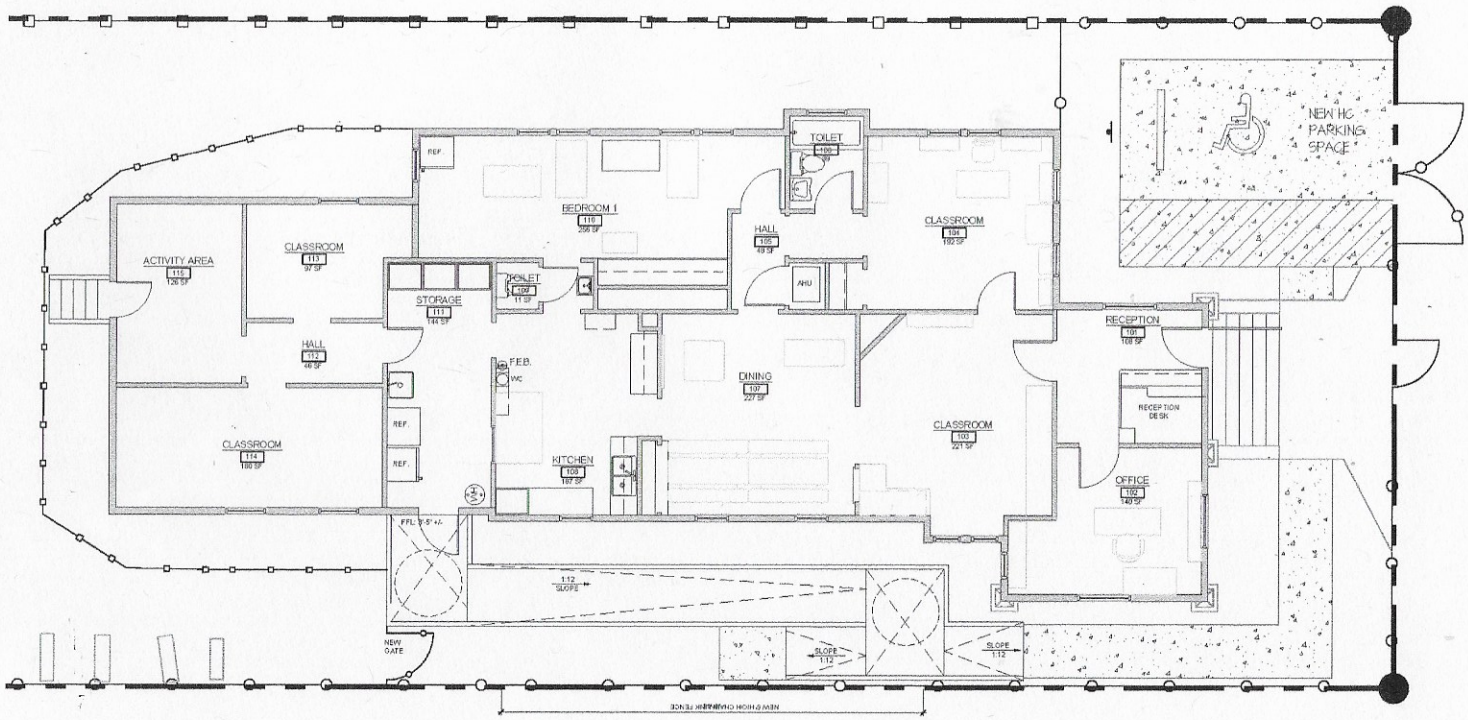
REVISIONS

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |

STATE OF FLORIDA
JOHN ANDERSON ALLMAND
AR92748
REGISTERED ARCHITECT

DATE: 4-24-2026
PROJECT # 25-0152.00

A1.1
PERMIT




1 NEW FLOOR PLAN
A1.2 1/4" = 1'-0"

| PARTITION LEGEND | |
|---|---|
| EXIST. WALL TO REMAIN | |
| CONSTRUCTION TO BE DEMOLISHED | |
| NEW WALL | |


ARCHITECTURE - INC

JRA ARCHITECTURE INC.
8225 BAYMEADOWS CIR W
JACKSONVILLE FL. 32256
P: (904) 579-5105
E: JACHRIS@JRAARCHITECTURE.COM
REGISTERED: JOHN ANDERSON ALLHAND
LIC. AR92748



THE RESIDENCE ALLEN WITH ASSOCIATED ARCHITECTS, IS AN INSTRUMENT OF SERVICE FOR THE EXCLUSIVE USE AT THE PROJECT TITLED HEREIN. INFORMATION DERIVED FROM THIS DOCUMENT, AND/OR ASSOCIATED DOCUMENTS, MAY NOT BE USED FOR OTHER WORKING OR PROJECTS WITHOUT THE EXPRESSED PERMISSION OF THE ARCHITECT.

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE APPLICABLE BUILDING CODES AND STANDARDS. THE APPLICABLE FIRE/SAFETY STANDARDS ARE DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH SECTION 633 AND 633.206, FLORIDA STATUTES. TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE SPACE COMPLIES WITH THE 2018 EDITION OF NFPA 1, THE FLORIDA BUILDING CODE 8TH EDITION (2023) AND THE 8TH EDITION OF THE FLORIDA FIRE PREVENTION CODE BASED ON NFPA 1, FIRE CODE 2018 EDITION & NFPA 101 LIFE SAFETY CODE 2018 EDITION.


# A NEW ADA RAMP FOR AN EXISTING DAYCARE
# POOHBEAR'Z EARLY CHILDHOOD DEVELOPMENT INC.
15 E 25TH STREET
JACKSONVILLE, FLORIDA 32206

THIS ITEM HAS BEEN DIGITALLY SEALED BY JOHN ANDERSON ALLHAND, ARCHITECT ON 4-24-25 USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. ALL APPROVED CONSTRUCTION DOCUMENTS ON SITE SHALL BEAR THE APPROVED SEAL FROM THE AHJ.

REVISIONS

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |

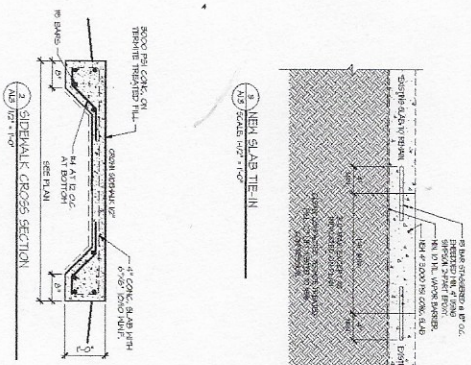
STATE OF FLORIDA — JOHN ANDERSON ALLHAND — REGISTERED ARCHITECT — AR92748

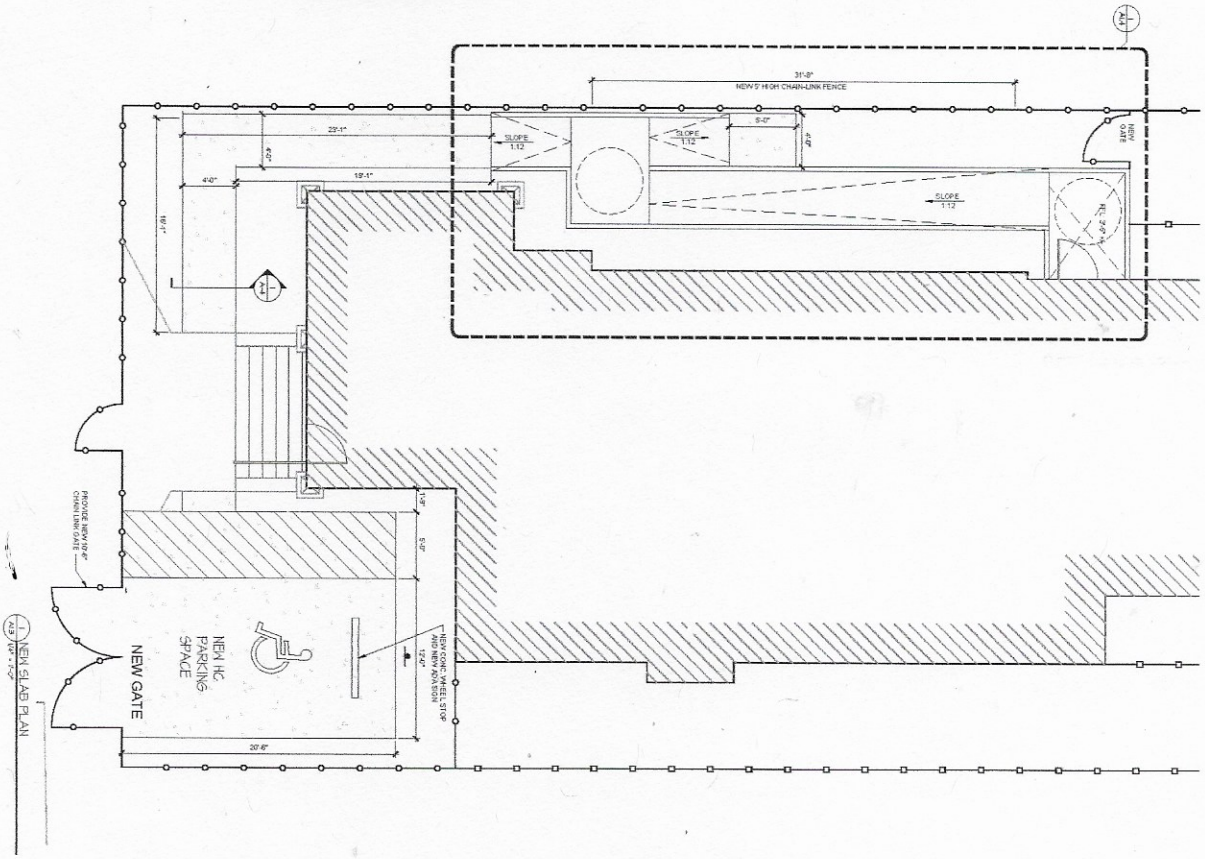
DATE: 4-24-2025

PROJECT # 26-0152.00

A1.2

PERMIT




A NEW ADA RAMP FOR AN EXISTING DAYCARE

# POOHBEAR'Z EARLY CHILDHOOD DEVELOPMENT INC.

15 E 25TH STREET

JACKSONVILLE, FLORIDA 32206

A1.3

PERMIT

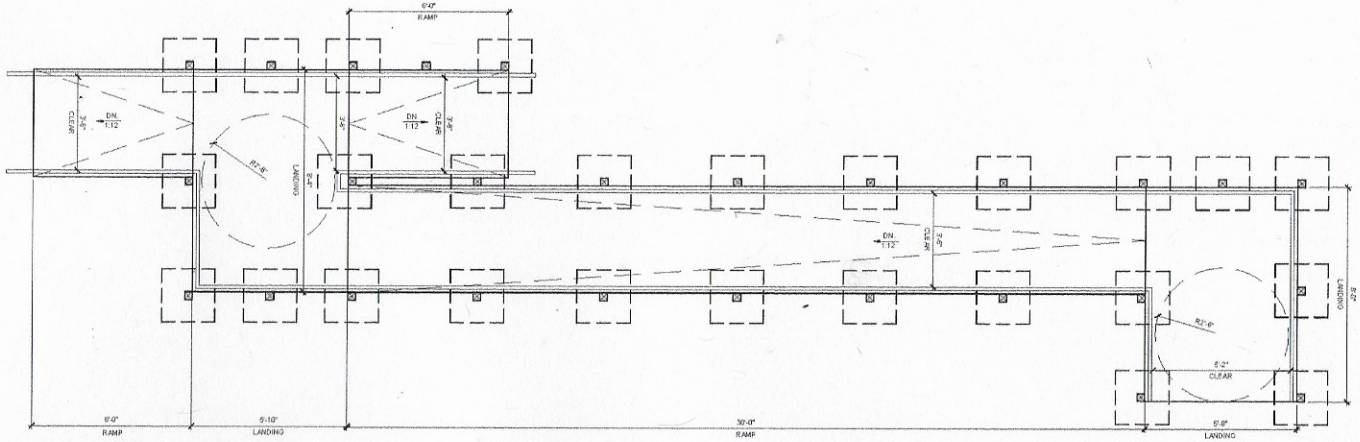
DATE: 4-24-2025

PROJECT # 25-01521.00

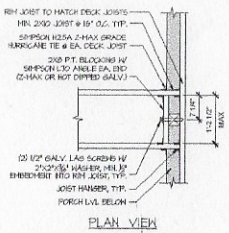
| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |

REVISIONS

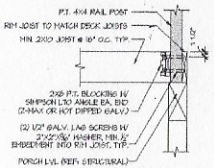
ARCHITECTURE - INC



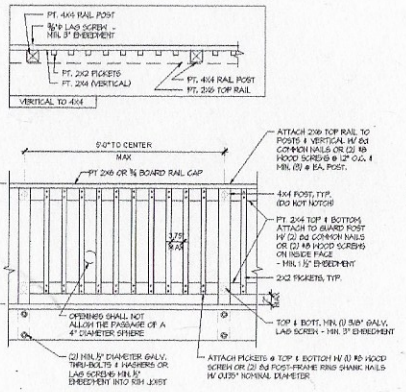

1 RAMP PLAN
A1.4 1/2" = 1'-0"



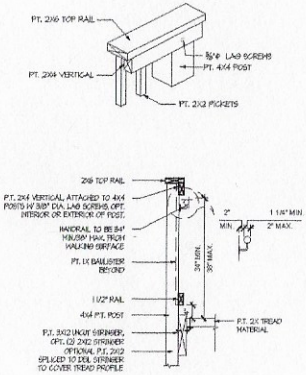

PLAN VIEW



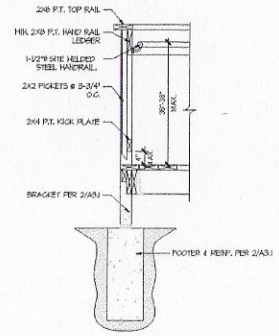

A GUARD RAIL POST CONNECTION, TYP.
3/4" = 1'-0"



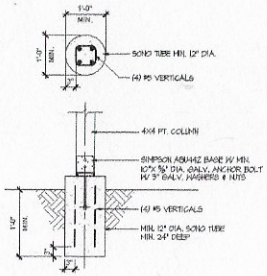

B PARTIAL GUARD RAIL ELEVATION TYP.
3/4" = 1'-0"




C HAND RAIL DETAIL TYP.
3/4" = 1'-0"




D HANDRAIL DETAIL, TYP.
3/4" = 1'-0"




E GUARD RAIL POST CONNECTION, TYP.
3/4" = 1'-0"

ARCHITECTURE-INC
JAA ARCHITECTURE INC.
10061 SAN JO BLVD.
JACKSONVILLE, FL. 32224
T. (904) 619-5130
E. JOHN@JAA-ARCHITECTURE.COM
SIGNED: JOHN ANDERSON ALLMAND
LIC. AR92148

THIS SIGN HERE, ALONG WITH ASSOCIATED DRAWINGS AND SPECIFICATIONS, IS THE ARCHITECT'S SERVICE FOR THE EXCLUSIVE USE BY THE PROJECT STATED HEREON. INFORMATION CONTAINED FROM THIS DRAWINGS AND/OR ASSOCIATED DOCUMENTS, MAY NOT BE USED FOR ANY OTHER PURPOSE OR PROJECT(S) WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE 8TH EDITION (2023) AND ALL APPLICABLE FIRE SAFETY STANDARDS AS REFERENCED BY THIS LISTED AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES. TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE SPACE PLANNING AND FURNISHINGS SHOWN ON THESE PLANS ARE IN THE FLORIDA BUILDING CODE 8TH EDITION (2023) AND THE 8TH EDITION OF THE FLORIDA FIRE PREVENTION CODE (NFPA 1, FIRE CODE 2018 EDITION & NFPA 101 LIFE SAFETY CODE 2018 EDITION)

# A NEW ADA RAMP FOR AN EXISTING DAYCARE
# POOHBEAR'Z EARLY CHILDHOOD DEVELOPMENT INC.
15 E 25TH STREET
JACKSONVILLE, FLORIDA 32206

THIS ITEM HAS BEEN DIGITALLY SIGNED BY JOHN ANDERSON ALLMAND, ARCHITECT, ON 4-24-2025. USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. ALL APPROVED CONSTRUCTION DOCUMENTS OR SITE SHALL BEAR THE "APPROVED" SEAL FROM THE AHJ.

REVISIONS

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |

STATE OF FLORIDA — JOHN ANDERSON ALLMAND — AR92148 — REGISTERED ARCHITECT

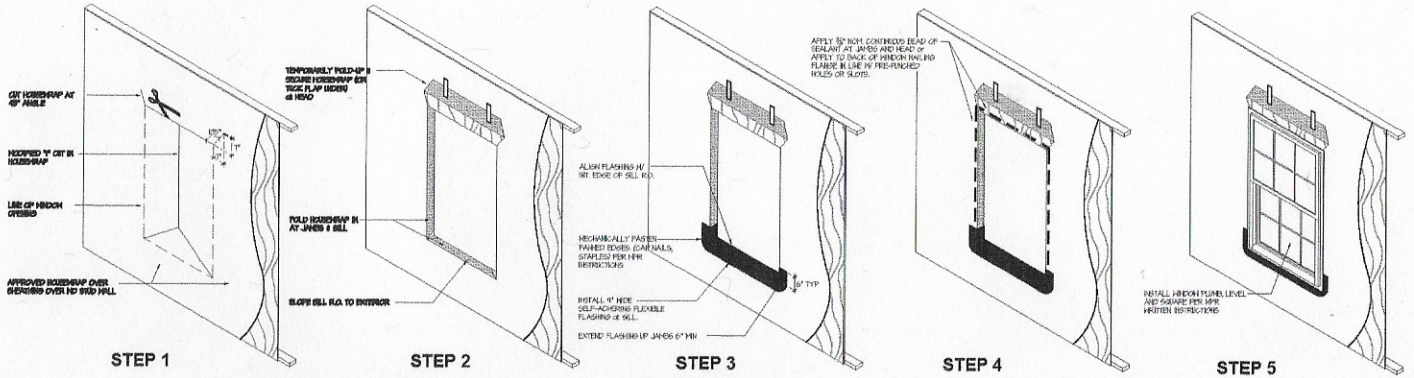
DATE: 4-24-2025
PROJECT # 25-0152.00

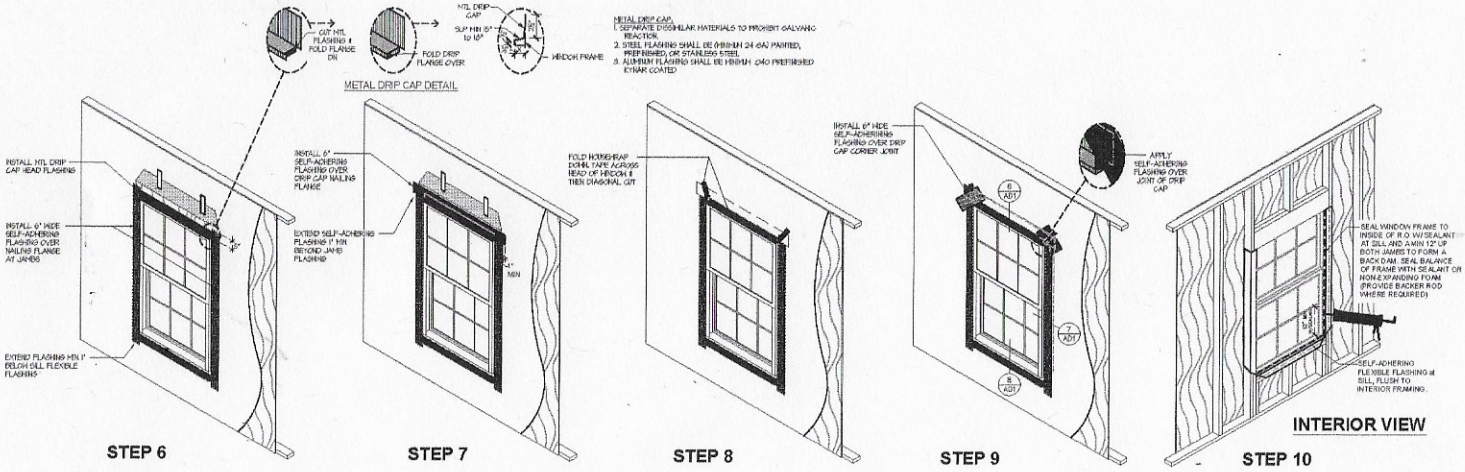
# A1.4

PERMIT

NOTE:
1. WINDOW INSTALLATION AND FLASHING DETAILS ARE CONSISTENT WITH ASTM E 2112 METHOD A-1 EXCEPT SELF-ADHERING FLASHINGS ARE USED
2. IT IS THE CONTACTORS RESPONSIBILITY TO VERIFY THE COMPATIBILITY OF ALL PRODUCTS INCLUDING HOUSEWRAP, SEALANTS & SELF-ADHERING FLASHING MATERIALS USED DURING CONSTRUCTION.
3. INSTALL ALL MATERIALS PER MANUFACTURERS WRITTEN SPECIFICATIONS

WARNING: SEALANTS/FLASHINGS MAY REACT ADVERSELY IF NOT COMPATIBLE.




WINDOW FLASHING INSTALLATION DETAILS

NTS


ARCHITECTURE-INC

JAA ARCHITECTURE INC.
8048 BAY RD
JACKSONVILLE FL. 32204
P: (904) 374-5105
E: JOHN@JAAARCHITECTURE.COM
LIC. AR92748



THESE DRAWINGS, ALONG WITH ASSOCIATED SPECIFICATIONS, ARE INSTRUMENTS OF SERVICE FOR THE EXCLUSIVE USE AT THE PROJECT SITE NOTED HEREIN. ALL COPYRIGHTS, COMMON LAW, STATUTORY RIGHTS AND OTHER RESERVED RIGHTS IN THESE DRAWINGS, SPECIFICATIONS, AND ELECTRONIC DATA ARE HEREBY EXPRESSLY RESERVED BY THE ARCHITECT. THESE DRAWINGS, SPECIFICATIONS, AND ELECTRONIC DATA SHALL NOT BE USED FOR OTHER WORK ON THIS PROJECT OR ANY OTHER PROJECT, FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS, WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. ANY UNAUTHORIZED USE, REPRODUCTION, OR DISTRIBUTION OF THESE DRAWINGS, SPECIFICATIONS, OR ELECTRONIC DATA IS STRICTLY PROHIBITED AND MAY RESULT IN LEGAL ACTION.


TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE BUILDING CODE IN EFFECT AT THE TIME OF PERMIT APPLICATION. WHERE THERE IS NO APPLICABLE LOCAL BUILDING CODE, THE FLORIDA BUILDING CODE AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION SHALL APPLY. TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE SPACES AND ROOMS DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 8TH EDITION (2023) AND FLORIDA FIRE PREVENTION CODE, 8TH EDITION (2023) BASED ON NFPA 1, FIRE CODE (2018 EDITION) & NFPA 101 LIFE SAFETY CODE (2018 EDITION).

# A NEW ADA RAMP FOR AN EXISTING DAYCARE
# POOHBEAR'Z EARLY CHILDHOOD DEVELOPMENT INC.
## 15 E 25TH STREET
## JACKSONVILLE, FLORIDA 32206

THIS ITEM HAS BEEN DIGITALLY SEALED BY JOHN ANDERSON ALLMAND, ARCHITECT, OR ENGINEER, USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. ANY APPROVED CONSTRUCTION DOCUMENTS OR SITE SHALL BEAR THE APPROVED SEAL FROM THE AHJ.

REVISIONS

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |

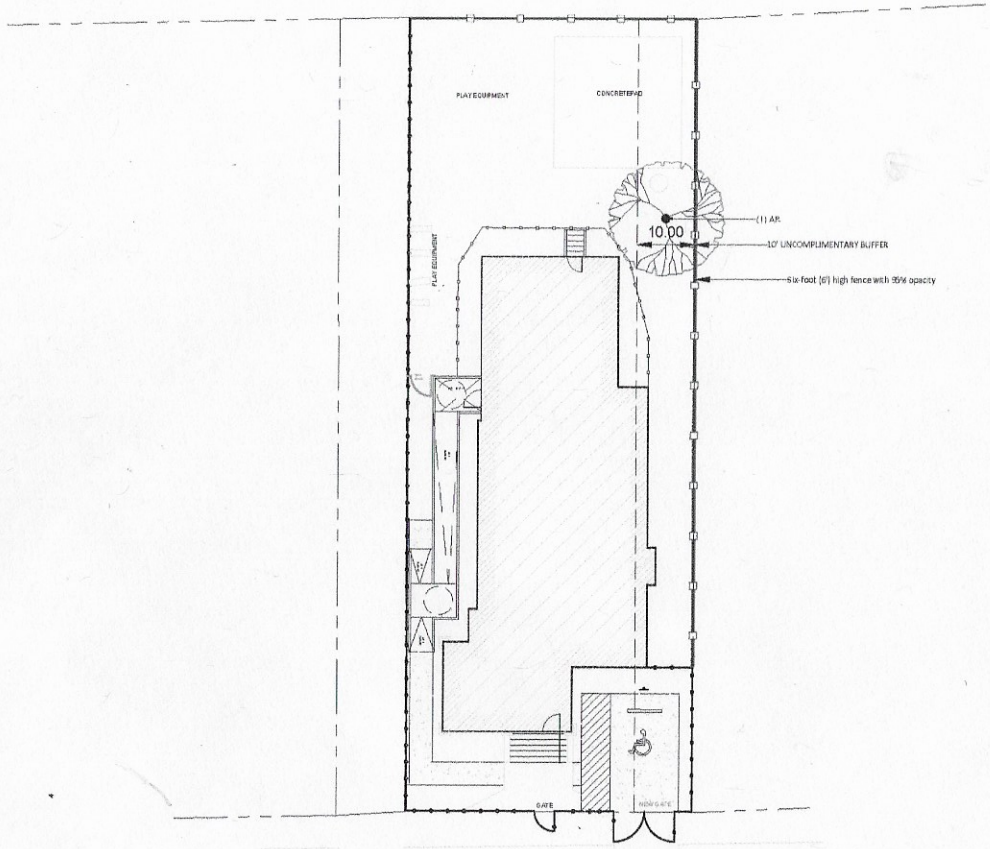
STATE OF FLORIDA — JOHN ANDERSON ALLMAND — AR92748 — REGISTERED ARCHITECT

DATE: 4-24-2026

PROJECT # 25-0152.00

AD1

PERMIT




Digitally signed by Kristoffer Reed
Date: 2025.08.05 08:47:46 -04'00'

J. & K. LAND PLANNING & DESIGN, INC.

POOHBEAR'Z
15 E 25TH ST
JACKSONVILLE, FL 32206

REVISIONS :

DATE : August 5, 2025
PROJECT NO. : 2025.77
DESIGNED BY : KSR
DRAWN BY : KSR
CHECKED BY : KSR
SCALE : 1" = 10'

SHEET TITLE
LANDSCAPE PLAN

L-1
SHEET

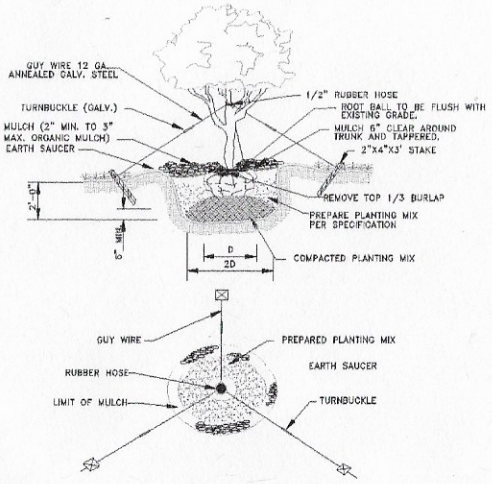
General Notes and Specifications

1. Prior to construction the landscape contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. The landscape contractor is responsible for repairing any and all damage to utilities, structures, site appurtenances, etc., which occurs as a result of the landscape construction.
2. When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions or obstructions, notify owner's representative before planting.
3. All plants must be healthy, vigorous material, free of pests and disease.
4. All trees, palms, and shrubs shall be grade "Florida Fancy" per Grades and Standards For Nursery Plants (parts one and two), available through Florida Dept. of Agriculture and Consumer Services.
5. All plant material must be approved by the Landscape Architect before the plant material is installed.
6. Any changes to the plant material (size, type, etc..), irrigation or any other deviations from the plans must be approved by the Landscape Architect prior to the change being implemented by the contractor. The contractor must provide written proof of authorization for any changes.
7. All plants to be field grown or container grown as indicated on plant list. Store plants in shade and protect from weather. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or in a manner acceptable to owner's rep. Do not remove container grown stock from containers until planting time. Protect roots of plant from drying or other possible injury. Keep plant ball moist at all times.
8. All plants shall be triangular spaced.
9. Obtain agronomic soils test for all planting areas and tree pits prior to excavation of tree pits. Tests shall be performed by an approved soils testing laboratory and shall include fertility and suitability analysis with written recommendations for soil amendments, fertilizer and chemical conditioner application rates for soil preparation, planting backfill mix, and post maintenance fertilization program. Submit a copy of soils report to owner's rep. and landscape architect.
10. Add soil amendments as recommended by soil test in quantities necessary to bring soil mixture to pH rating of between 5.5 and 6.0. Minerals used for pH correction shall be commercially produced for this purpose.
11. All plants and planting areas must be completely mulched as specified with three (3) inches of organic mulch. Provide 4" minimum clearance of mulch from all shrub trunks and 6" minimum clearance from all tree trunks.
12. The landscape contractor is responsible for verifying all quantities shown on these plans, before pricing the work.
13. The planting shall be done in accordance with acceptable horticultural practices. This is to include proper planting mix, plant and tree pit preparation, pruning, staking or guying, wrapping, spraying, fertilization, planting, and adequate maintenance throughout the required maintenance period.
14. The landscape contractor is responsible for fully maintaining all planting (including but not limited to: pruning, watering, fertilizing, cultivating, weeding, mowing, mulching, tightening and repairing of guys, resetting plants to proper grade or upright position, restoration of plant saucer, and furnishing and applying such sprays as necessary to keep free of insects and diseases. The landscape contractor's responsibility for maintenance (exclusive of replacement within the guarantee period) shall terminate one year from the date of final acceptance by owner and landscape architect.
15. All trees, palms, shrubs and plant material shall be warranted for a period of one year after date of completion and acceptance of the entire project. Final acceptance of all landscaping under this contract shall constitute the beginning of the guarantee period. Replace, in accordance with the drawings and specifications, all plants that are dead or, as determined by the owner's representative, are in an unhealthy or unsightly condition, and have lost their natural shape due to dead branches, or other causes due to the contractor's negligence. Furnish and plant replacements which comply with requirements shown and specified. Warrant all replacement plants for one year after installation. The cost of such replacement(s) is at the contractor's expense.
16. All plants are subject to approval by the owner's representative. Prior to planting, all trees and palms must be approved by the owner or owner's rep.
17. Standards set forth in "American Standard for Nursery Stock" represent guideline specifications only and shall constitute minimum quality requirements for plant material.
18. At the conclusion of this planting, if the owner's rep. or owner has reason to believe that the plants are not of the specified grade, he will request a re-grading or inspection, and such evidence will be the basis for requesting replacement of plants and for legal or other action according to law, should this become necessary.
19. All planting beds to be treated with pre-emergent weed control prior to planting.
20. Contractor is to check the site weekly to insure all plant material is healthy and well watered.
21. All disturbed areas to be sodded or seeded with Paspalum notatum as noted.

| PLANT SCHEDULE POOBEARZ | | | | | | |
|---|---|---|---|---|---|---|
| CODE | QTY | COMMON / BOTANICAL NAME | SPACING | SPECIFICATIONS | % NATIVE | INCHES PROVIDED |
| TREES | | | | | | |
| AR | 11 | Red Maple / Acer rubrum | AS SHOWN | 10' - 12' Ht. x 5'-6' spd., 2" caliper, Standard, B' o.c. minimum | 100% native | 2" |

NOTES:

1. MULCH ALL PLANTING BEDS WITH 2" MIN. TO 3" MAX. ORGANIC MULCH.
2. ALL DISTURBED AREAS NOT OTHERWISE LANDSCAPED SHALL BE SODDED WITH BAHIA SOD.
3. ALL PLANT MATERIAL TO BE FLORIDA NO. 1 QUALITY OR BETTER.
4. NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
5. ALL TREES AND PLANTS SHALL MEET MINIMUM SPECIFIED SIZES IN INCHES AND FEET, REGARDLESS OF CONTAINER SIZE INDICATED. WHERE DIFFERENCES OCCUR, THE LARGER SPECIFICATION SHALL PREVAIL.
6. CONTRACTOR TO VERIFY ALL QUANTITIES




TREE PLANTING DETAIL

J & K LAND PLANNING & DESIGN INC.
4191 SOUTHSIDE BOULEVARD, SUITE 2-2000
JACKSONVILLE, FLORIDA 32216
PHONE: (904) 296-0661
FAX: (904) 296-0662

POOHBEARZ
15 E 25TH ST
JACKSONVILLE, FL 32206

REVISIONS :

DATE : August 9, 2019
PROJECT NO. : 2019.11
DESIGNED BY : K&R
DRAWN BY : K&R
CHECKED BY : K&R
SCALE : N.T.S.

SHEET TITLE
PLANTING DETAILS

L-2
SHEET

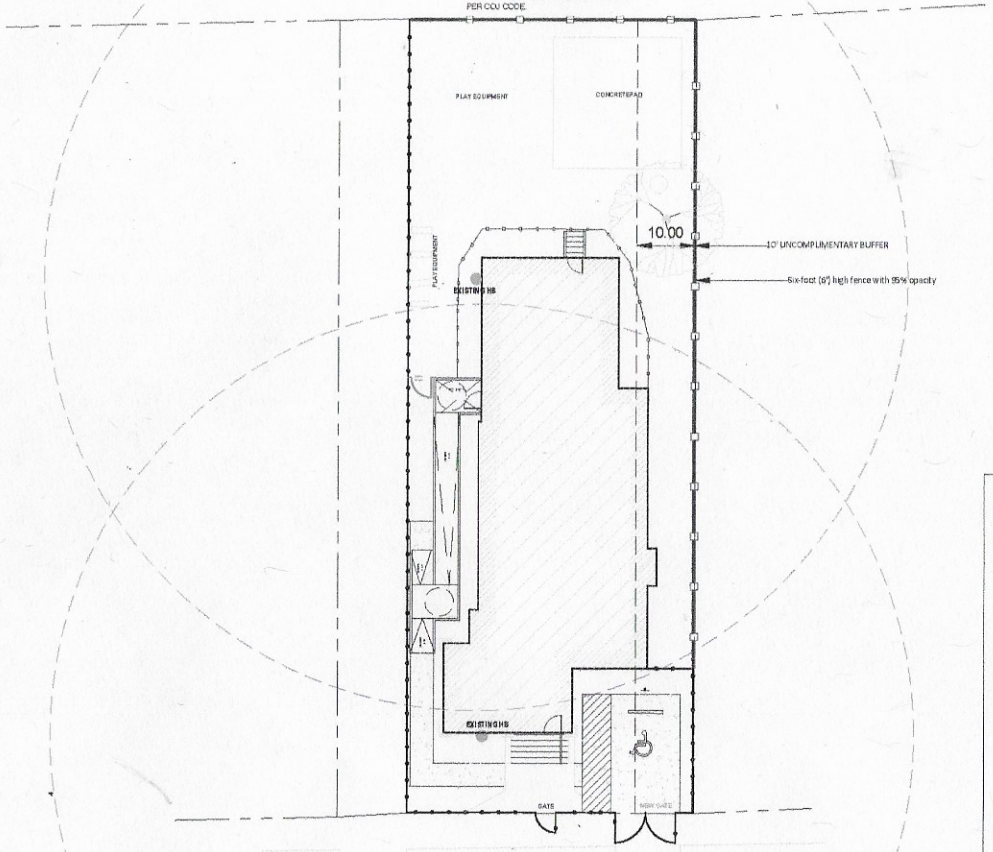
KEY:

*HOSEBIB*

HB ● HOSEBIB WITHIN 75' RADIUS OF ALL PLANTING. INSTALLATION OF THE HOSE BIB SHALL BE SET BACK A MINIMUM OF 20' FROM ANY EDGE OF PAVEMENT. (SEC. 656.1217)

CONTRACTOR MUST INSTALL HOSE BIBS AS SPECIFIED OR SUBMIT FULLY AUTOMATED IRRIGATION SYSTEM PLANS TO CITY FOR APPROVAL PRIOR TO INSTALLATION.

HOSEBIB MUST HAVE VACUUM BREAKER PER COJ CODE




NOTE:

ALL NEWLY PLANTED TREES TO HAVE GATORBAG SETUP PER SPECIFICATIONS.

**TREEGATOR® ORIGINAL**

SLOW RELEASE WATERING BAG FOR SHADE TREES

**BENEFITS:**

- *Ideal for newly planted shade or street trees.*
- *Reduces transplant and drought shock.*
- *100% water absorption with no run-off.*
- *Install and fill in minutes with no tools required.*
- *Deep water saturation with every fill.*
- *Fill just 1 to 2 times per week, or as needed.***
- *Promotes deep root growth.*
- *Non-invasive design will not harm existing landscape.*
- *Can be used with nutrient / chemical additives.***
- *Zip multiple bags together to accommodate large trees.*
- *Made in the U.S.A. with a 5-year limited warranty.*

**REFER TO WARRANTY FOR DETAILS

**DESCRIPTION:**

If you plant shade trees, you need a Treegator® Original Slow Release Watering Bag! Golf courses, parks, cities, nurseries, landscapers, DOT's, resorts and homeowners all love its simple, affordable patented tree watering technology. Make anyone a watering professional. Perfect for newly planted or established trees up to 8" in caliper with branches beginning at least 25 inches from the ground or higher. Save time, water, effort and trees!

**SPECS:**

Single bag fits min. 4 inch to max. 4 inch caliper tree with branches at least 25" from the ground or higher.
Use a Double Bag setup (2 single bags zipped together back-to-back) to water 4 inch to 8 inch caliper trees.
Made of green polyethylene web nylon webbing, black polypro straps and green nylon zippers.
2 water release points per bag.
Bag is empty in approximately 5 to 9 hours.
UV stabilized to withstand exposure to sunlight.
Fill opening fits up to 3" diameter hose.

**WATERING CAPACITY / FREQUENCY CHART:**

| Treegator® Original Bag Setup | Trunk Caliper (diameter) | Approx. Water Capacity (per single bag) | Recommended fills per Week |
|---|---|---|---|
| Single Bag Setup | 1 to 3 inch (2 to 7.5 cm) | 15 gallons (56.78 liters) | 1 fill per Week |
| | 2 to 3 inch (5 to 7.5 cm) | 48.75 to 56.25 gallons (184.54 to 212.94 liters) | 3 fills per Week |
| Double Bag Setup (2 single bags zipped together) | 5.08 inch (centimeters) | 25 gallons (94.63 liters) | You're bound to see appreciation |
| | 4 to 5 inch (10 to 13 cm) | 33.50 gallons (126.80 liters) | 1 fill per Week |
| | 5 to 8 inch (13 to 20 cm) | 33.75 to 37.5 gallons (127.71 to 141.95 liters) | 1 fills per Week |

*Double Bag setup is two (2) single Treegator® Original bags zipped together back-to-back. Different watering rates established for trees with fully developed canopies vs. those in the open. Double Bag setup is for trees with a trunk caliper greater than 4 inches (10 cm) and up to 8 inches (20 cm).

**DIRECTIONS FOR USE:**

Place around tree trunk, with the zippers on uphill side of tree.
Wrap both sides around trunk until zippers meet and zip together from bottom to top.
Lift tag to expose fill opening at top of bag.
Insert hose into fill opening and begin filling with water.
Fill bag to 3/4 capacity.
Gently lift up on straps, at top of bag to expand bottom.
Fill to desired level and let empty.
Continuously waters for approximately 5 to 9 hours.

**MEASUREMENTS:**

Flat - 30" tall x 18" wide (at base)

Table 4.1 Watering Guidelines for Trees and Shrubs During Establishment Periods

| Type of Plant | Establishment Period | Watering Schedule[A] | Recommended Amount of Water[B] |
|---|---|---|---|
| Trees with less than 2" trunk diameter | 3 to 6 months | 1. Daily for 2 weeks<br>2. Every other day for 2 months<br>3. Then weekly until established | 2 to 3 gallons per inch of trunk diameter |
| Trees with 2" to 4" trunk diameter | 6 to 12 months | 1. Daily for 1 month<br>2. Every other day for 3 months<br>3. Then weekly until established | 2 to 3 gallons per inch of trunk diameter |
| Trees with over 4" trunk dianeter | 12 or more months | 1. Daily for 6 weeks<br>2. Every other day for 2 months<br>3. Then weekly until established | 2 to 3 gallons per inch of trunk diameter |
| Shrubs in 1-gallon containers | 3 to 6 months | 1. Every day for first few weeks after planting<br>2. Gradually decrease to every other day, to every third day until established | 1 quart |
| Shrubs in 3-gallon containers | 6 to 12 months | 1. Every day for first few weeks after planting<br>2. Gradually decrease to every other day, to every third day until established | 2 quarts |
| Shrubs in 7-gallon containers or larger | 1 to 2 years | 1. Every day for first few weeks after planting<br>2. Gradually decrease to every other day, to every third day until established | 1 gallon |

Notes: [A] Frequency may be reduced when plants are installed during the cooler months or during periods of frequent rain.
[B] Do not water if the root ball is saturated.


J & K LAND PLANNING & DESIGN INC.


POOHBEAR'Z
15 E 25TH ST
JACKSONVILLE, FL 32206

REVISIONS :

DATE : August 8, 2025
PROJECT NO. : 2025.77
DESIGNED BY : KMR
DRAWN BY : KMR
CHECKED BY : KMR
SCALE : 1" = 10'

SHEET TITLE
IRRIGATION PLAN

1 — 1
SHEET

Doc # 2025141692, OR BK 21509 Page 2170, Number Pages: 3,
Recorded 06/16/2025 04:38 PM, JODY PHILLIPS CLERK CIRCUIT COURT DUVAL COUNTY
RECORDING $27.00 DEED DOC ST $1085.00

Prepared by and Return to:
Liana Rothstein Hood, Esq.
Ansbacher, Schneider & Trager, P.A.
5150 Belfort Road, Building 100
Jacksonville, Florida 32256

25051789
$155000

**DEED**

**Statement Of Facts**: Elouise Maxcine Caldwell, deceased, ("Decedent"), a resident of Jacksonville, Florida, expired on November 23, 2024 At the time of Decedent's demise, Decedent was an owner of the hereafter identified Property. The hereafter identified Grantor, Oscar Caldwell, is the Personal Representative of the Estate of the Decedent pursuant to probate proceedings filed in the Circuit Court for Duval County, Florida in Case No. 16-2025-CP-1403, Division PR-B.

1. **Grantor's** name and address is:

**OSCAR CALDWELL, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ELOUISE MAXCINE CALDWELL, DECEASED**

953 Crestwood Street
Jacksonville, FL 32208

**AND**

**ANTOINETTE BAILEY, A [ ] MARRIED [√] UNMARRIED PERSON**

65 Triumph Trail
Covington, GA 30016

2. **Grantee's** name and address is:

**POOHBEAR'Z HOLDINGS, LLC,**
**A Florida Limited Liability Company**

6945 Silk Leaf Lane
Jacksonville, FL 32244

The terms Grantor and Grantee shall be non-gender specific, singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

3. The real property ("Property") conveyed hereby is described as follows:

Lot 15, G.E. Pickard's Subdivision of Lot 6, Block "L" Long Branch, according to the plat thereof as recorded in Plat Book 7, page 6, of the public records of Duval County, Florida,

together with all appurtenances belonging to or benefiting such property.

The Property Appraiser's Parcel Identification Number is 133426-0000.

4. Grantor for good and valuable consideration plus the sum of $10.00 the receipt whereof is hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee the Property to have and to hold in fee simple forever.

5. Grantor fully warrants title to the Property and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise, except for (i) taxes subsequent to December 31, 2024 and (ii) covenants, reservations, restrictions and easements of record, if any, with reference hereto not serving to reimpose the same.

6. Grantors represent and warrant that the Property does not constitute nor is adjacent to the homestead or residence of either Grantor or a member of either Grantor's families.

Executed as of June 12, 2025.

1st Witness: _____

Print Name: LIANA R. HOOD

Mailing Address as to 1st Witness:

5150 Belfort Road, Building 100
Jacksonville, Florida 32256

_____

Oscar Caldwell, as Personal Representative of the Estate of Elouise Maxcine Caldwell, deceased

2nd Witness: _____

Print Name: CHERYL E. SASSARD

Mailing Address as to 2nd Witness:

5150 Belfort Road, Building 100
Jacksonville, Florida 32256

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was witnessed and acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12th day of June, 2025 by Oscar Caldwell, as Personal Representative of the Estate of Elouise Maxcine Caldwell, deceased, ☐ who is personally known to me or ☒ who has/have produced _____ (Florida Driver's License) as identification.

_____
Notary Public, State of Florida
My Commission Expires

CHERYL E. SASSARD
MY COMMISSION # HH 530766
EXPIRES: June 6, 2028

1st Witness: Vicky Johnson

Print Name: Vicky Johnson

Mailing Address as to 1st Witness:
14779 Brown Bridge Rd
Covington, GA 30016

2nd Witness: Teressa Owen

Print Name: TERESSA OWEN

Mailing Address as to 2nd Witness:
14779 Brown Bridge Rd
Covington GA 30016

Antoinette Bailey

STATE OF Georgia
COUNTY OF Newton

The foregoing instrument was witnessed and acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10 day of June, 2025 by Antoinette Bailey, a ~~married~~ person, ☐ who are personally known to me or ☒ who has/have produced _____ (GA Driver's License) as identification.

Shawndae Martin
Notary Public, State of Georgia
My Commission Expires 1/19/2027

SHAWNDAE MARTIN
NOTARY PUBLIC
NEWTON COUNTY, GEORGIA
MY COMMISSION EXPIRES JANUARY 19, 2027

City of Jacksonville
Planning & Development Department
214 N. Hogan Street, Suite 300
Jacksonville, Florida 32202

# AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
## Corporation/Partnership/Trust/Other Entity

Tonya Brock
Owner Name

15 East 25th Street Jacksonville Florida 32206
Address(es) for Subject Property

133426-0000
Real Estate Parcel Number(s) for Subject Property

Tonya Brock
Appointed or Authorized Agent(s)

Designation of Agent and property ownership
Type of Request(s)/Application(s)

**STATE OF** FLORIDA
**COUNTY OF** DUVAL

BEFORE ME, the undersigned authority, this day personally appeared TONYA BROCK, hereinafter also referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the Owner of 133426-0000, a Limited Liability Company (the "Entity") that is the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above-noted request(s)/application(s) being made to the City of Jacksonville.*

2. Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.

3. That I, the undersigned, as an authorized representative of the Entity, have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on behalf of said Entity in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent the Entity, I attest that the application(s) is/are made in good faith.

**PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE**

4. Affiant further acknowledges that any change in ownership of the Subject Property and/or the designated agent(s) that occur prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require that a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.

5. I acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

**FURTHER AFFIANT SAYETH NAUGHT.**

Signature of Affiant

Tonya Brock
Printed/Typed Name of Affiant

*** Affiant shall provide documentation illustrating that Affiant is an authorized representative of the entity-owner of the Subject Property. This may be shown through a corporate resolution, power of attorney, printout from Sunbiz.org, trust agreement, etc.**

**NOTARIAL CERTIFICATE**

Sworn to and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 23rd day of August, 2025 by Tonya Brock, as Owner for Pooh Bear3 Holdings LLC, who is ☐ personally known to me or ☑ has produced identification and who took an oath.

Type of identification produced Florida Driver License.

[NOTARY SEAL]

BRENDA BRIDGET WILLIAMS
Notary Public - State of Florida
Commission # HH 305685
My Comm. Expires Aug 28, 2026

Notary Public Signature

Brenda Bridget Williams
Printed/Typed Name – Notary Public

My commission expires: Aug 28, 2026

**NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.**

**PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE**

City of Jacksonville
Planning & Development Department
214 N. Hogan Street, Suite 300
Jacksonville, Florida 32202

# AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
## Corporation/Partnership/Trust/Other Entity

Zhan Bennett
Owner Name

15 East 25th St Jacksonville FL 32206
Address(es) for Subject Property

133426 0000
Real Estate Parcel Number(s) for Subject Property

Zhan Bennett
Appointed or Authorized Agent(s)

Zoning Variance
Type of Request(s)/Application(s)

**STATE OF** Florida
**COUNTY OF** Duval

BEFORE ME, the undersigned authority, this day personally appeared Zhan Bennett, hereinafter also referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the Contractor of 133426-0000, a Limited Liability Company (the "Entity") that is the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above-noted request(s)/application(s) being made to the City of Jacksonville.*

2. Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.

3. That I, the undersigned, as an authorized representative of the Entity, have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on behalf of said Entity in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent the Entity, I attest that the application(s) is/are made in good faith.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

4. Affiant further acknowledges that any change in ownership of the Subject Property and/or the designated agent(s) that occur prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require that a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.

5. I acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

**FURTHER AFFIANT SAYETH NAUGHT.**

Signature of Affiant

Zhan Bennett
Printed/Typed Name of Affiant

*** Affiant shall provide documentation illustrating that Affiant is an authorized representative of the entity-owner of the Subject Property. This may be shown through a corporate resolution, power of attorney, printout from Sunbiz.org, trust agreement, etc.**

## NOTARIAL CERTIFICATE

Sworn to and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 8 day of September, 2025, by Zhan Bennett as Contractor for PoohBear'z Holdings LLC, who is ☐ personally known to me or ☑ has produced identification and who took an oath.

Type of identification produced DL

Kemsey B. Young
Notary Public Signature

[NOTARY SEAL]
KEMSEY B YOUNG
MY COMMISSION # HH 298209
EXPIRES: December 5, 2026

Printed/Typed Name – Notary Public

My commission expires:

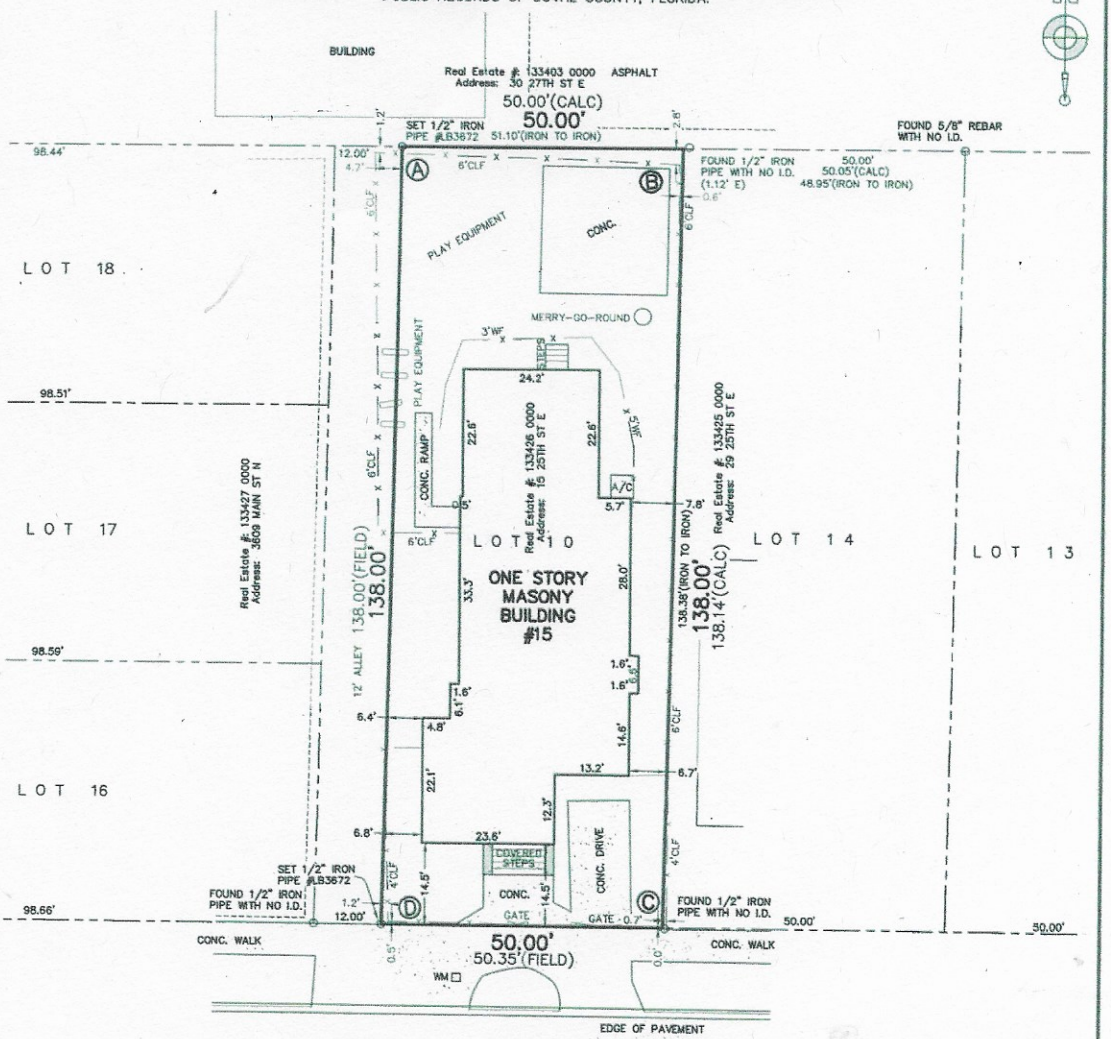
KEMSEY B YOUNG
MY COMMISSION # HH 298209
EXPIRES: December 5, 2026

**NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.**

**PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE**

# MAP SHOWING SURVEY OF

LOT 15, G.E. PICKARD'S SUBDIVISION OF LOT 6, BLOCK "L", LONG BRANCH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 6, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.




## SCHEDULE B-II EXCEPTIONS:

THE ABOVE CAPTIONED LANDS ARE SUBJECT TO THE FOLLOWING MATTERS, WHICH ARE SET FORTH IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT No. 25051789 NS, DATED MAY 6, 2025 AT 5:00 PM.

ONLY THOSE EXCEPTIONS THAT APPLY TO THE SURVEY OF SUBJECT PROPERTY ARE SHOWN HERE; (EXCEPTIONS 1, 2, 3, 4, 5, 6, 7, AND 8, ALL AFFECT THE SUBJECT PROPERTY AND DO NOT CONTAIN PLOTTABLE ITEMS)

9. ALL MATTERS CONTAINED ON THE PLAT OF G.E. PICKARD'S SUBDIVISION OF LOT 6, BLOCK "L", LONG BRANCH, AS RECORDED IN PLAT BOOK 7, PAGE 6, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. MATTERS OF PLAT SHOWN HEREON.

REVISED 5/15/2025: ADDED TITLE REVIEW (JOB# 2025-0594)

**SYMBOL LEGEND**

- FIRE HYDRANT
- LIGHT POLE
- GV GAS VALVE
- WV WATER VALVE
- CLEAN OUT
- UTILITY POLE
- GUY ANCHOR
- BOLLARD
- WM WATER METER
- GR GAS RISER
- CR CABLE RISER
- ELB ELECTRIC BOX
- SIGN
- T TRANSFORMER
- M MANHOLE

**ABBREVIATION LEGEND**

| | |
|---|---|
| BFP | |
| (CALC) | CALCULATED |
| (FIELD) | FIELD MEASUREMENT |
| WF | WOOD FENCE |
| CLF | CHAIN LINK FENCE |
| VF | VINYL FENCE |
| CONC. | CONCRETE |
| R/W | RIGHT-OF-WAY |
| PB | PLAT BOOK |
| ORB | OFFICIAL RECORDS BOOK |
| PG | PAGE |
| MES | MITERED END SECTION |
| CMP | CORRUGATED METAL PIPE |
| PVC | POLYVINYL CHLORIDE PIPE |
| RCP | REINFORCED CONCRETE PIPE |
| EL | ELEVATION |
| FFE | FINISHED FLOOR ELEVATION |
| INV | INVERT ELEVATION |
| PC | POINT OF CURVATURE |
| PT | POINT OF TANGENCY OF CURVE |
| PCC | POINT OF COMPOUND CURVE |
| PRC | POINT OF REVERSE CURVE |

**GENERAL SURVEY NOTES**

1. THIS IS A BOUNDARY SURVEY.
2. NORTH IS PROTRACTED FROM PLAT
3. INTERIOR ANGLES PER FIELD SURVEY AS FOLLOWS: A=91°22'37" B=88°19'04" C=91°16'08" D=89°02'11"
4. THE ABOVE CAPTIONED LANDS ARE SUBJECT TO THE FOLLOWING MATTERS, WHICH ARE SET FORTH IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT No. 25051789 NS, DATED MAY 6, 2025 AT 5:00 PM.
5. NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
6. NO BUILDING RESTRICTION LINES, AS PER PLAT.
7. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0357J, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

**CERTIFIED TO:**

POOHBEAR'Z HOLDINGS, LLC
VYSTAR CEDIT UNION,
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;
ANSBACHER, SCHNEIDER & TRAGER, P.A.

JASON D. BOATWRIGHT, P.S.M. FLORIDA
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS REG. CERT. No. LB 3672
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"

JASON D. BOATWRIGHT License Number 7292 STATE OF FLORIDA

FILE: 2025-0256
DRAWN BY: RLR
SCALE: 1" = 20'

**BOATWRIGHT LAND SURVEYORS, INC.**
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

DATE: MARCH 4, 2025
SHEET 1 OF 1

L:\D\Shared_2025 Project Folder\2025-0256 15 East 25th Street - BW\2025-0256.dwg

**State of Florida**
**Department of Children and Families**

**Ron DeSantis**
Governor

**Taylor N. Hatch**
Secretary

**June 19th, 2025**

Zoning Administrator
Planning and Development Department
Ed Ball Building
214 North Hogan Street
Jacksonville, Fl. 32202

**Re: Tonya Brock**
**PoohBear'z Early Childhood Development Inc**
**15 E 25th St**
**Jacksonville, Florida 32206**

Dear Administrator:

**Tonya Brock** is seeking a zoning certification to operate a childcare facility. The licensing counselor has reviewed plans submitted by the applicant and determined the facility can meet the Department's requirements for **41** children, pending septic and fire approval.
The licensed capacity issued by this office is contingent upon:

1) licensure measurement at the initial inspection
2) Health and Fire Departments' approval of the above noted child capacity.

In order to meet state requirements, if operating at capacity, this facility would require a minimum **5** staff members.

Sincerely,

**Alex Stringer**
Family Services Counselor
Child Care Licensure

cc: Zoning Planner
Planning & Development Department
Florida Theater Building
128 East Forsyth Street, 7th Floor
Jacksonville, Fl. 32202
Owner/Operator

**POOHBEARZ HOLDINGS LLC**
6495 SILK LEAF LN
JACKSONVILLE, FL 32244

**Primary Site Address**
15 E 25TH ST
Jacksonville FL 32206-

**Official Record Book/Page**
21509-02170

**Tile #**
6401

## 15 E 25TH ST

Property Detail

| | |
|---|---|
| **RE #** | 133426-0000 |
| **Tax District** | USD1 |
| **Property Use** | 1910 Professional Day Care |
| **# of Buildings** | 1 |
| **Legal Desc.** | For full legal description see Land & Legal section below |
| **Subdivision** | 02416 PICKARDS S/D LOT 6 BLK L |
| **Total Area** | 6586 |

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 | 2024 Certified | 2025 In Progress |
|---|---|---|
| **Value Method** | CAMA | CAMA |
| **Total Building Value** | $97,959.00 | $97,678.00 |
| **Extra Feature Value** | $3,632.00 | $3,473.00 |
| **Land Value (Market)** | $14,800.00 | $14,800.00 |
| **Land Value (Agric.)** | $0.00 | $0.00 |
| **Just (Market) Value** | $116,391.00 | $115,951.00 |
| **Assessed Value** | $116,391.00 | $115,951.00 |
| **Cap Diff/Portability Amt** | $0.00 / $0.00 | $0.00 / $0.00 |
| **Exemptions** | $0.00 | See below |
| **Taxable Value** | $116,391.00 | 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 |
|---|---|---|---|---|---|
| 21509-02170 | 6/12/2025 | $155,000.00 | WD - Warranty Deed | Qualified | Improved |
| 21496-01057 | 6/2/2025 | $100.00 | MS - Miscellaneous | Unqualified | Improved |
| 17514-02002 | 3/31/2016 | $100.00 | QC - Quit Claim | Unqualified | Improved |
| 11139-01382 | 6/9/2003 | $77,500.00 | SW - Special Warranty | Qualified | Improved |
| 11135-01552 | 6/6/2003 | $100.00 | CT - Certificate of Title | Unqualified | Improved |
| 07654-00709 | 9/2/1993 | $100.00 | MS - Miscellaneous | Unqualified | Improved |
| 06371-01663 | 7/27/1987 | $100.00 | WD - Warranty Deed | Unqualified | Improved |
| 06371-01661 | 7/15/1987 | $100.00 | WD - Warranty Deed | Unqualified | Improved |
| 06371-01659 | 7/27/1987 | $35,000.00 | WD - Warranty Deed | Unqualified | Improved |

### Extra Features

| LN | Feature Code | Feature Description | Bldg. | Length | Width | Total Units | Value |
|---|---|---|---|---|---|---|---|
| 1 | FCLC1 | Fence Chain Link | 1 | 0 | 0 | 88.00 | $333.00 |
| 2 | FWDC1 | Fence Wood | 1 | 0 | 0 | 137.00 | $638.00 |
| 3 | PVCC1 | Paving Concrete | 1 | 0 | 0 | 741.00 | $1,360.00 |
| 4 | FCLC1 | Fence Chain Link | 1 | 0 | 0 | 75.00 | $378.00 |
| 5 | DKWC2 | Deck Wooden | 1 | 0 | 0 | 80.00 | $764.00 |

### Land & Legal

Land

| LN | Code | Use Description | Zoning Assessment | Front | Depth | Category | Land Units | Land Type | Land Value |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 1000 | COMMERCIAL | CCG-1 | 0.00 | 0.00 | Common | 6,578.00 | Square Footage | $14,800.00 |

Legal

| LN | Legal Description |
|---|---|
| 1 | 7-6 55-2S-26E |
| 2 | PICKARDS S/D |
| 3 | LOT 15 |

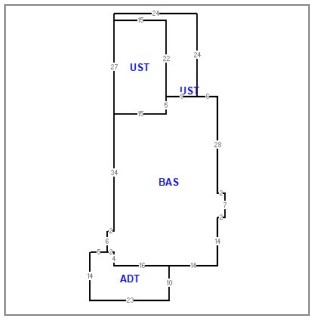
### Buildings

Building 1
Building 1 Site Address
15 E 25TH ST Unit
Jacksonville FL 32206-

| | |
|---|---|
| **Building Type** | 0101 - SFR 1 STORY |
| **Year Built** | 1916 |
| **Building Value** | $97,678.00 |

| Type | Gross Area | Heated Area | Effective Area |
|---|---|---|---|

| Element | Code | Detail |
|---|---|---|
| Exterior Wall | 4 | 4 Single Siding |
| Roof Struct | 3 | 3 Gable or Hip |
| Roofing Cover | 3 | 3 Asph/Comp Shng |
| Interior Wall | 5 | 5 Drywall |
| Int Flooring | 5 | 5 Asphalt tile |
| Int Flooring | 14 | 14 Carpet |
| Heating Fuel | 4 | 4 Electric |
| Heating Type | 4 | 4 Forced-Ducted |
| Air Cond | 3 | 3 Central |



| | | | |
|---|---|---|---|
| Unfinished Storage | 405 | 0 | 162 |
| Unfinished Storage | 246 | 0 | 98 |
| Base Area | 1421 | 1421 | 1421 |
| Addition | 258 | 258 | 232 |
| Total | 2330 | 1679 | 1913 |

| | | |
|---|---|---|
| Comm Htg & AC | 0 | 0 None |
| Comm Frame | 4 | 4 D-Wood Frame |
| Ceiling Wall Finish | 5 | 5 S Ceil Wall Fin |

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

## 2025 Notice of Proposed Property Taxes Notice (TRIM Notice)

| Taxing District | Assessed Value | Exemptions | Taxable Value | Last Year | Proposed | Rolled-back |
|---|---|---|---|---|---|---|
| County | $115,951.00 | $0.00 | $115,951.00 | $1,317.19 | $1,312.21 | $1,259.39 |
| Urban Service Dist1 | $115,951.00 | $0.00 | $115,951.00 | $0.00 | $0.00 | $0.00 |
| Public Schools: By State Law | $115,951.00 | $0.00 | $115,951.00 | $359.88 | $358.87 | $347.24 |
| By Local Board | $115,951.00 | $0.00 | $115,951.00 | $261.65 | $260.66 | $248.81 |
| School Board Voted | $115,951.00 | $0.00 | $115,951.00 | $116.39 | $115.95 | $115.95 |
| FL Inland Navigation Dist. | $115,951.00 | $0.00 | $115,951.00 | $3.35 | $3.34 | $3.13 |
| Water Mgmt Dist. SJRWMD | $115,951.00 | $0.00 | $115,951.00 | $20.87 | $20.79 | $19.75 |
| Urb Ser Dist1 Voted | $115,951.00 | $0.00 | $115,951.00 | $0.00 | $0.00 | $0.00 |
| | | | Totals | $2,079.33 | $2,071.82 | $1,994.27 |

| Description | Just Value | Assessed Value | Exemptions | Taxable Value |
|---|---|---|---|---|
| **Last Year** | $116,391.00 | $116,391.00 | $0.00 | $116,391.00 |
| **Current Year** | $115,951.00 | $115,951.00 | $0.00 | $115,951.00 |

## 2025 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.

**2024**

**2023**

**2022**

**2021**

**2020**

**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**

ontact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record

DIVISION OF CORPORATIONS

Department of State / Division of Corporations / Search Records / Search by Entity Name /

# Detail by Entity Name

Florida Limited Liability Company
POOHBEAR'Z HOLDINGS, LLC

**Filing Information**

| | |
|---|---|
| **Document Number** | L25000205182 |
| **FEI/EIN Number** | NONE |
| **Date Filed** | 05/08/2025 |
| **State** | FL |
| **Status** | ACTIVE |

**Principal Address**

15 EAST 25 STREET
JACKSONVILLE, FL 32206

Changed: 08/01/2025

**Mailing Address**

15 EAST 25 STREET
JACKSONVILLE, FL 32206

Changed: 09/02/2025

**Registered Agent Name & Address**

ANSBACHER, SCHNEIDER & TRAGER, P.A.
5150 BELFORT ROAD, BUILDING 100
JACKSONVILLE, FL 32256

**Authorized Person(s) Detail**

**Name & Address**

Title MGR

BROCK, TONYA R
15 EAST 25TH STR
JACKSONVILLE, FL 32206

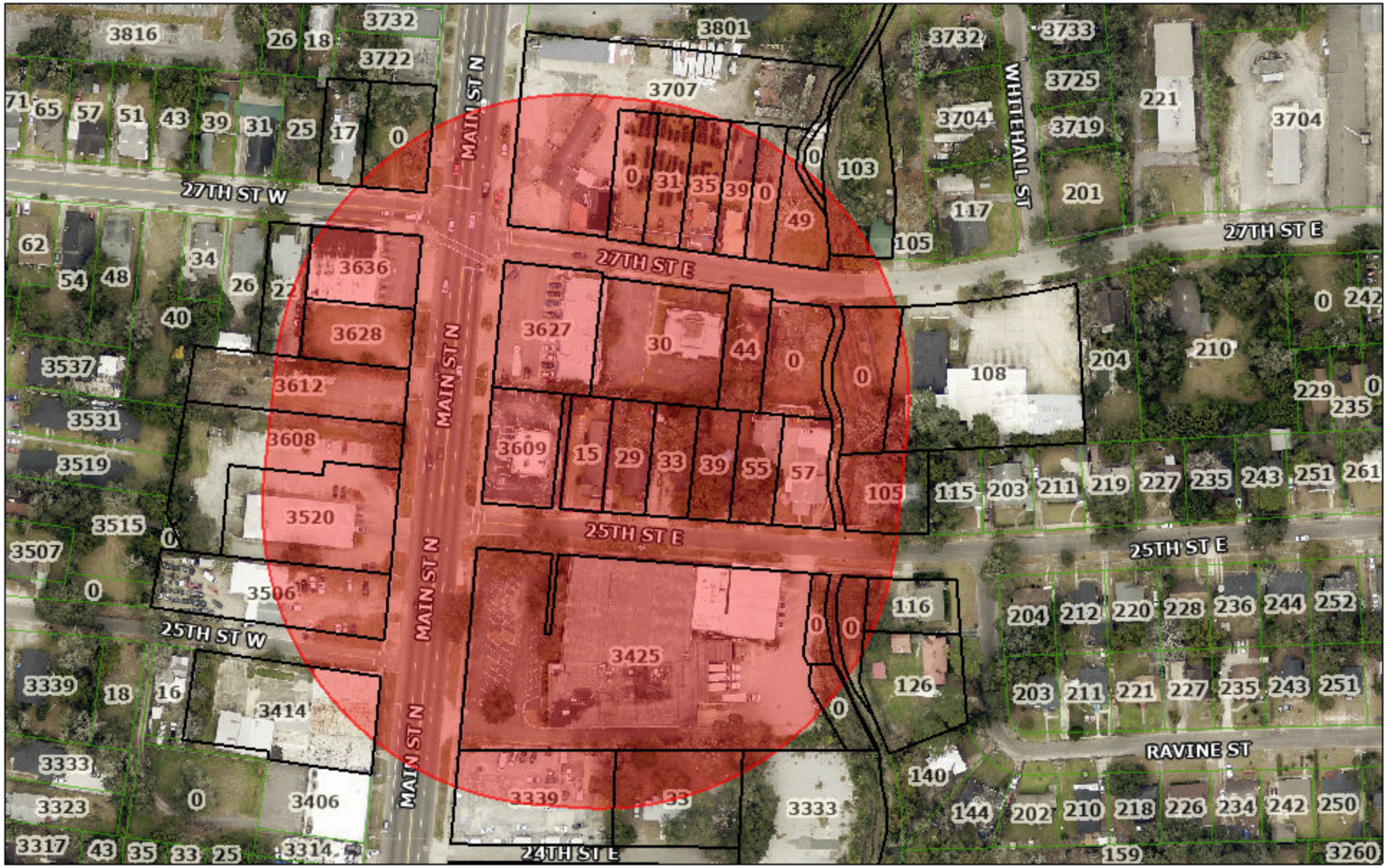
**Annual Reports**

**No Annual Reports Filed**

**Document Images**

05/08/2025 -- Florida Limited Liability | View image in PDF format

# Land Development Review




August 28, 2025

28101250_T-2025-6465

Parcels

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

| RE | LNAME | LNAME2 | MAIL_ADDR1 | MAIL_ADDR2 | MAIL_ADDR3 | MAIL_CITY | MAIL_STATE | MAIL_ZIP |
|---|---|---|---|---|---|---|---|---|
| 133628 0000 | A Z O-C | | C/O AUTOZONE DEPT 8088 #144 | 123 S FRONT ST | | MEMPHIS | TN | 38103 |
| 133421 0000 | ALVIN MITCHELL J | | 57 E 25TH ST | | | JACKSONVILLE | FL | 32206-2109 |
| 133422 0000 | ALVIN MITCHELL J ET AL | | 55 E 25TH ST | | | JACKSONVILLE | FL | 32206-2109 |
| 133627 0000 | AUTOZONE INC | | PO BOX 2198 | DEPT 8088 #144 | | MEMPHIS | TN | 38101-2198 |
| 133602 0000 | CASH AMERICA EAST INC | | 1600 W 7TH ST | | | FORT WORTH | TX | 76102 |
| 133428 0000 | CITY OF JACKSONVILLE | | C/O CITY REAL ESTATE DIV | 214 N HOGAN ST 10TH FL | | JACKSONVILLE | FL | 32202 |
| 133263 0000 | DENNARD BILLY | | 126 RAVINE ST | | | JACKSONVILLE | FL | 32206-2138 |
| 133430 0000 | FIRST COAST ENERGY LLP | | ATTN PROPERTY TAX AP ADMINISTRATOR | 6867 SOUTHPOINT DR N | | JACKSONVILLE | FL | 32216 |
| 133434 0000 | FLORIDA FIRST COAST LLC | | 9715 W BROWARD BLVD 243 | | | PLANTATION | FL | 33324 |
| 133407 0000 | FLOYD TANGELA ET AL | | 44 E 27TH ST | | | JACKSONVILLE | FL | 32206-2116 |
| 133432 0000 | GIMOS RENOVATION INC | | 2435 CEDAR TRACE DR E | | | JACKSONVILLE | FL | 32246 |
| 133431 0000 | GLANTON TRUST ET AL | | 5019 RIVEBROOK CT | | | JACKSONVILLE | FL | 32277 |
| 084108 0000 | GROGAN GLEN A ET AL | | 103 E 27TH ST | | | JACKSONVILLE | FL | 32206-2117 |
| 133423 0000 | HUBBARD GLORIA | | 39 E 25TH ST | | | JACKSONVILLE | FL | 32206-2109 |
| 084040 0000 | JACKSONVILLE ELECTRIC AUTHORITY | | 225 N PEARL ST | | | JACKSONVILLE | FL | 32202 |
| 133425 0000 | JOHNSON CARL V | | 29 E 25TH ST | | | JACKSONVILLE | FL | 32206-2109 |
| 133635 0000 | JORDAN REPPARD S | | 3414 N MAIN ST | | | JACKSONVILLE | FL | 32206-2131 |
| 133412 0000 | LANDERS KENNETH STEVEN | | 3707 N MAIN ST | | | JACKSONVILLE | FL | 32206-1447 |
| 133629 0000 | MATTHEW REMODELING INC | | 1935 VALENCIA DR | | | JACKSONVILLE | FL | 32207 |
| 133409 0000 | MAYPOPS LLC | | 3707 N MAIN ST | | | JACKSONVILLE | FL | 32206 |
| 133424 0000 | MULLIS INVESTING LLC | | 1727 HELENA ST | | | JACKSONVILLE | FL | 32208 |
| 133426 0000 | POOHBEARZ HOLDINGS LLC | | 6495 SILK LEAF LN | | | JACKSONVILLE | FL | 32244 |
| 133624 0000 | R & R INVESTMENT PROPERTIES OF JAX LLC | | 2012 WALNUT ST | | | JACKSONVILLE | FL | 32206 |
| 133401 0000 | SAN MARCO INVESTMENTS OF JACKSONVILLE INC | | 3629 N MAIN ST | | | JACKSONVILLE | FL | 32206-2144 |
| 133265 0000 | SFR INVESTMENTS V BORROWER 1 LLC | | P O BOX 4090 | | | SCOTTSDALE | AZ | 85261 |
| 084041 0000 | SLEKA III LLC | | 1300 LYDIA AVE | | | KANSAS CITY | MO | 64106-3410 |
| 133215 0000 | SMITH CHRISTINA M | | 526 PRATT ST | | | LONGMONT | CO | 80501 |
| 133427 0000 | SORANY AKAM | | 5326 N MAIN ST | | | JACKSONVILLE | FL | 32208 |
| 133604 0000 | STATON & SONS INC | | 3732 N MAIN ST | | | JACKSONVILLE | FL | 32206-1448 |
| 133403 0000 | UNITED STATES BUSINESS SOFTWARE LLC | | 1738 HIDDEN FOREST LN | | | JACKSONVILLE | FL | 32225-5587 |
| 133603 0000 | WILLIAMS DONNA LEA ESTATE | | 17 W 27TH ST | | | JACKSONVILLE | FL | 32206-2072 |
| | 2ND MILE MINISTRIES | JONATHAN BLACKSURN | 4003 N. PEARL ST | | | JACKSONVILLE | FL | 32206 |
| | FRIENDS OF BRENTWOOD LIBRARY | MELVIN TURNAGE | 3725 PEARL STREET N | | | JACKSONVILLE | FL | 32206 |
| | JACKSON NEIGHBORHOOD RESTORATION ASSOC | MITCHELL SMITH | 41 W. 35TH ST | | | JACKSONVILLE | FL | 32206 |
| | METRO NORTH CDC | REGGIE FULLWOOD | 3101 N MAIN STREET | | | JACKSONVILLE | FL | 32206 |
| | URBAN CORE | BRYANT SHUMAKER | 303 4TH ST W | | | JACKSONVILLE | FL | 32206 |

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

231 E. Forsyth Street
Jacksonville, FL 32202

## General Collection Receipt

Account No: CR789569 Date: 9/8/2025
User: Jamieson, Payton - PDCU Email: PJamieson@coj.net
**REZONING/VARIANCE/EXCEPTION**

**Name**: Tonya Brock, Poohbearz Holdings
**Address**: 6495 Silk Leaf Lane, Jacksonville, FL 32244
**Description**: Zoning Variance App Z-6509, 15 25th Street East, Jacksonville, FL 32206

| Fund | Center | Account | Project | Activity | Interfund | Future | Debit Amount | Credit Amount |
|---|---|---|---|---|---|---|---|---|
| 00111 | 000000 | 104001 | 000000 | 00000000 | 00000 | 0000000 | 1390.00 | 0.00 |
| 00111 | 140302 | 342218 | 000000 | 00000000 | 00000 | 0000000 | 0.00 | 1390.00 |

**Total Due: $1,390.00**

---


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

Account No: CR789569 Date: 9/8/2025
**REZONING/VARIANCE/EXCEPTION**

**Name**: Tonya Brock, Poohbearz Holdings
**Address**: 6495 Silk Leaf Lane, Jacksonville, FL 32244
**Description**: Zoning Variance App Z-6509, 15 25th Street East, Jacksonville, FL 32206

**Total Due: $1,390.00**

**Jim Overton**
**Duval County**

Date/Time: 09/08/2025 02:40PM
Drawer: P04
Clerk: ME
Transaction: 7783277

| Item | Paid |
|---|---|
| CR-Processing: | $1,390.00 |
| CR789569 | |
| Tonya Brock, Poohbearz Holdings | |
| 6495 Silk Leaf Lane, | |
| Jacksonville, FL 32244 | |
| Total: | $1,390.00 |
| Receipt: 460-26-00735296 | |
| Total Tendered | $1,390.00 |
| Credit or Debit Card: | $1,390.00 |
| MasterCard | |
| CC#XXXX-7070 | |
| Confirmation number: | |
| Z9646923851 | |
| AID: A0000000041010 | |
| TDS: emv | |
| Application Label: | |
| Mastercard | |
| Auth Code: 18176Z | |
| Balance: | $0.00 |
| Convenience Fee: | $34.75 |
| Total Charged: | $1,424.75 |

Paid By: Tonya Brock, Poohbearz Holdings
LOURDES GURIERREZ

# WLD-25-09

**WLD-25-09**
**(Companion 2025-0633, E-25-37)**
**ELA**

# REPORT OF THE PLANNING DEPARTMENT

## APPLICATION FOR WAIVER OF MINIMUM DISTANCE REQUIREMENTS

## FOR LIQUOR LICENSE LOCATION WLD-25-09

## OCTOBER 9, 2025

| | |
|---|---|
| ***Location:*** | 947 Edgewood Ave South |
| ***Real Estate Number:*** | 061377-0000 |
| ***Waiver Sought:*** | Reduce the required minimum distance between liquor license location and church from 500 feet to 365 feet |
| ***Current Zoning District:*** | Commercial Community/General-1 (CCG-1) |
| ***Current Land Use Category:*** | Community/General Commercial (CGC) |
| ***Planning District:*** | Northwest, District 5 |
| ***Council District:*** | District-7 |
| ***Applicant/Agent:*** | Glocal Lee LLC<br>11280 NW 51 Terrace<br>Doral, FL 33178 |
| ***Owner:*** | Brandon Stanko<br>Shepards Mary LLC<br>2144 Birch Bark Ct E<br>Jacksonville, FL 32246 |
| ***Staff Recommendation:*** | **APPROVE** |

## GENERAL INFORMATION

Application for Waiver of Minimum Distance Requirements for Liquor License Location **WLD-25-09** seeks to reduce the required minimum distance between the subject property and the Perez Ministries National Church (902 Edgewood Avenue South), from 500 feet to 365 feet to allow for the service of all alcoholic beverages for on-premises consumption in conjunction with a restaurant, Hamburger Mary's 2.0 (4COP License). If approved the waiver would be granted to Shepherds Mary's, LLC. The Liquor Distance Survey also identified the following schools/churches located within the 500 foot distance:

- Murray Hill Presbyterian Church (940 Talbot Avenue): 480'±

The subject property is located along Edgewood Avenue South within the Murray Hill neighborhood with the proposed business operating within a neighborhood shopping center with multiple tenants. The shopping center was first developed in 1953 and current tenants include: Tradewinds (bar), Casita Yoga Studio, and other retail establishments. The previous tenant, El Jefe Tex-Mex, received approval for the same request through Zoning Exception E-17-32 and Waiver WLD-17-12. Since these zoning applications are tied to a particular license holder, the new business must seek a new Exception and Waiver of Liquor Distance.

There is a companion Zoning Exception (**Ord. 2025-0633, E-25-37**) requesting an establishment or facility which includes the retail sale and service of liquor, beer, and wine for on-premises consumption with a restaurant, Hamburger Mary's 2.0 (4COP License), in CCG-1 zoning district. This application was heard by the Land Use and Zoning Committee on September 16, 2025 and was approved with condition.

## DEFINITION

According to Section 656.1601 of the Zoning Code, the term *waiver* means a relaxation of the Zoning Code minimum distance requirements for liquor license locations, pursuant to Section 656.805 of the Zoning Code, and for minimum street frontage, pursuant to Section 656.407 of the Zoning Code. Waivers are authorized to be granted by the Planning Commission pursuant to the criteria set forth in Section 656.133 of the Zoning Code.

## STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.133 of the Zoning Code, a waiver of minimum distance requirements for liquor license location may be granted if the Planning Commission makes a positive finding based on substantial, competent evidence that the application meets one or more of the following criteria:

***(i) Is the commercial activity associated with the alcoholic beverage use of a lesser intensity than the commercial activity associated with the alcoholic beverage use which previously existed; e.g., there has been a reduction in the number of seats or square footage or type of license?***

Yes. The new business will operate the same as the previous tenant El Jefe Tex-Mex, which operated as a restaurant serving full alcohol with a 4COP license. The square footage and seat count are similar to the previous tenant. While the new tenant is operating under the same intensity as the previous business, there is more intense commercial activity within the immediate area including Tradewinds (bar) adjacent tenant.

***(ii) Is the alcoholic beverage use designed to be an integral part of a mixed planned unit development?***

No. The subject property is zoned CCG-1.

***(iii) Is the alcoholic beverage use to be located within a shopping center with an aggregate gross leasable area of 50,000 square feet or more, inclusive of all out parcels, and meets the definition of a bona fide restaurant as defined in Section 656.805?***

No. The proposed is located in a one unit which is part of a larger commercial shopping center along Edgewood Avenue with multiple tenant spaces but does not aggregate to a gross area of 50,000 square feet or more. The aggregate gross area is closer to 19,000 square feet. The property is part of the commercial corridor located along Edgewood Avenue South that has historically been utilized by commercial uses.

***(iv) Is the alcoholic beverage use directly visible along the line of measurement defined in s.656.806 and physically separated from a church or school, thereby negating the distance requirement as a result of the extra travel time?***

No. The proposed establishment is not directly visible along the line of measurement defined in Section 656.806, and is physically and visually separated from the church.

***(v) Are there other existing liquor license locations of a similar nature in the immediate vicinity of the proposed location; provided, however, that no waiver shall be granted pursuant to this criterion if the proposed liquor license location is closer to the church or school than other existing locations?***

Yes. There are several other liquor license locations of a similar nature in the immediate area including: Tradewinds (bar), Fishweir Brewing Company, Moon River, Flamingos, Perfect Rack Billard's, Buchner's Bierhalle, Mustang Whiskey Bar & Grille, Beer 30.

## SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on September 2, 2025 by the Planning Department, the Notice of Public Hearing sign **was** posted.

## RECOMMENDATION

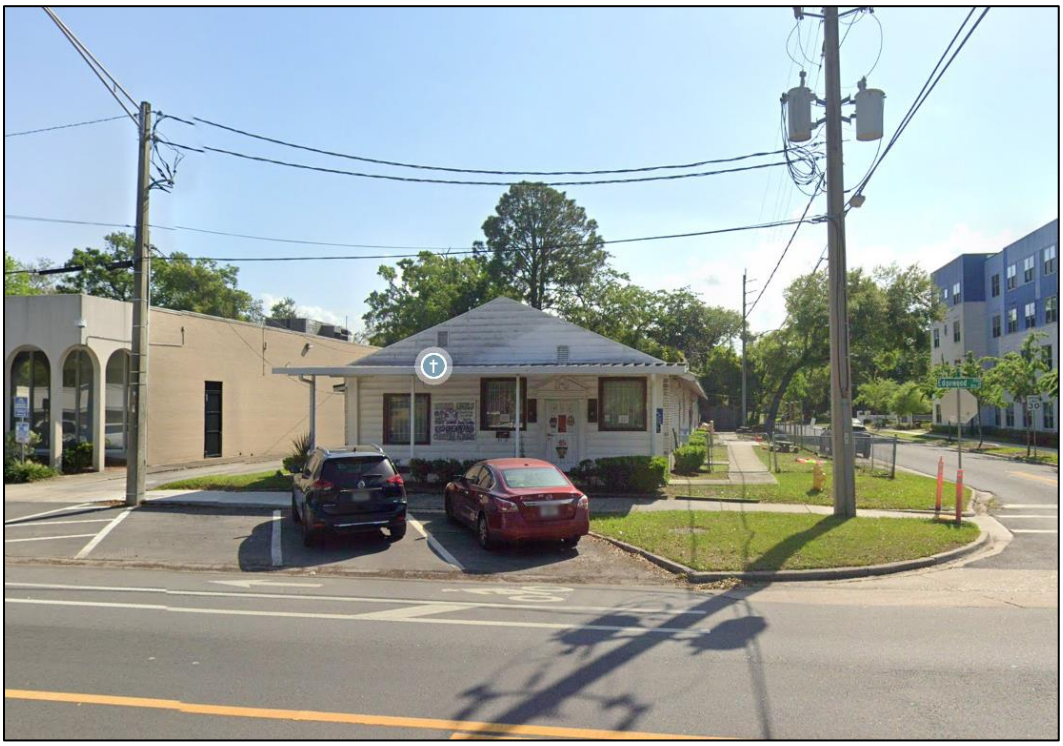
Based on the foregoing, it is the recommendation of the Planning Department that Application for Waiver of Minimum Distance Requirements for Liquor License Location **WLD-25-09** be **APPROVED.**

**Aerial View**

*Source: JaxGIS Maps*

**View of subject property from Edgewood Ave S**

*Source: Google Maps (April 2025)*

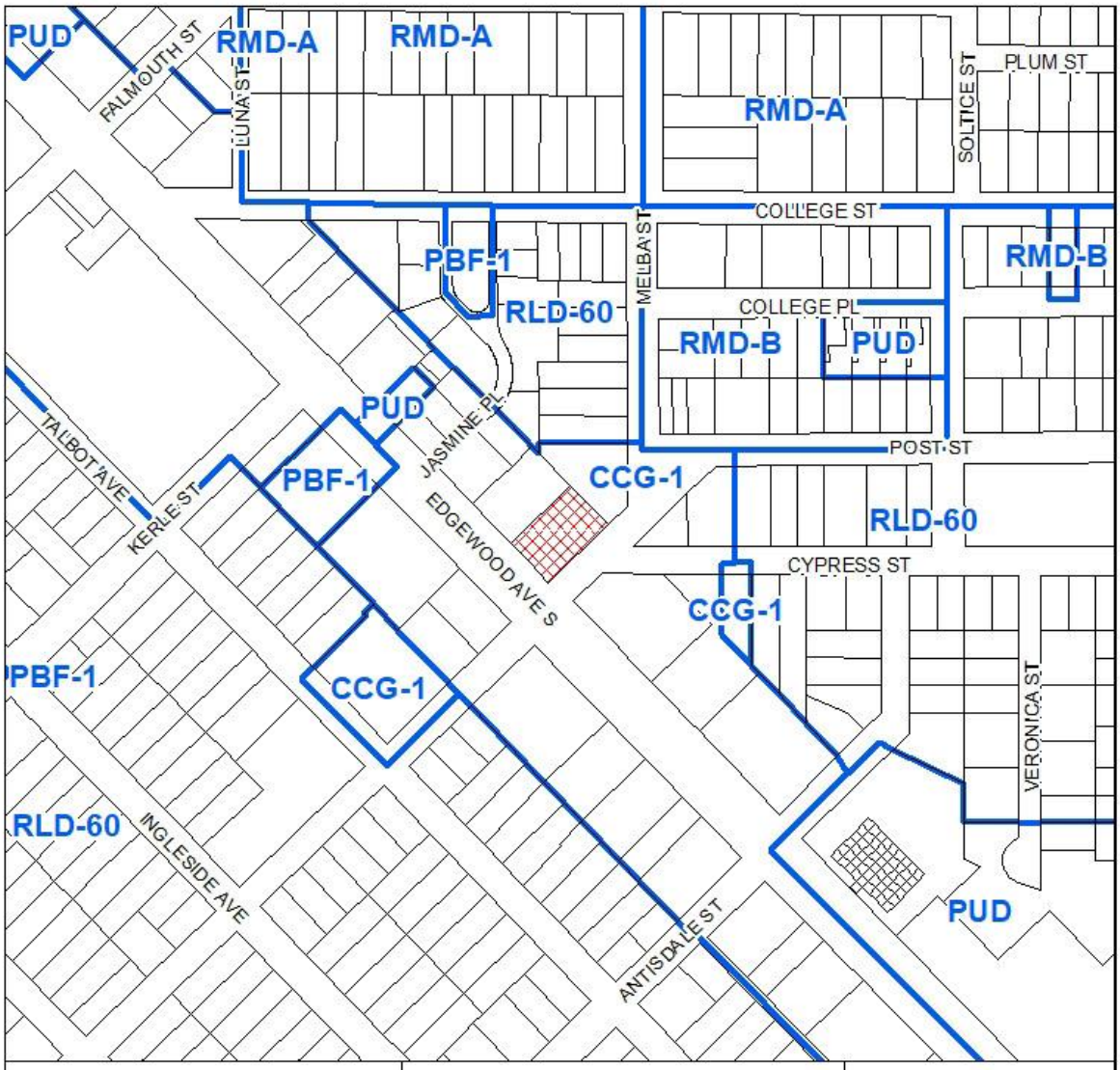


**Ministries National Church (902 Edgewood Avenue South)**
*Source: Google Maps (April 2025)*

**Murray Hill Presbyterian Church (940 Talbot Avenue)**
*Source: Google Maps (April 2025)*

**View of Neighboring Tenant from Post Street**

*Source: GoogleMaps April 2025*


PUD
FALMOUTH ST
LUNA ST
RMD-A
RMD-A
RMD-A
SOLTICE ST
PLUM ST
COLLEGE ST
MELBA ST
PBF-1
RLD-60
RMD-B
COLLEGE PL
RMD-B
PUD
PUD
JASMINE PL
POST ST
TALBOT AVE
KERLE ST
PBF-1
CCG-1
EDGEWOOD AVE S
RLD-60
CYPRESS ST
CCG-1
PBF-1
CCG-1
VERONICA ST
RLD-60
INGLESIDE AVE
ANTISDALE ST
PUD
REQUEST SOUGHT:
Reduce distance from 500 to 365.
LOCATION MAP:
N
W
E
S
0 100 200 400
Feet
COUNCIL DISTRICT:
7
ORDINANCE NUMBER
TRACKING NUMBER
WLD-25-09
EXHIBIT 2
PAGE 1 OF 1

**Legal Map**

| | | | |
|---|---|---|---|
| Date Submitted: 7/15/25 | COMPANION APPLICATION | E- | Application Number: WLD-25-09 |
| Date Filed: | | WLD- | Public Hearing: PC- |

# Application for Waiver of Minimum Distance Requirements for Liquor License Location

City of Jacksonville, Florida
Planning and Development Department

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7865.

| For Official Use Only | | | |
|---|---|---|---|
| Current Zoning District: CCG-1 | | Current Land Use Category: CGC | |
| Council District: 7 | | Planning District: 5 | |
| Previous Zoning Applications Filed (provide application numbers): none found | | | |
| Applicable Section of Ordinance Code: 656.805 (c) | | | |
| Notice of Violation(s): none found | | | |
| Neighborhood Associations: Open Volunteer, Murray Hill Preservation Association | | | |
| Overlay: none | | Total Companion | |
| Number of Signs to Post: 2 | Amount of Fee: $2654. | | Zoning Asst. Initials: CLR |

| PROPERTY INFORMATION | |
|---|---|
| 1. Complete Property Address: 947 Edgewood Ave, Jacksonville FL 32205 | 2. Real Estate Number: 061377-0000 |
| 3. Land Area (Acres): 34 | 4. Date Lot was Recorded: |
| 5. Property Located Between Streets: Post St. & College St. | 6. Utility Services Provider: City Water / City Sewer ☑ Well / Septic ☐ |
| 7. Waiver Sought: Reduce Required Minimum Distance between liquor license location and church or school from 500 feet to 365 feet. | |
| 8. In whose name will the Waiver be granted? Shepherds Marys LLC | |



PLANNING AND DEVELOPMENT DEPARTMENT
214 N. Hogan Street, Suite 300 Jacksonville, FL 32202 Phone: 904.255.7800 Fax: 904.255.7884 www.coj.net

| OWNER'S INFORMATION (please attach separate sheet if more than one owner) | |
|---|---|
| 9. Name:<br>Glocal Lee LLC | 10. E-mail: |
| 11. Address (including city, state, zip):<br>11250 NW 51 Terrace<br>Doral FL 33178 | 12. Preferred Telephone: |

| APPLICANT'S INFORMATION (if different from owner) | |
|---|---|
| 13. Name:<br>Skyyards Mays LLC | 14. E-mail:<br>brandon@brandonstarks.com |
| 15. Address (including city, state, zip):<br>c/o Brandon Starks PA<br>2144 Birch Park Ct E<br>Jacksonville FL 32246 | 16. Preferred Telephone:<br>(904) 217-6159 |

**CRITERIA**

Section 656.101(l), Ordinance Code, defines a waiver as "a relaxation of the Zoning Code minimum distance requirements for liquor license locations, pursuant to Section 656.805, Ordinance Code."

Section 656.133(a)1 through 5, Ordinance Code, provides that, with respect to action upon Applications for Waivers, the Planning Commission may grant a waiver for minimum distance requirements from a church or school for a liquor license location, if there exist one or more circumstances which negate the necessity for compliance with the distance requirements, included but not limited to the following:

i. *The commercial activity associated with the alcoholic beverage use is of a lesser intensity than the commercial activity associated with the alcoholic beverage use which previously existed; e.g., there has been a reduction in the number of seats or square footage, or type of license;*

ii. *The alcoholic beverage use is designed to be an integral part of a mixed planned unit development;*

iii. *The alcoholic beverage use is located within a shopping center with an aggregate gross leasable area of 50,000 square feet or more, inclusive of all outparcels, and meets the definition of a bona-fide restaurant as defined in Section 656.805(c);*

iv. *The alcoholic beverage use is not directly visible along the line of measurement defined in Section 656.806 and is physically separated from the church or school, thereby negating the distance requirement as a result of the extra travel time; or*

v. *There are other existing liquor license locations of a similar nature in the immediate vicinity of the proposed location; provided however, that no waiver shall be granted pursuant to this criterion if the proposed liquor license location is closer to the church or school than other existing locations.*

17. Given the above definition of a "waiver" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the waiver is being sought. Provide as much information as you can; you may attach a separate sheet if necessary. Please note that failure by the applicant to adequately substantiate the need for the request and to meet the criteria set forth may result in a denial.

See attached.

**ATTACHMENTS**

The following attachments must accompany each copy of the application.

- [x] Survey
- [x] Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
- [x] Property Ownership Affidavit (Exhibit A)
- [x] Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- [x] Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)
- [ ] Proof of property ownership – may be print-out of property appraiser record card if individual owner, http://apps.coj.net/pao_propertySearch/Basic/Search.aspx, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, http://search.sunbiz.org/Inquiry/CorporationSearch/ByName.



PLANNING AND DEVELOPMENT DEPARTMENT
214 N. Hogan Street, Suite 300 Jacksonville, FL 32202 Phone: 904.255.7800 Fax: 904.255.7884 www.coj.net

| FILING FEES<br>*Applications filed to correct existing zoning violations are subject to a double fee. | | |
|---|---|---|
| Base Fee<br>Non-residential Districts: $1,091.00 | Public Notices<br>$7.00 per Addressee | Advertisement<br>Billed directly to owner/agent |

## AUTHORIZATION

Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the Planning Commission. The owner and/or authorized agent must be present at the public hearing.

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

**I hereby certify that I have read and understand** the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

| Owner(s) | Applicant or Agent (if different than owner) |
|---|---|
| Print name: _____ | Print name: Jay Brown, Sheppards Mayo LLC |
| Signature: _____ | Signature: _____ |
| Owner(s) | *An agent authorization letter is required if the application is made by any person other than the property owner.* |
| Print name: _____ | |
| Signature: _____ | |

## SUBMITTAL

This application must be typed or printed in ink and submitted along with three (3) copies for a total of **four (4) applications**. Each application must include **all required attachments**.

Submit applications to:



PLANNING AND DEVELOPMENT DEPARTMENT
214 N. Hogan Street, Suite 300 Jacksonville, FL 32202 Phone: 904.255.7800 Fax: 904.255.7884 www.coj.net

Granting the exception requested in this application will not have an adverse effect on any of the elements of the City of Jacksonville 2030 Comprehensive Plan, will be compatible with the existing contiguous uses or zoning and general character of the area, will not have an adverse environmental impact, will not have a detrimental effect on the vehicular or pedestrian traffic or parking conditions (including creation of traffic inconsistent with health, safety, or the welfare of the community), will not have a detrimental effect on the future development of contiguous properties or the general area, will not result in the creation of objectionable or excess noise, lights, etc., will not overburden existing public services and facilities, and will allow sufficient access for public services such as fire, police, and rescue. Therefore, we request a grant of exemption allowing Shepards Marys LLC the authority to serve liquor to its restaurant patrons during regular business hours.

Granting an exception for Shepards Marys LLC will not adversely affect the uses or zoning of contiguous parcels or the area in general. Shepards Marys LLC operates a restaurant that is currently licensed to serve alcoholic beverages, including beer and wine, and is seeking an exception to zoning regulation to allow it to serve liquor at the same location. Additionally, the prior restaurant in the same space was licensed to sell liquor. Based on all of the foregoing factors Shepards Marys believes the addition of another restaurant licensed to serve liquor with its patrons' meals will not adversely affect the uses or zoning on contiguous parcels or the area in general, instead it will be harmonious with the overall character of the area.

There will be little to no environmental or vehicular or pedestrian traffic and parking impact from granting the requested exception. The building and area around it are already developed, including road infrastructure and parking. Granting this exception will not affect the traffic or parking requirements in this area of San Marco Blvd. because the restaurant is already open and serving patrons. This exception is requested solely to allow the business to provide better service to its clientele by providing additional products requested by their clientele.

Granting the requested exemption will not adversely affect future development. This exception does not change the character of the neighborhood. Instead, it provides an additional restaurant where the public can consume beverages containing liquor along with the already provided menu items. No additional development or infrastructure is necessary to allow the restaurant to provide the requested services, demonstrating the fact that this exception would not affect future development of the area in any adverse manner.

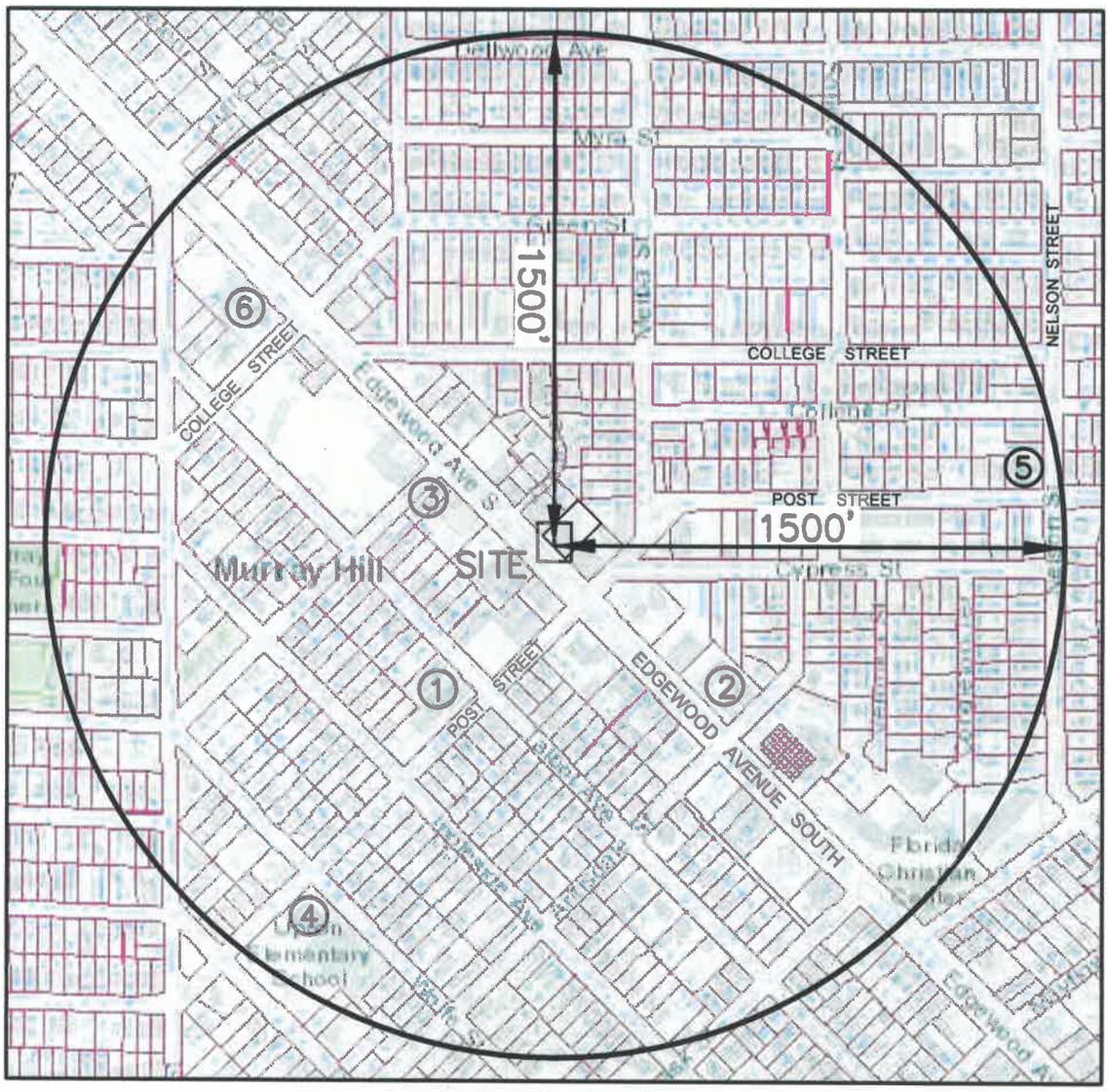
Additionally, granting this exception will not add any objectionable or excess noise, lights, etc. because the service of liquor is limited to hours when the already operating restaurant is open serving food. The location is in a commercial center surrounded by other restaurants and shopping activities. Serving liquor with dinner will not appreciably increase the type or amount of noise, lights, fumes, etc. in the general area of the restaurant.

This exception will not require any additional public services or facilities and will still allow access to fire, police, rescue, and other services. As previously mentioned, there is no additional

development necessary related to the granting of this exception. All current public services, including facilities, fire, rescue, and other services will still have the same access as prior to granting the exception.

# MAP OF

PART OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 26 EAST, MORE PARTICULARLY PART OF LOTS 13, 14, 15, AND 16, BLOCK 39, MURRAY HILL HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGES 86 AND 86A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.




## VICINITY MAP

SCALE: 1" = 500'

NOTES:

1. THIS IS A MAP ONLY.
2. THE PURPOSE OF THIS MAP IS TO SHOW THE LOCATION OF ANY CHURCHES, SCHOOLS OR ADULT ENTERTAINMENT FACILITIES WITHIN 1500 FEET OF THE SUBJECT SITE, OF WHICH THERE IS/ARE SIX (6).

SUBJECT SITE:
947 EDGEWOOD AVENUE SOUTH
JACKSONVILLE, FL 32205
R.E.#: 061377-0000

① MURRAY HILL PRESBYTERIAN CHURCH
940 TALBOT AVENUE,
JACKSONVILLE, FL 32205 – 480'±

② EDGEWOOD AVENUE CHRISTIAN CHURCH
1041 EDGEWOOD AVENUE SOUTH,
JACKSONVILLE, FL 32205 – 550'±

③ PEREZ MINISTRIES NATIONAL, INC (CHURCH)
902 EDGEWOOD AVENUE SOUTH,
JACKSONVILLE, FL 32205 – 365'±

④ MURRAY HILL CHURCH (CHRISTIAN CHURCH)
4300 POST STREET,
JACKSONVILLE, FL 32205 – 1,260'±

⑤ TRUE VINE MINISTRIES, INC.
936 NELSON STREET,
JACKSONVILLE, FL 32205 – 1,375'±

⑥ MURRAY HILL UNITED METHODIST CHURCH
4101 COLLEGE STREET,
JACKSONVILLE, FL 32205 – 1,365'±

CERTIFIED TO:
- SHEPARDS MARYS, LLC.

JASON D. BOATWRIGHT License Number 7292 STATE OF FLORIDA Professional Surveyor and Mapper

DATE: DECEMBER 4, 2024
SHEET 1 OF 1

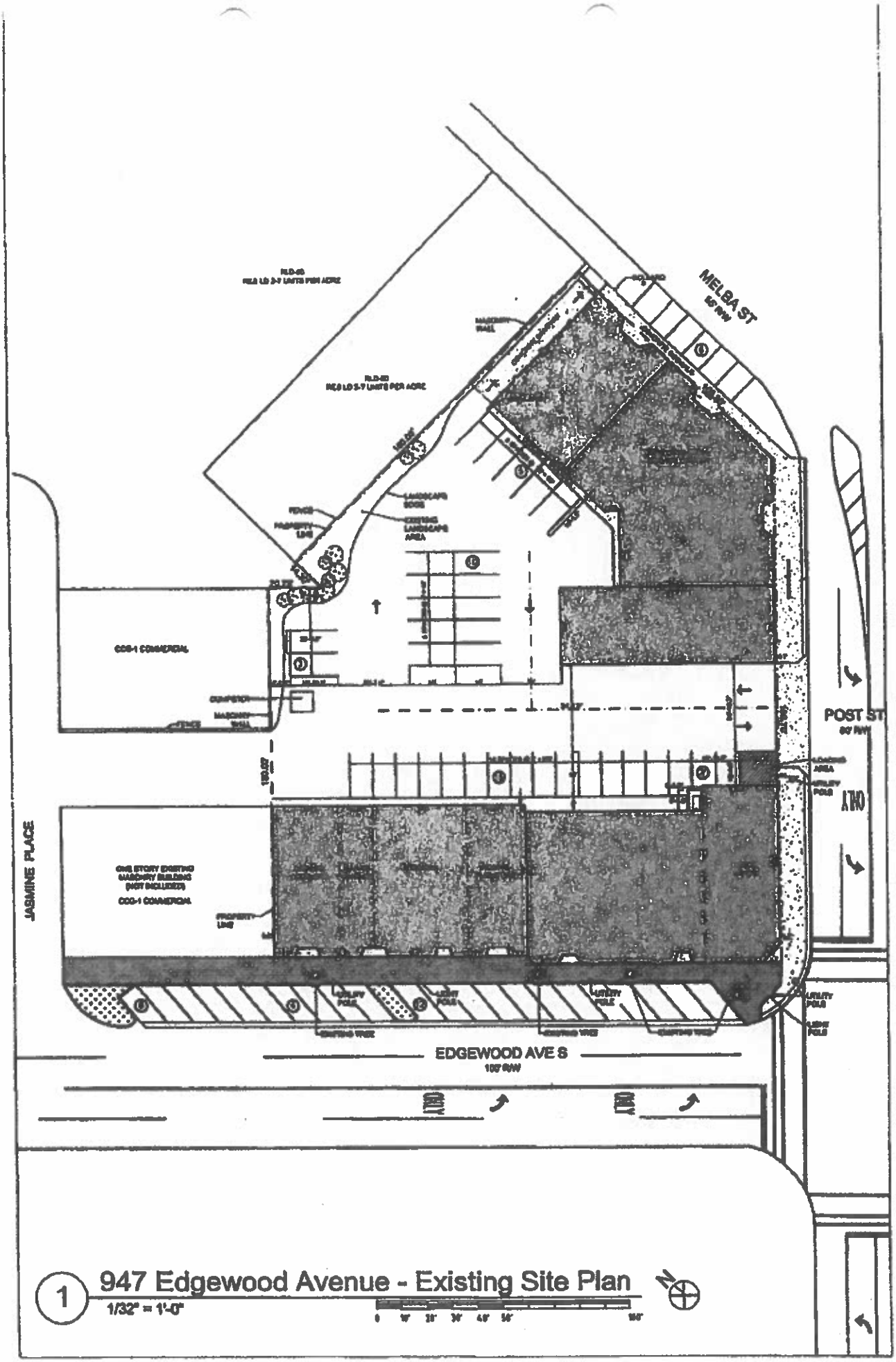
FILE: 2024-1468
DRAWN BY: ADT
SCALE: 1" = 500'

REVISED: SEPTEMBER 9, 2025


**JASON D. BOATWRIGHT, P.S.M.**
**FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292**
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."


**BOATWRIGHT LAND SURVEYORS, INC.**
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550




1 947 Edgewood Avenue - Existing Site Plan

1/32" = 1'-0"

City of Jacksonville
Planning & Development Department
214 N. Hogan Street, Suite 300
Jacksonville, Florida 32202

# AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
## Corporation/Partnership/Trust/Other Entity

Glocal Lee LLC
Owner Name

947 Edgewood Ave, Jacksonville FL 32205
Address(es) for Subject Property

061377-0000
Real Estate Parcel Number(s) for Subject Property

Shepards Marys LLC , Brandon A. Stanko, Esq., and Brandon Stanko PA
Appointed or Authorized Agent(s)

Zoning Exception and Companion Waiver of Liquor Distance Application
Type of Request(s)/Application(s)

**STATE OF** Florida
**COUNTY OF** Duval

BEFORE ME, the undersigned authority, this day personally appeared Maxwell Lee, hereinafter also referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the Managing Member of Glocal Lee LLC, a Florida limited liability company (the "Entity") that is the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above-noted request(s)/application(s) being made to the City of Jacksonville.*

2. Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.

3. That I, the undersigned, as an authorized representative of the Entity, have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on behalf of said Entity in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent the Entity, I attest that the application(s) is/are made in good faith.

4. Affiant further acknowledges that any change in ownership of the Subject Property and/or the designated agent(s) that occur prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require that a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.

5. I acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

**FURTHER AFFIANT SAYETH NAUGHT.**

Signature of Affiant

Maxwell Lee
Printed/Typed Name of Affiant

*** Affiant shall provide documentation illustrating that Affiant is an authorized representative of the entity-owner of the Subject Property. This may be shown through a corporate resolution, power of attorney, printout from Sunbiz.org, trust agreement, etc.**

**NOTARIAL CERTIFICATE**

Sworn to and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 24th day of July, 2025, by Maxwell Lee, as Mang. Member for Gyocal Lee, LLC., who is ☑ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced _____.

Notary Public Signature

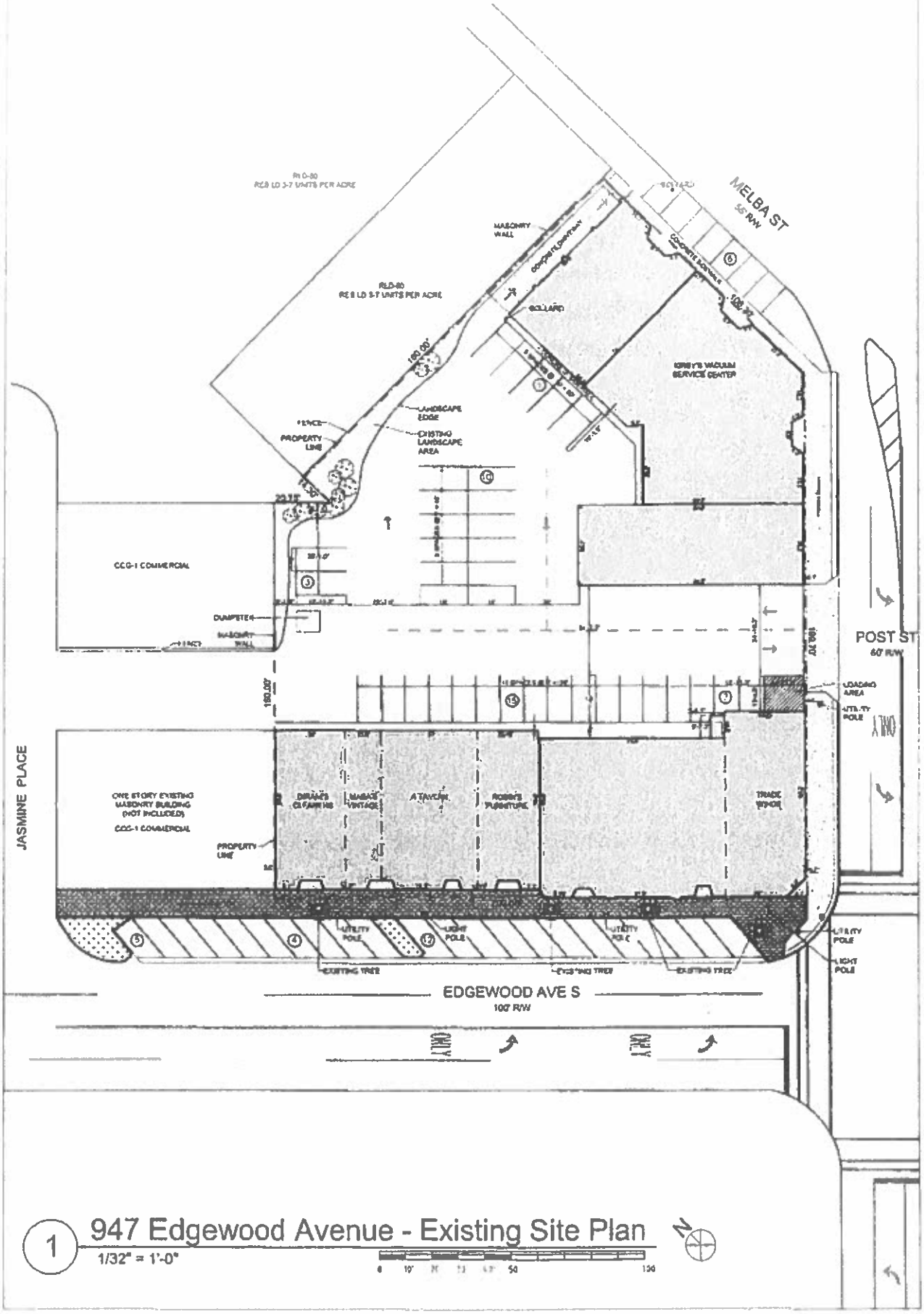
Brian Kinkade
Printed/Typed Name – Notary Public

My commission expires: 11/8/25

[NOTARY SEAL]
Notary Public State of Florida
Brian S Kinkade
My Commission
HH 196625
Exp. 11/8/2025

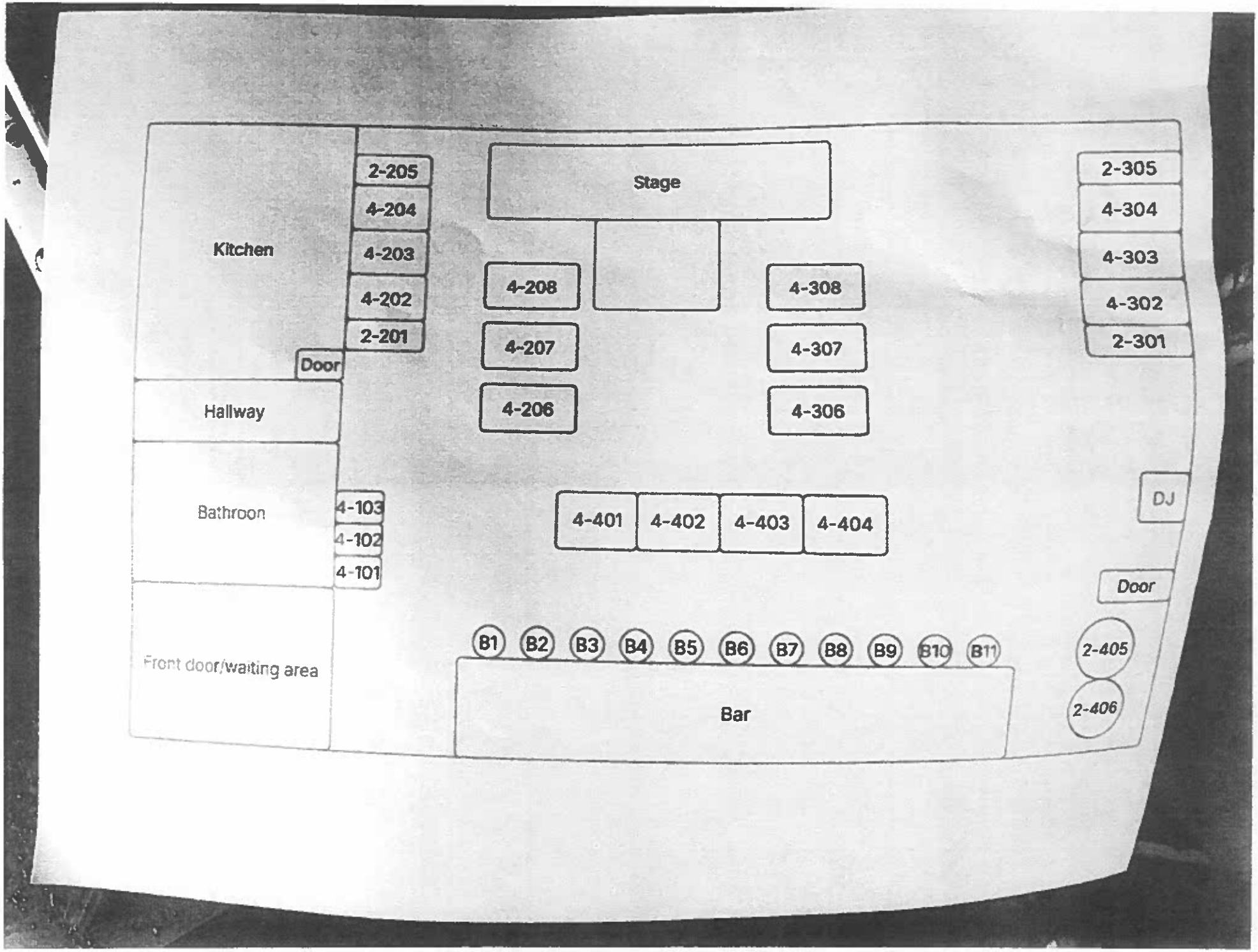
**NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.**

**PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE**




1 947 Edgewood Avenue - Existing Site Plan

1/32" = 1'-0"


Kitchen
2-205
4-204
4-203
4-202
2-201
Door
Hallway
Bathroon
4-103
4-102
4-101
Front door/waiting area
Stage
4-208
4-207
4-206
4-308
4-307
4-306
2-305
4-304
4-303
4-302
2-301
DJ
4-401
4-402
4-403
4-404
Door
B1
B2
B3
B4
B5
B6
B7
B8
B9
B10
B11
Bar
2-405
2-406

# Legal Description

Lots 15, 16, 17 and 18, Block 39, MURRAY HILL HEIGHTS, according to the plat thereof recorded in Plat Book 5, Pages 86 and 86A, Public Records of Duval County, Florida.

Note that this application is for the building designated as 947 S. Edgewood Avenue only and does not apply to the buildings designated 955 S. Edgewood Avenue or 4007 Post Street.

[redacted]

# Detail by Entity Name

Florida Limited Liability Company
GLOCAL LEE, LLC

**Filing Information**

| | |
|---|---|
| **Document Number** | L15000037196 |
| **FEI/EIN Number** | 47-3633041 |
| **Date Filed** | 02/27/2015 |
| **Effective Date** | 02/22/2015 |
| **State** | FL |
| **Status** | ACTIVE |
| **Last Event** | REINSTATEMENT |
| **Event Date Filed** | 01/12/2022 |

**Principal Address**

11280 NW 51 TERRACE
DORAL, FL 33178

Changed: 06/22/2020

**Mailing Address**

11280 NW 51 TERRACE
DORAL, FL 33178

Changed: 06/22/2020

**Registered Agent Name & Address**

Galustov, Boris
6144 GAZEBO PARK PL
103
Jacksonville, FL 32257

Name Changed: 05/02/2016

Address Changed: 05/02/2016

**Authorized Person(s) Detail**

**Name & Address**

Title MGR

Lee, Maxwell
11280 NW 51 TERRACE
DORAL, FL 33178

Title MGR

Ng, Wai Yin
9954 NW 29TH STREET
DORAL, FL 33172

Title MGR

Li, Tina
9954 NW 29TH STREET
DORAL, FL 33172

Title MGR

LEI, Wang
11280 NW 51ST TERRACE
DORAL, FL 33178

**Annual Reports**

| Report Year | Filed Date |
|---|---|
| 2023 | 04/30/2023 |
| 2024 | 04/30/2024 |
| 2025 | 04/29/2025 |

**Document Images**

| | |
|---|---|
| 04/29/2025 -- ANNUAL REPORT | View image in PDF format |
| 04/30/2024 -- ANNUAL REPORT | View image in PDF format |
| 04/30/2023 -- ANNUAL REPORT | View image in PDF format |
| 01/12/2022 -- REINSTATEMENT | View image in PDF format |
| 06/22/2020 -- ANNUAL REPORT | View image in PDF format |
| 03/04/2019 -- ANNUAL REPORT | View image in PDF format |
| 04/30/2018 -- ANNUAL REPORT | View image in PDF format |
| 04/27/2017 -- ANNUAL REPORT | View image in PDF format |
| 05/02/2016 -- ANNUAL REPORT | View image in PDF format |
| 02/27/2015 -- Florida Limited Liability | View image in PDF format |

Florida Department of State, Division of Corporations

companion E-25-31
WLD-25-09

Jim Overton
Duval County
Date/Time: 08/12/2025 02:50PM
Drawer: P06
Clerk: IMB
Transaction: 7700538

Item
CR Processing
CR782088
GLOCAL LEE LLC /
SHEPARD MARYS LLC
947 EDGEWOOD AV
JACKSONVILLE, FL
32205
Total

Paid
$2,654.00

$2,654.00

Receipt: 272-20480057-01B

Total Credited
Check
Chk#9999:
Balance

$2,654.00
$2,654.00

$0.00

Paid By: SHEPARD MARYS LLC

County, City Of Jacksonville
Overton , Tax Collector
231 E. Forsyth Street
Jacksonville, FL 32202

neral Collection Receipt

Date: 7/16/2025
Email: CRule@coj.net

AL LEE LLC / SHEPARD MARYS LLC
EDGEWOOD AV JACKSONVILLE, FL 32205
OMPANION APPLICATION FOR ZONING EXCEPTION AND WAIVER OF
ANCE

| ctivity | Interfund | Future | Debit Amount | Credit Amount |
|---|---|---|---|---|
| 00000 | 00000 | 0000000 | 2654.00 | 0.00 |
| 00000 | 00000 | 0000000 | 0.00 | 2654.00 |

**Total Due: $2,654.00**

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

Account No: CR782088
REZONING/VARIANCE/EXCEPTION

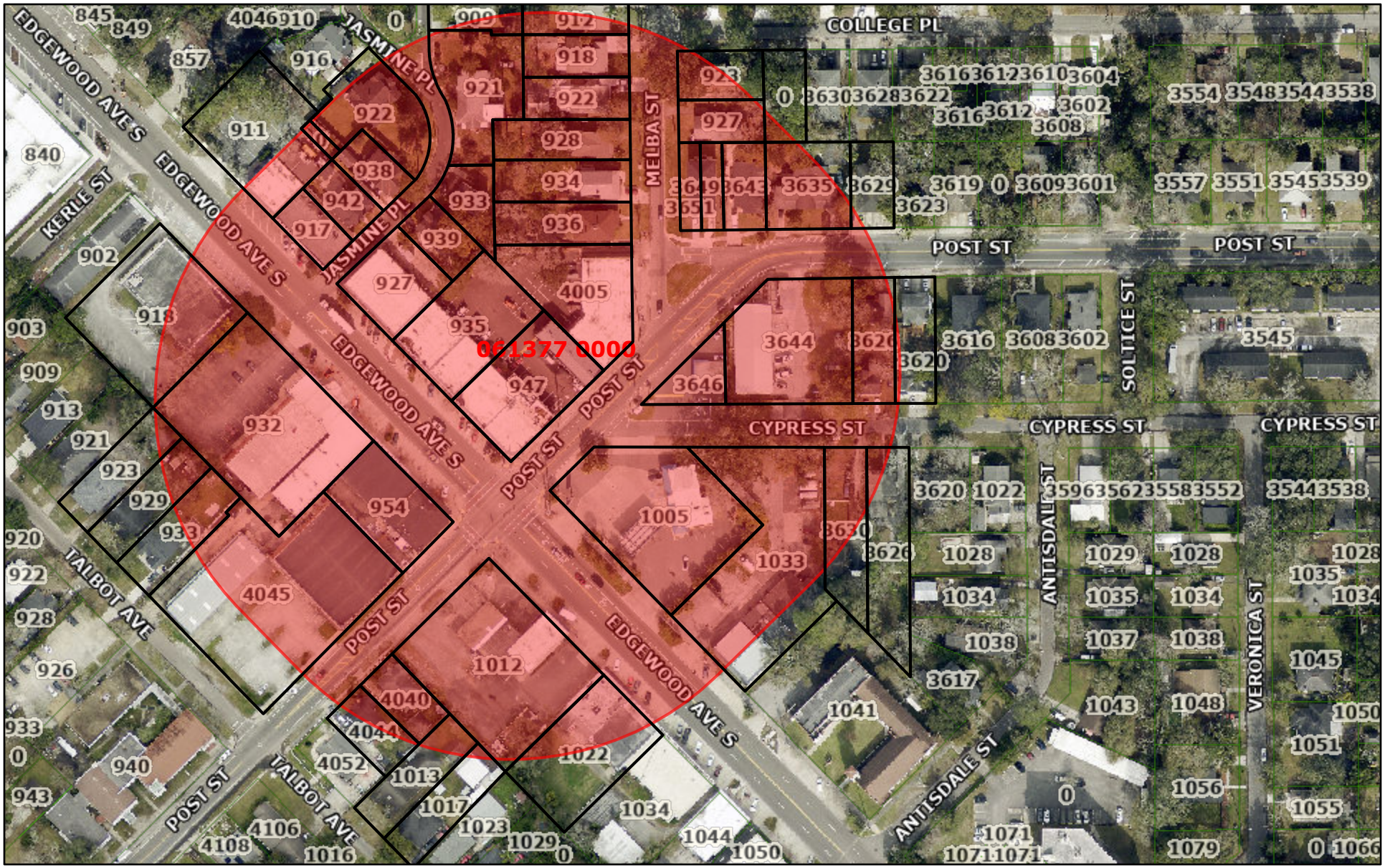
Date: 7/16/2025

Name: GLOCAL LEE LLC / SHEPARD MARYS LLC
Address: 947 EDGEWOOD AV JACKSONVILLE, FL 32205
Description: COMPANION APPLICATION FOR ZONING EXCEPTION AND WAIVER OF LIQUOR DISTANCE

**Total Due: $2,654.00**

| RE | LNAME | LNAME2 | MAIL_ADDR1 | MAIL_ADDR2 | MAIL_ADDR3 | MAIL_CITY | MAIL_STATE | MAIL_ZIP |
|---|---|---|---|---|---|---|---|---|
| 061355 0000 | ANDERSON CANDICE ELAINE | | 923 MELBA ST | | | JACKSONVILLE | FL | 32205-5928 |
| 061356 0010 | AVERY ANTIONE | | 3649 POST ST | | | JACKSONVILLE | FL | 32205 |
| 061824 0000 | BISHOP BONNIE F ESTATE | | 633 RADNOR LN | | | JACKSONVILLE | FL | 32221 |
| 061381 0000 | BOUTWELL JOHN T | | 918 MELBA ST | | | JACKSONVILLE | FL | 32205-5929 |
| 061346 0000 | CANELOS WILLIAM J | | PO BOX 37427 | | | JACKSONVILLE | FL | 32236-7427 |
| 061681 0000 | CHIN DANIEL | | 4040 POST ST | | | JACKSONVILLE | FL | 32205 |
| 061816 0000 | CITY OF JACKSONVILLE | | C/O CITY REAL ESTATE DIV | 214 N HOGAN ST 10TH FL | | JACKSONVILLE | FL | 32202 |
| 061669 0000 | COMMUNITY FIRST CREDIT UNION OF FLORIDA | | 637 N LEE ST | | | JACKSONVILLE | FL | 32204-1141 |
| 061408 0000 | DEAN LARRY | | P O BOX 48070 | | | JACKSONVILLE | FL | 32247 |
| 079082 0000 | DRURY JAMES MARTIN | | 3630 CYPRESS ST | | | JACKSONVILLE | FL | 32205-5925 |
| 061394 0000 | DUVAL ROYAL INVESTMENTS INC | | 1 SLEIMAN PKWY STE 240 | | | JACKSONVILLE | FL | 32216-8046 |
| 061821 0000 | EDGEWOOD & POST LLC | | 3800 ORTEGA BLVD | | | JACKSONVILLE | FL | 32210 |
| 061373 0100 | EDGEWOOD 911 LLC | | 911 EDGEWOOD AVE S | | | JACKSONVILLE | FL | 32205 |
| 061820 0000 | FIRST COAST A A ENTERPRISES | | PO BOX 380006 | | | JACKSONVILLE | FL | 32205-0506 |
| 061377 0000 | GLOCAL LEE LLC | | 1630 LARUE AVE | | | JACKSONVILLE | FL | 32207 |
| 061354 0500 | GUTHRIE TRUST | | 118 OLEANDER ST | | | NEPTUNE BEACH | FL | 32266 |
| 079081 0000 | HART SAVANNAH MANNING ET AL | | 3626 CYPRESS ST | | | JACKSONVILLE | FL | 32205 |
| 061384 0000 | HASSAN AZIZ H | | 912 MELBA ST | | | JACKSONVILLE | FL | 32205-5929 |
| 061348 0000 | HOLISTIC TEST & BALANCE INC | | 3644 POST ST | | | JACKSONVILLE | FL | 32205 |
| 061670 0000 | JUN CHONG HUI ET AL | | 2143 SHENLEY PARK LN | | | DULUTH | GA | 30097 |
| 061825 0000 | LANIER D TONEY | | 1596 LANCASTER TERRACE UNIT 8B | | | JACKSONVILLE | FL | 32204 |
| 061391 0000 | LEFTWICH PATRICIA M | | 928 MELBA ST | | | JACKSONVILLE | FL | 32205-5929 |
| 061413 0000 | LEHIGH GAS WHOLESALE SERVICES INC | | 600 W HAMILTON STE 500 | | | ALLENTOWN | PA | 18101 |
| 061379 0000 | MORALES CARLOS | | 936 MELBA ST | | | JACKSONVILLE | FL | 32205-5929 |
| 061380 0005 | MURILLO FAMILY TRUST | | 934 MELBA ST | | | JACKSONVILLE | FL | 32205 |
| 061358 0000 | NADDAF DAOUD R ET AL | | 5030 SPRING PARK RD | | | JACKSONVILLE | FL | 32207 |
| 061683 0000 | NARAIN COURTNEY | | 4044 POST ST | | | JACKSONVILLE | FL | 32205 |
| 061349 0000 | NETTLES JOHNNY D | | 10098 PLANK LA | | | JACKSONVILLE | FL | 32220 |
| 061411 0010 | OXBOW JAX LLC | | 8650 OLD KINGS RD S STE 12 | | | JACKSONVILLE | FL | 32217 |
| 061347 0000 | PATTEE WILLIAM E SR | | 3626 POST ST | | | JACKSONVILLE | FL | 32205-5933 |
| 061396 0000 | PICCIOTTI DARIO LOUIS | | 938 JASMINE PL | | | JACKSONVILLE | FL | 32205 |
| 061405 0000 | REESE DIANE | | 4538 COLLEGE ST | | | JACKSONVILLE | FL | 32205 |
| 061680 0000 | RUST HENRY F | | 1013 TALBOT AVE | | | JACKSONVILLE | FL | 32205-5310 |
| 061392 0000 | SALMON DONALD E | | 922 MELBA ST | | | JACKSONVILLE | FL | 32205-5929 |
| 061679 0000 | SERRANO FABIAN ALEJANDRO | | 720 GRAYDON AVE | APT#1 | | NORFOLK | VA | 25507 |
| 061357 0000 | SIMPSON NICHOLAS BLAKE | | 3643 POST ST | | | JACKSONVILLE | FL | 32205-5932 |
| 061405 0005 | SKENES IVAN E | | 933 JASMINE PL | | | JACKSONVILLE | FL | 32205 |
| 061356 0000 | SPENGLER FAYE B | | 927 MELBA ST | | | JACKSONVILLE | FL | 32205-5928 |
| 061356 0005 | STAPLETON LINDSAY KATHRYN | | 3651 POST ST | | | JACKSONVILLE | FL | 32205 |
| 061404 0000 | STOUT MICHAEL BOYD | | 909 JASMINE PL | | | JACKSONVILLE | FL | 32205 |
| 061397 0010 | STURGILL RONALD L | | 922 JASMINE PL | | | JACKSONVILLE | FL | 32205-5927 |
| 061822 0000 | THE DISTRICT CHURCH INC | | 1650- 302 MARGARET ST # 126 | | | JACKSONVILLE | FL | 32204 |
| 061395 0000 | THORENFELDT PRADIENASTI | | 3527 MT DIABLO BLVD #301 | | | LAFAYETTE | CA | 94549 |
| 061823 0000 | WEST CAITLYN E | | 933 TALBOT AVE | | | JACKSONVILLE | FL | 32205 |
| | Murray Hill Presbyterian Church | | 940 Talbot Avenue | | | JACKSONVILLE | FL | 32205 |
| | Edgewood Avenue Christian Church | | 1041 Edgewood Avenue South | | | JACKSONVILLE | FL | 32205 |
| | Perez Ministries National, Inc | | 904 Edgewood Avenue South | | | JACKSONVILLE | FL | 32205 |

# Land Development Review




September 15, 2025

Parcels

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

| | | | | | |
|---|---|---|---|---|---|
| Murrary Hill Church | | 4300 Post Street | JACKSONVILLE | FL | 32205 |
| True Vine Ministries, Inc | | 936 Nelson Street | JACKSONVILLE | FL | 32205 |
| Murray Hill United Methodist Church | | 4101 College Street | JACKSONVILLE | FL | 32205 |
| MURRAY HILL PRESERVATION ASSN | GREG BEERE | 4630 DELTA AVE | JACKSONVILLE | FL | 32205 |
| NORTHWEST | VICTOR COLEMAN | 2118 18TH ST W | JACKSONVILLE | FL | 32209 |
| OPEN VOLUNTEER | RANDALL JACKSON | 5807 GILCHRIST OAKS CT | JACKSONVILLE | FL | 32219 |

# Minor Modifications and Administrative Deviation Appeals

# MM-25-09

**MM-25-09**
**AWH**

**REPORT OF THE PLANNING DEPARTMENT FOR**

**APPLICATION FOR MINOR MODIFICATION (MM-25-09) TO A**

**PLANNED UNIT DEVELOPMENT FOR ORDINANCE 2005-0117-E**

**OCTOBER 9, 2025**

The Planning Department hereby forwards to the Planning Commission its comments and recommendation regarding Application for Minor Modification to a Planned Unit Development **MM-2025-09**.

| | |
|---|---|
| ***Location:*** | 14000 Citicards Way; between Interstate-95 (I-95) and SR-9B. |
| ***Real Estate Number(s):*** | 168126-2610, 168126-2810 |
| ***Modification Requested:*** | 1. Update Site Plan and increase the maximum multi-family residential development allowed by a land use conversion in the land use minimums and maximums conversion table<br>2. Amend the minimum parking requirements to two (2.0) spaces per townhome unit (with all garage spaces and entrance driveway areas counted towards the minimum space requirements); and 1.4 spaces per apartment unit, as further described in the Minor Modification written description |
| ***Current Zoning District:*** | Planned Unit Development (PUD 2005-0117-E) |
| ***Current Land Use Category:*** | Multi-Use (MU) |
| ***Planning District:*** | Southeast, District 3 |
| ***Applicant/Agent:*** | Ray Spofford<br>England-Thims & Miller, Inc<br>14775 Old St Augustine Road<br>Jacksonville, FL 32258 |
| ***Owner:*** | Jax LC Owner 2, LLC and Jax LC Owner 3, LLC<br>Chris Wideman<br>14000 Citicards Way<br>Jacksonville, Florida 32258 |
| ***Staff Recommendation:*** | **APPROVE** |

## GENERAL INFORMATION

Application for Minor Modification to a Planned Unit Development (PUD 2005-0117) **MM-25-09** seeks to modify the existing Flagler Center PUD to increase the maximum multi-family residential development allowed by a land use conversion in the land use minimums and maximums conversion table. There is no proposed change to the amount of development.

The allowed amounts of the various land uses and the phasing is governed by the Flagler Center DRI Development Order, as amended. A companion DRI Development Order Amendment application to the Flagler Center DRI has been approved (2025-0497) and this PUD minor modification application is consistent with the DRI-approved increase in the maximum multi-family residential development allowed by the land use minimums and maximums conversion table.

This minor modification includes a revision to Section 2 of the PUD written description to incorporate changes to the current allowed uses based on land use conversions made to date and the proposed change to the land use conversion minimums and maximums table.

This modification also requests to amend the minimum parking requirements to two (2.0) spaces per townhome unit (with all garage spaces and entrance driveway areas counted towards the minimum space requirements); and 1.4 spaces per apartment unit, as further described in the Minor Modification written description

This modification request is a sister application to previously approved application MM-25-03, which was approved permitting residential uses within the remainder of Parcel 45, changing it from Office/Commercial/Hotel (OCH) to Office/Commercial/Residential/Hotel (OCRH) of the PUD.

The parcel extends over two PUDs. The northern portion (PUD 2005-0117/2013-308) allows CCG-1, IBP and multi-family residential uses. The southern portion (PUD 2003-595) allows office, commercial and hotel uses but not residential uses. The intent is to allow multi-family over the entire parcel.

## COMMENTS

Staff reviewed the application for the minor modification and for compliance with the following criteria:

*(1) That there is no change in the approved land permitted use(s), including the amount and general location thereof and no movement or relocation of specific uses on or along the perimeter of the site, no increase in the number of dwelling units or amount of nonresidential floor area, or any associated characteristics of any use.*

There is no change to the approved land uses. The Flagler Center PUD permits multifamily uses. This application would permit the owner to convert uses within these parcels, as well as within the PUD.. A companion DRI Development Order Amendment application to the Flagler Center DRI

has been approved (2025-0497) and this PUD minor modification application is consistent with the DRI-approved increase in the maximum multi-family residential development allowed by the land use minimums and maximums conversion table.

The Gran Park at Bayard/Flagler Center DRI is located in the MU land use category; the Multi-Use land use category allows for all of the approved uses of the DRI pursuant to Policy 4.3.2 of the Future Land Use Element of the 2045 Comprehensive Plan. The proposed residential use is an allowed use of the DRI and therefore, is an allowed use of the MU land use category.

*(2) Driveways and/or streets do not significantly alter the general distribution of traffic or modify the public or private rights therein. Any changes to the traffic or pedestrian circulation pattern resulting from the proposed changes in the application for minor modification to the Planned Unit Development must maintain the external compatibility requirements of Section 656.341(d). If the locations of entrances or driveways to the Planned Unit Development were the subject of staff recommendations, or were modified by submission of a revised site plan or revised written description at the time of adoption of the Planned Unit Development or any major modification thereof, no change in such locations shall be allowed by minor modification.*

Existing roadways and driveway location will not change and the general distribution of traffic has not been significantly altered.

*(3) There is no change to any condition(s) set forth by the City Council in the ordinance, which approved the Planned Unit Development district.*

There are no conditions of the ordinance set forth by the City Council.

*(4) That a compatible relationship between land uses within the Planned Unit Development and with land uses adjoining the Planned Unit Development district are maintained with the proposed changes in the application for minor modification to the Planned Unit Development, through the use of buffers, fencing and other landscaping requirements. External compatibility requirements of Section 656.341(d) must be maintained. If the location, width, height, material or other similar characteristics of any perimeter boundary buffers, fencing, screening or setbacks were the subject of staff recommendations, or were modified by submission of a revised site plan or revised written description at the time of adoption of the Planned Unit Development or any major modification thereof, no change in such locations shall be allowed by minor modification.*

Per the submitted site plan, the applicant will be providing sufficient buffering and landscaping along the property boundaries that abut neighboring properties, therefore, external compatibility of the PUD will be maintained.

*(5) That a compatible relationship between land uses within the Planned Unit Development and with land uses adjoining the Planned Unit Development district are maintained with the proposed changes in the application for minor modification to the Planned Unit Development, through the use of lot sizes and height of structures along the perimeter*

*boundaries of the Planned United Development. External compatibility requirements of Section 656.341(d) must be maintained. If the lot sizes or height of any perimeter boundary buffers were the subject of staff recommendations, or were modified by submission of a revised site plan or revised written description at the time of adoption of the Planned Unit Development or any major modification thereof, no change in such locations shall be allowed by minor modification.*

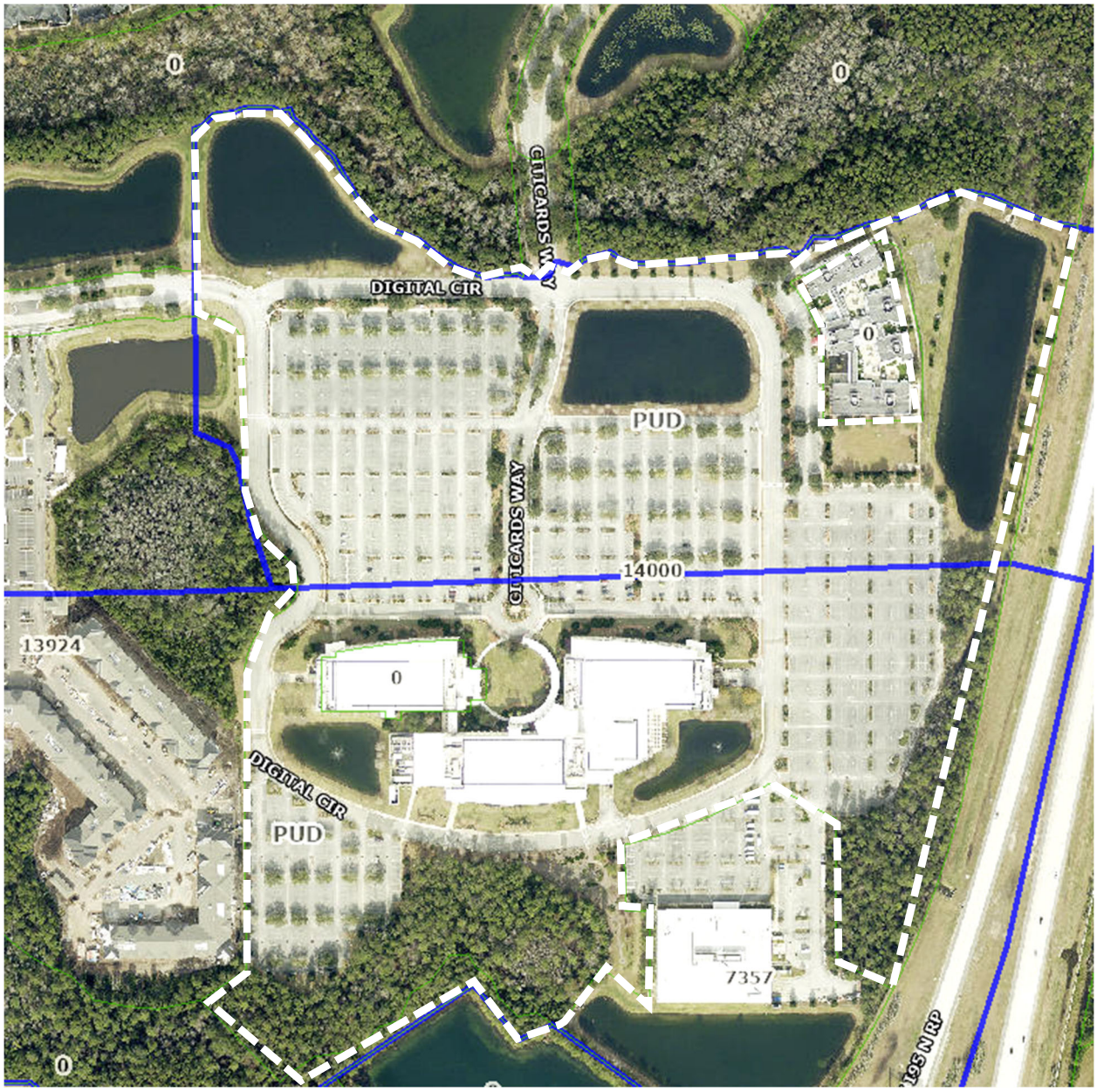
There are no changes to any perimeter lot sizes or building heights, therefore external compatibility is maintained in the PUD.

## SUPPLEMENTARY INFORMATION

It should be noted that upon visual inspection of the subject property on September 30, 2025, the required Notice of Public Hearing sign(s) were posted.

## RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Minor Modification to a Planned Unit Development **MM-2025-09** be **APPROVED.**

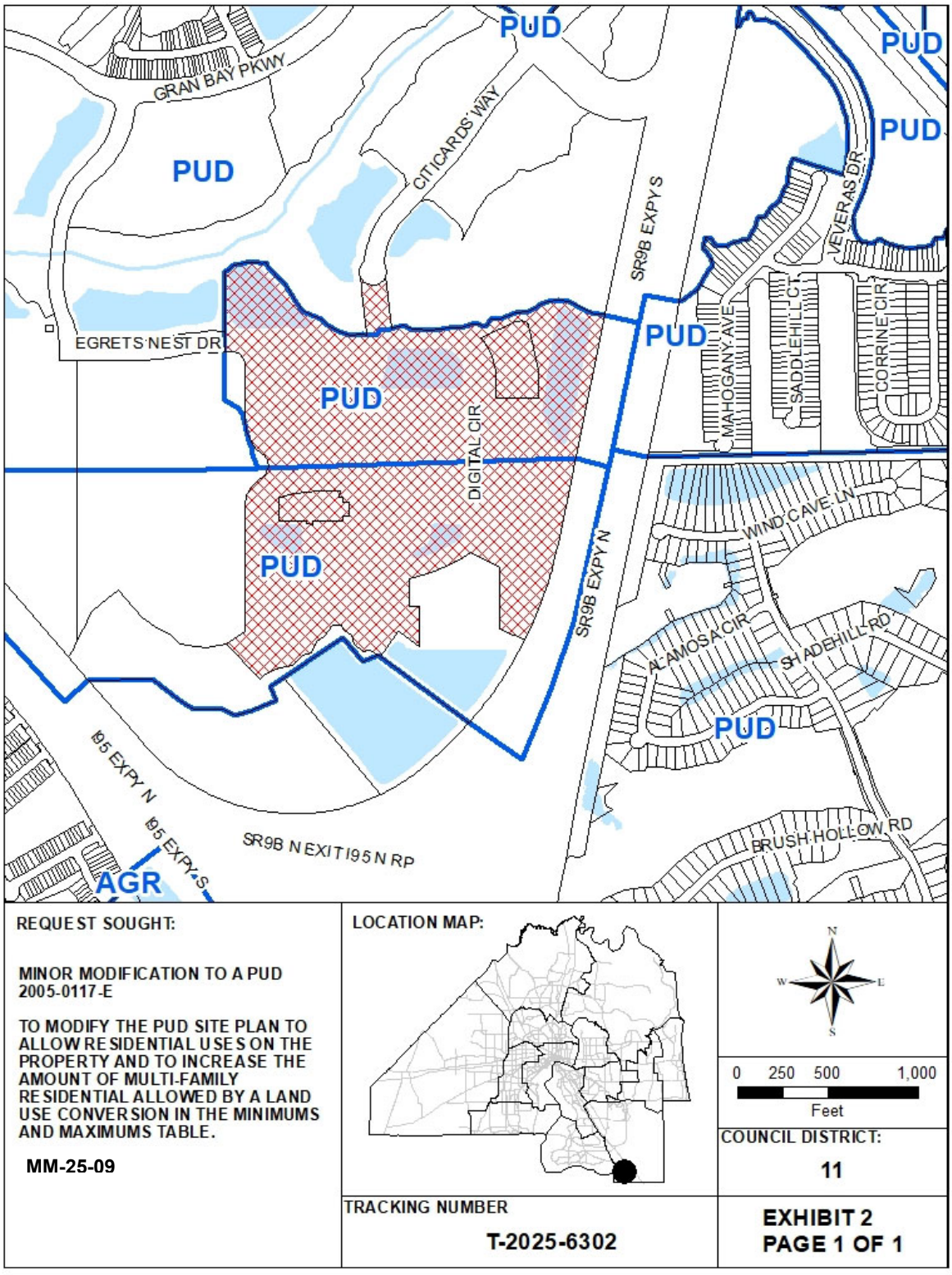



**Aerial view of the subject property, facing north.**

**Facing southwest into the subject property.**

**Facing south into the subject property.**

**Facing south into the subject property.**


PUD
GRAN BAY PKWY
CITICARDS WAY
SR9B EXPY S
VEVERAS DR
EGRETS NEST DR
MAHOGANY AVE
SADDLEHILL CT
CORRINE CIR
DIGITAL CIR
WIND CAVE LN
SR9B EXPY N
ALAMOSA CIR
SHADEHILL RD
BRUSH HOLLOW RD
I95 EXPY N
I95 EXPY S
SR9B N EXIT I95 N RP
AGR
REQUEST SOUGHT:
MINOR MODIFICATION TO A PUD 2005-0117-E
TO MODIFY THE PUD SITE PLAN TO ALLOW RESIDENTIAL USES ON THE PROPERTY AND TO INCREASE THE AMOUNT OF MULTI-FAMILY RESIDENTIAL ALLOWED BY A LAND USE CONVERSION IN THE MINIMUMS AND MAXIMUMS TABLE.
MM-25-09
LOCATION MAP:
N
W
E
S
0 250 500 1,000
Feet
COUNCIL DISTRICT:
11
TRACKING NUMBER
T-2025-6302
EXHIBIT 2
PAGE 1 OF 1

**Legal Map**

# Application For Minor Modification To A PUD

## Planning and Development Department Info

**Application Number** MM-25-09 **Staff Sign-Off/Date** AH / 09/19/2025
**Current Land Use Category** MU
**Planning Commision Hearing Date** 10/09/2025
**Neighborhood Association** N/A

## Application Info

| | | | |
|---|---|---|---|
| **PUD# To Modify** | 2005-0117-E | | |
| **Tracking #** | 6302 | **Application Status** | PENDING |
| **Date Started** | 05/23/2025 | **Date Submitted** | 06/03/2025 |

## General Information On Applicant

**Last Name** SPOFFORD
**First Name** RAY
**Middle Name**
**Company Name** ENGLAND-THIMS & MILLER, INC.
**Mailing Address** 14775 OLD ST. AUGUSTINE ROAD
**City** JACKSONVILLE
**State** FL
**Zip Code** 32258
**Phone** 9042653189
**Fax** 9046469485
**Email** SPOFFORDR@ETMINC.COM

## General Information On Owner(s)

☐ **Check to fill first Owner with Applicant Info**

**Last Name** WIDEMAN
**First Name** CHRIS
**Middle Name**
**Company/Trust Name** JAX LC OWNER 2, LLC AND JAX LC OWNER 3, LLC
**Mailing Address** 14000 CITICARDS WAY
**City** JACKSONVILLE
**State** FL
**Zip Code** 32258
**Phone**
**Fax**
**Email** CW@WIDEMANLLC.COM

## Property Information

**Previous Application For Minor Modification Filed Concerning The PUD?** ☐
**If Yes, State Application No(s)**

| Map | RE# | Council District | Planning District |
|---|---|---|---|
| Map | 168126 2810 | 11 | 3 |
| Map | 168126 2610 | 11 | 3 |

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

## Minor Modification Requested

THE PROPOSED CHANGES ARE TO MODIFY THE PUD SITE PLAN TO ALLOW RESIDENTIAL USES ON THE PROPERTY AND TO INCREASE THE AMOUNT OF MULTI-FAMILY RESIDENTIAL

ALLOWED BY A LAND USE CONVERSION IN THE MINIMUMS AND MAXIMUMS TABLE.

## Location Of Property

**General Location**

NORTH OF THE I-95 AND SR 9B INTERCHANGE

| House # | Street Name, Type and Direction | Zip Code |
|---|---|---|
| 14000 | CITICARDS WAY | 32258 |

**Between Streets**

I-95 **and** SR 9B

## Required Attachments

The following items must be attached to application. All pages of the application must be on 8½" X 11" paper.

- [ ] Letter of authorization for agent to make application (required if request from someone other than owner).
- [x] Legal description, including real estate number(s) of the subject property. May either be lot and block or metes and bounds.
- [x] Adopted ordinance from original PUD Application.
- [x] Written description indicating the reason for the modification request, the changes in the PUD application, and supporting data.
- [x] Original and revised site plans.

## Other Attachments

| | Description |
|---|---|
| ☑ | PROPOSED COMBINED PARCEL MAP |

## Criteria

Pursuant to Section 656.341 (f)(2) Zoning Code, the City Council may approve changes in the plans which comply with the following criteria:

(i) That there is no change in the approved land permitted use(s), including the amount and general location thereof and no movement or relocation of specific uses on or along the perimeter of the site, no increase in the number of dwelling units or amount of nonresidential floor area, or any associated characteristics of any use.

THERE IS NO CHANGE IN THE AMOUNT OR A SUBSTANTIAL CHANGE IN THE LOCATION OF PERMITTED USES.

(ii) Driveways and/or streets do not significantly alter the general distribution of traffic or modify the public or private rights therein. Any changes to the traffic or pedestrian circulation pattern resulting from the proposed changes in the application for minor modification to the Planned Unit Development must maintain the external compatibility requirements of Section 656.341(d). If the locations of entrances or driveways to the Planned Unit Development were the subject of staff recommendations, or were modified by submission of a revised site plan or revised written description at the time of adoption of the Planned Unit Development or any major modification thereof, no change in such locations shall be allowed by minor modification.

THERE IS NO CHANGE TO THE INTERNAL TRAFFIC CIRCULATION SYSTEM AND NO ADDITIONAL EXTERNAL DRIVEWAY CONNECTIONS AS PART OF THIS PROPOSED CHANGE.

(iii) There is no change to any condition(s) set forth by the City Council in the ordinance which approved the Planned Unit Development district.

THERE IS NO CHANGE TO ANY CONDITION SET FORTH IN AN ADOPTED ORDINANCE.

(iv) That a compatible relationship between land uses within the Planned Unit Development and with land uses adjoining the Planned Unit Development district are maintained with the proposed changes in the application for minor modification to the Planned Unit Development, through the use of buffers, fencing and other landscaping requirements. External compatibility requirements of Section 656.341(d) must be maintained. If the location, width, height, material or other similar characteristics of any perimeter boundary

buffers, fencing, screening or setbacks were the subject of staff recommendations, or were modified by submission of a revised site plan or revised written description at the time of adoption of the Planned Unit Development or any major modification thereof, no change in such locations shall be allowed by minor modification.

THE PROPOSED CHANGE WILL BE COMPATIBLE WITH THE EXISTING AND PERMITTED USES WITHIN AND SURROUNDING THE PROPERTY. THE FLAGLER CENTER PUD HAS DEVELOPED AS A MIXED-USE COMMUNITY WITH A WIDE RANGE OF PERMITTED USES.

(v) That a compatible relationship between land uses within the Planned Unit Development and with land uses adjoining the Planned Unit Development district are maintained with the proposed changes in the application for minor modification to the Planned Unit Development, through the use of lot sizes and height of structures along the perimeter boundaries of the Planned United Development. External compatibility requirements of Section 656.341(d) must be maintained. If the lot sizes or height of any perimeter boundary buffers were the subject of staff recommendations, or were modified by submission of a revised site plan or revised written description at the time of adoption of the Planned Unit Development or any major modification thereof, no change in such locations shall be allowed by minor modification.

THERE WILL BE A COMPATIBLE RELATIONSHIP BETWEEN THE LAND USES WITHIN THE PUD AND THE ADJOINING USES SURROUNDING THE PROPERTY. THE PROPERTY IS SURROUNDED BY OTHER MULTI-FAMILY DEVELOPMENT AND THE MAJOR ROADWAY NETWORK.

## Public Hearings

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 HAVE READ AND UNDERSTAND the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge. I HEREBY APPLY FOR A MINOR MODIFICATION TO A PLANNED UNIT DEVLOPMENT, AS REQUESTED.

☑ Agreed to and submitted

## Filing Fee Information

**1) Base Fee:** $1,338.00

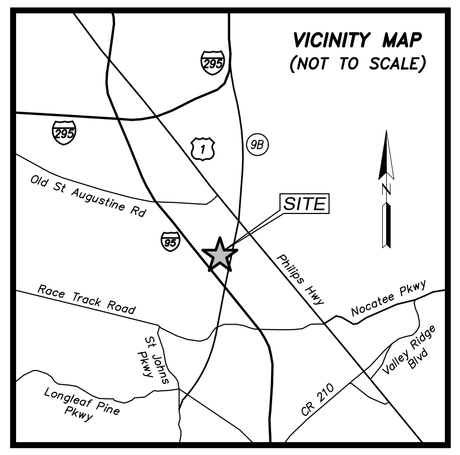
**2) Plus Notification Costs Per Addressee**

**9 Notifications @ $7.00/each:** $63.00

**3) Total Application Cost:** $1,401.00

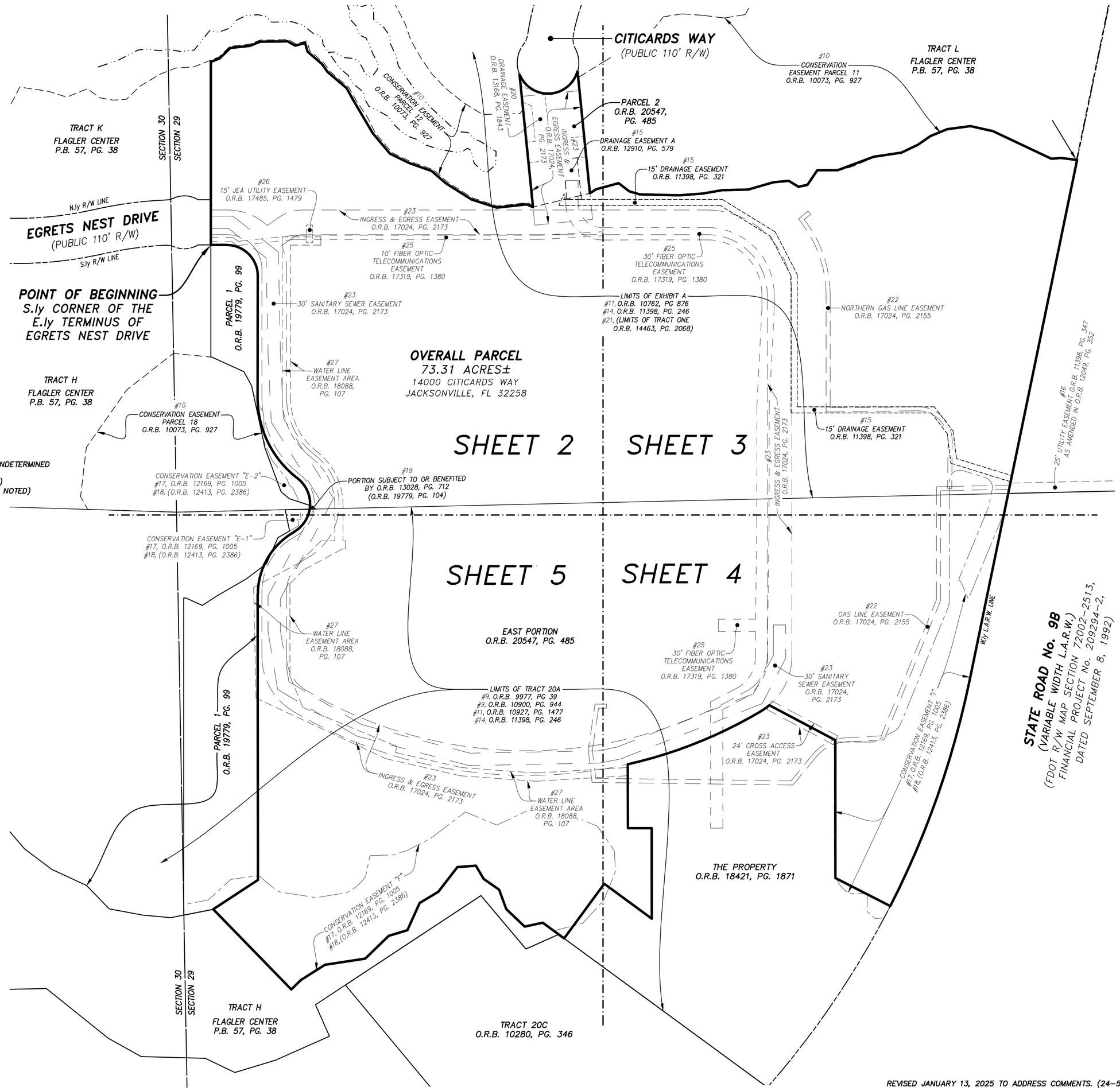
# ALTA/NSPS LAND TITLE SURVEY

A PORTION OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF TRACT H, AS DEPICTED ON FLAGLER CENTER, AS RECORDED IN PLAT BOOK 57, PAGE 38, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING ALL OF PARCEL 2 AND A PORTION OF EAST PORTION, BOTH AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 20547, PAGE 485, OF SAID CURRENT PUBLIC RECORDS.




**LEGEND:**

| | |
|---|---|
| P.B. | PLAT BOOK |
| O.R.B. | OFFICIAL RECORDS BOOK |
| PG. | PAGE |
| R/W | RIGHT OF WAY |
| L.A.R.W. | LIMITED ACCESS RIGHT OF WAY |
| RE No. | REAL ESTATE NUMBER |
| (C) | CALCULATED DATA |
| (R) | DATA OF RECORD |
| (M) | FIELD MEASURED DATA |
| (BT) | BUILDING TIE |
| (FT) | FENCE TIE |
| ID | IDENTIFICATION |
| LB | LICENSED BUSINESS |
| FND | FOUND |
| CM | CONCRETE MONUMENT |
| RB | REBAR |
| RB&C | REBAR AND CAP |
| IP | IRON PIPE |
| IP&C | IRON PIPE AND CAP |
| PC | POINT OF CURVATURE |
| PT | POINT OF TANGENCY |
| POC | POINT ON CURVE |
| PRC | POINT OF REVERSE CURVATURE |
| PCC | POINT OF COMPOUND CURVATURE |
| CONC | CONCRETE |
| EP | EDGE OF PAVEMENT |
| C&G | CONCRETE CURB AND GUTTER |
| EMH | ELECTRIC MANHOLE |
| MLP | METAL LIGHT POLE |
| EM | ELECTRIC METER |
| EO | ELECTRIC OUTLET |
| ER | ELECTRIC RISER |
| EV | ELECTRIC VAULT |
| EWB | ELECTRIC WIRE PULL BOX |
| FLD | SPOT/FLOOD LIGHT |
| TRNF | ELECTRIC TRANSFORMER |
| WV | WATER VALVE |
| FH | FIRE HYDRANT |
| RWV | REUSE WATER VALVE |
| MW | MONITORING WELL |
| ICV | IRRIGATION CONTROL VALVE |
| BFP | BACKFLOW PREVENTER |
| SMH | SANITARY MANHOLE |
| SV | SANITARY SEWER VALVE |
| DMH | DRAINAGE MANHOLE |
| CBS | CATCH BASIN |
| CI | CURB INLET |
| FES | FLARED END SECTION |
| YD | YARD DRAIN |
| EW | CONCRETE ENDWALL |
| CO | CLEANOUT (UNDETERMINED UTILITY) |
| TOB | TOP OF BANK |
| RCP | REINFORCED CONCRETE PIPE |
| PVC | POLYVINYL CHLORIDE PIPE |
| HDPE | HIGH DENSITY POLYETHYLENE PIPE |
| FWF | FIELD WIRE FENCE |
| CLF | CHAIN LINK FENCE |
| WIF | WROUGHT IRON FENCE |
| TMH | TELECOMMUNICATIONS MANHOLE |
| TWB | TELECOMMUNICATIONS WIRE PULL BOX |
| TER | TELECOMMUNICATIONS RISER |
| TSB | TELECOMMUNICATIONS SERVICE BOX |
| BGV | UNDERGROUND VAULT (UNDETERMINED UTILITY) |
| GM | GAS METER |
| GV | GAS VALVE |
| BOL | BOLLARD |
| MH | MANHOLE (UNDETERMINED UTILITY) |
| CAR | GARBAGE RECEPTACLE |
| WPB | WIRE PULLBOX (UNDETERMINED UTILITY) |
| DLP | DELINEATOR POST |
| MC | MOTORCYCLE |
| L1 | TABULATED LINE DATA |
| C1 | TABULATED CURVE DATA |
| * | PIPES SUBMERGED, SIZE, TYPE & DIRECTION UNDETERMINED |
| #9 | COMMITMENT ITEM No. |
| | INFORMATION SIGN (UNLESS OTHERWISE NOTED) |
| | SET 5/8" RB&C LB 3624 (UNLESS OTHERWISE NOTED) |
| | PLAYGROUND EQUIPMENT |
| | BRICK PAVERS |




**GENERAL NOTES:**

1) THIS IS A BOUNDARY SURVEY.
2) BEARINGS BASED ON THE SOUTHERLY LINE OF FLAGLER CENTER AS BEING DUE NORTH. RECORD BEARINGS DEPICTED HEREON ARE REFLECTIVE OF ADJUSTMENT OF DEED TO STATE PLANE COORDINATES AND ARE NOT TRANSCRIBED VERBATIM FROM DEEDS OF RECORD.
3) CERTAIN BOUNDARY INFORMATION DEPICTED HEREON PER PREVIOUS SURVEY BY ETM SURVEYING & MAPPING, INC., FILE No. 127F-30.00A, DATED MARCH 11, 2021, LAST REVISED MARCH 10, 2022.
4) SECTION AND/OR LOT LINES DEPICTED HEREON ARE GRAPHIC REPRESENTATIONS ONLY UNLESS OTHERWISE DENOTED.
5) UNDERGROUND IMPROVEMENTS AND UTILITIES NOT LOCATED, EXCEPT AS EVIDENCED BY ABOVE GROUND FEATURES THEREOF.
6) UPON EXAMINATION OF DUVAL COUNTY FLOOD INSURANCE RATE MAP NUMBERS 12031C0569H AND 12031C0635H, BOTH DATED JUNE 3, 2013, THE SURVEYED PROPERTY DEPICTED HEREON APPEARS TO LIE WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD PLAIN). FLOOD ZONE LINES DEPICTED HEREON ARE AS SCALED FROM SAID FLOOD INSURANCE RATE MAP AND DO NOT REFLECT FIELD MEASURE. NO ATTEMPT WAS MADE TO FIELD VERIFY.
7) ZONING FOR THE SURVEYED PROPERTY IS PLANNED UNIT DEVELOPMENT (PUD) BY ORDINANCE No. 2003-595-E AND 2005-117-E PER THE DUVAL COUNTY PROPERTY APPRAISER'S DATABASE. NO OTHER INFORMATION WAS PROVIDED TO THIS OFFICE.
8) BUILDING SQUARE FOOTAGES DEPICTED HEREON ARE BASED ON DIMENSIONS OF THE BUILDING FOOTPRINTS AT GROUND LEVEL ONLY AND DO NOT INCLUDE THE BUILDING CONNECTION WALKWAYS. NO ATTEMPT WAS MADE TO LOCATE OR VERIFY FOUNDATIONS OR FOOTERS, IF ANY.
9) THERE ARE VARIOUS ITEMS INCLUDING, BUT NOT LIMITED TO, ASPHALT PAVING, CONCRETE PAVING, CONCRETE CURBING, CONCRETE WALKS, BRICK PAVER WALKS, POND TOP OF BANKS, VARIOUS FENCES AND HAND RAILS, CONCRETE RETAINING WALLS, SANITARY SEWER LINES, WATER LINES, ELECTRIC UTILITY LINES, AND OTHER UTILITIES, CROSSING THE BOUNDARY LINES OF THE OVERALL PARCEL DESCRIBED HEREON. THE SURVEYOR MAKES NO ASSERTIONS AS TO THE OWNERSHIP OF THESE ITEMS.
10) THE SURVEYED PROPERTY HAS DIRECT ACCESS TO CITICARDS WAY AND EGRETS NEST DRIVE, BOTH IMPROVED PUBLIC RIGHTS OF WAY.
11) FOR THE SURVEYED PROPERTY THERE WAS NO OBSERVED EVIDENCE (i) OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS; NOR (ii) OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. AT THIS TIME THERE ARE NO KNOWN PROPOSED CHANGES IN THE STREET RIGHT OF WAY LINES.
12) SURVEY PERFORMED WITH BENEFIT OF ALTA COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No. 2080-6289005, COMMITMENT DATE: OCTOBER 07, 2024.
THE SURVEYED PROPERTY IS SUBJECT TO OR BENEFITED BY THE FOLLOWING ITEMS LISTED IN SCHEDULE B, PART II OF SAID COMMITMENT AS BASED ON THEIR LEGAL DESCRIPTIONS:
ITEM 9) DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN O.R.B. 9977, PG. 39, AS AMENDED IN O.R.B. 10227, PG. 892, O.R.B. 10305, PG. 1042, AND O.R.B. 10900, PG. 944. (LIMITS DEPICTED, PORTION WITHIN TRACT 20A)
ITEM 10) DEED OF CONSERVATION EASEMENT RECORDED IN O.R.B. 10073, PG. 927, AS AFFECTED BY O.R.B. 10546, PAGE 780. (AS DEPICTED (PARCELS 11, 12 AND 18))
ITEM 11) DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN O.R.B. 10762, PG. 876, SUPPLEMENTED IN O.R.B. 10927, PG. 1477, AS AMENDED IN O.R.B. 12483, PG. 580, SUPPLEMENTED IN O.R.B. 13079, PG. 533, AND AGREEMENT IN O.R.B. 16882, PG. 200. (BLANKET IN NATURE)
ITEM 12) IRREVOCABLE ASSIGNMENT OF DEVELOPMENT RIGHTS RECORDED IN O.R.B. 10900, PG. 1028, AS AFFECTED BY O.R.B. 11398, PG. 276. (BLANKET IN NATURE)
ITEM 13) DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS RECORDED IN O.R.B. 10961, PG. 1103, AS AFFECTED BY O.R.B. 13165, PG. 1795, AGREEMENT IN O.R.B. 16882, PG. 200, AND AMENDMENTS IN O.R.B. 18056, PG. 2239, AND O.R.B. 18184, PG. 330. (EASEMENT CONTAINED THEREIN OFFSITE, REMAINDER BLANKET IN NATURE).
ITEM 14) DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN O.R.B. 11398, PAGE 246. (BLANKET IN NATURE)
ITEM 15) SUBSURFACE DRAINAGE EASEMENT RECORDED IN O.R.B. 11398, PG. 321, AS AMENDED IN O.R.B. 12910, PG. 579. (AS DEPICTED (15' DRAINAGE EASEMENT AND DRAINAGE EASEMENT A))
ITEM 16) EASEMENT FOR UTILITIES RECORDED IN O.R.B. 11398, PG. 347, AS AMENDED IN O.R.B. 12049, PG. 352. (AS DEPICTED (25' UTILITY EASEMENT))
ITEM 17) CONSERVATION EASEMENT RECORDED IN O.R.B. 12169, PG. 1005. (AS DEPICTED (CONSERVATION EASEMENTS "E-2", "F" AND "I"))
ITEM 18) CONSERVATION EASEMENT RECORDED IN O.R.B. 12413, PG. 2386. (AS DEPICTED (CONSERVATION EASEMENTS "E-2", "F" AND "I"))
ITEM 19) ASSIGNMENT OF DEVELOPMENT RIGHTS RECORDED IN O.R.B. 13028, PG. 712, AS AFFECTED BY O.R.B. 19779, PG. 104. (AS DEPICTED)
ITEM 20) EASEMENT RECORDED IN O.R.B. 13168, PG. 1843. (AS DEPICTED (DRAINAGE EASEMENT))
ITEM 21) FLAGLER CENTER DEVELOPMENT OF REGIONAL IMPACT AS EVIDENCED AND AFFECTED BY NOTICE OF DRI/DEVELOPMENT ORDER MODIFICATION RECORDED IN O.R.B. 14463, PG. 2068. (LIMITS DEPICTED).
ITEM 22) EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN O.R.B. 17024, PG. 2155. (GAS LINE EASEMENT AND NORTH GAS LINE EASEMENT DEPICTED, REMAINDER BLANKET IN NATURE)
ITEM 23) EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN O.R.B. 17024, PG. 2173. (30 FOOT SANITARY SEWER EASEMENT, INGRESS & EGRESS EASEMENTS, AND 24 FOOT CROSS ACCESS EASEMENT DEPICTED, REMAINDER BLANKET IN NATURE)
ITEM 24) DRAINAGE EASEMENT AGREEMENT RECORDED IN O.R.B. 17024, PG. 2195. (EASEMENTS CONTAINED THEREIN NOT LEGALLY DESCRIBED, REMAINDER BLANKET IN NATURE)
ITEM 25) EASEMENTS RECORDED IN O.R.B. 17319, PG. 1380. (AS DEPICTED (10' AND 30' FIBER OPTIC TELECOMMUNICATIONS EASEMENTS))
ITEM 26) EASEMENT RECORDED IN O.R.B. 17485, PG. 1479. (AS DEPICTED (JEA UTILITY EASEMENT))
ITEM 27) WATER EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN O.R.B. 18088, PG. 107. (WATER LINE EASEMENT AREA DEPICTED, REMAINDER BLANKET IN NATURE)

ALL OTHER ITEMS NOT LISTED ARE NOT SURVEY MATTERS OR ARE NOT IDENTIFIED BY A RECORDING REFERENCE.

ALL THE ABOVE ITEMS RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

| PARKING SPACE SUMMARY TABLE | |
|---|---|
| REGULAR SPACES | 2705 |
| HANDICAP SPACES | 73 |
| MOTORCYCLE SPACES | 8 |
| TOTAL SPACES | 2786 |
| 47 HANDICAP PARKING SPACES REQUIRED PER AMERICANS WITH DISABILITIES ACT (ADA). | |

| BUILDING SQUARE FEET TOTAL | |
|---|---|
| TOTAL | 238,271 SQUARE FEET± |
| BUILDING SQUARE FEET TOTAL DOES NOT INCLUDE THE BUILDING CONNECTION WALKWAYS. | |

GRAPHIC SCALE

150 0 75 150 300 450

( IN FEET )
1 inch = 150 ft.

**SURVEYOR'S DESCRIPTION:**

**OVERALL PARCEL**

A portion of Section 29, Township 4 South, Range 28 East, Duval County, Florida, together with a portion of Tract H, as depicted on Flagler Center, as recorded in Plat Book 57, page 38, of the current Public Records of said county, being all of Parcel 2 and a portion of East Portion, both as described and recorded in Official Records Book 20547, page 485, of said current Public Records, being more particularly described as follows:

For a Point of Beginning, commence at the Southerly corner of the Easterly terminus of Egrets Nest Drive, a public 110 foot right of way as depicted on said Flagler Center, said corner lying on the Southerly line of said Flagler Center; thence along said Southerly line the following 49 courses: Course 1, thence Due North, 445.67 feet; Course 2, thence North 68°29'01" East, 22.77 feet; Course 3, thence North 45°57'11" East, 36.61 feet; Course 4, thence North 83°48'12" East, 48.01 feet; Course 5, thence North 67°33'16" East, 26.49 feet; Course 6, thence North 89°07'02" East, 66.80 feet; Course 7, thence South 60°35'20" East, 21.68 feet; Course 8, thence North 74°50'52" East, 24.84 feet; Course 9, thence South 16°20'15" East, 22.07 feet; Course 10, thence South 49°14'33" East, 46.45 feet; Course 11, thence South 34°41'44" East, 23.03 feet; Course 12, thence South 49°37'29" East, 61.49 feet; Course 13, thence South 28°49'18" East, 32.24 feet; Course 13, thence South 30°29'38" East, 94.55 feet; Course 14, thence South 40°14'43" East, 64.70 feet; Course 15, thence South 63°59'13" East, 52.33 feet; Course 16, thence South 70°29'04" East, 57.74 feet; Course 17, thence South 48°58'11" East, 46.23 feet; Course 18, thence South 57°51'02" East, 73.47 feet; Course 19, thence South 72°07'18" East, 64.77 feet; Course 20, thence North 83°40'03" East, 73.15 feet; Course 21, thence South 65°46'02" East, 16.68 feet; Course 22, thence North 05°46'13" West, 324.17 feet to a point on a non-tangent curve concave Northerly having a radius of 75.00 feet; Course 24, thence Easterly along the arc of said curve, through a central angle of 141°09'06", an arc length of 184.77 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 86°50'39" East, 141.46 feet; Course 25, thence South 05°46'13" East, along a non-tangent line, 298.04 feet; Course 26, thence North 57°00'48" East, 18.14 feet; Course 27, thence North 75°01'49" East, 56.58 feet; Course 28, thence South 52°29'26" East, 32.60 feet; Course 29, thence South 73°57'37" East, 26.56 feet; Course 30, thence South 88°40'23" East, 95.88 feet; Course 31, thence North 85°44'33" East, 57.50 feet; Course 32, thence North 80°13'55" East, 47.76 feet; Course 33, thence North 88°29'43" East, 63.55 feet; Course 34, thence North 74°03'08" East, 63.94 feet; Course 35, thence North 84°42'48" East, 37.51 feet; Course 36, thence South 58°56'05" East, 28.02 feet; Course 37, thence North 76°36'37" East, 22.27 feet; Course 38, thence North 34°05'45" East, 42.71 feet; Course 39, thence South 89°55'53" East, 49.88 feet; Course 40, thence North 69°23'37" East, 92.78 feet; Course 41, thence North 81°26'54" East, 68.95 feet; Course 42, thence North 64°32'08" East, 44.55 feet; Course 43, thence North 54°56'02" East, 36.78 feet; Course 44, thence North 67°48'06" East, 44.23 feet; Course 45, thence North 82°27'34" East, 57.12 feet; Course 46, thence South 77°22'52" East, 56.01 feet; Course 47, thence South 64°41'53" East, 157.31 feet; Course 48, thence North 85°14'18" East, 23.52 feet; Course 49, thence South 82°49'44" East, 39.40 feet to a point lying on the Westerly limited access right of way line of State Road No. 9B, a variable width limited access right of way as depicted on Florida Department of Transportation Right of Way Map Section 72002-2513, Financial Project No. 209294-2, dated September 8, 1992; thence South 11°39'49" West, along said Westerly limited access right of way line, 1,294.85 feet to the point of curvature of a curve concave Westerly having a radius of 2171.83 feet; thence Southerly, continuing along said Westerly limited access right of way line and along the arc of said curve, through a central angle of 15°23'31", an arc length of 583.44 feet to the Easterly most corner of The Property, as described and recorded in Official Records Book 18421, page 1871, of said current Public Records, said arc being subtended by a chord bearing and distance of South 19°21'35" West, 581.69 feet; thence Southwesterly along the Northerly and Westerly lines of said The Property the following 10 courses: Course 1, thence North 62°56'40" West, departing said Westerly limited access right of way line, 149.99 feet; Course 2, thence North 00°01'32" West, 335.74 feet; Course 3, thence North 62°04'53" West, 181.78 feet to a point on a non-tangent curve concave Northwesterly having a radius of 155.00 feet; Course 4, thence Southwesterly along the arc of said curve, through a central angle of 09°33'46", an arc length of 25.87 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 54°31'37" West, 25.84 feet; Course 5, thence Westerly along the arc of a curve concave Northerly having a radius of 1115.00 feet, through a central angle of 17°58'10", an arc length of 349.69 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 68°17'35" West, 348.26 feet; Course 6, thence South 00°05'50" East, along a non-tangent line, 155.61 feet; Course 7, thence North 89°58'22" East, 57.99 feet; Course 8, thence South 00°03'47" East, 220.39 feet; Course 9, thence North 53°45'24" West, 143.63 feet; Course 10, thence South 36°14'36" West, 165.00 feet to the Westerly most corner thereof, said corner lying on the Northerly line of Tract 20C, as described and recorded in Official Records Book 10280, page 346, of said current Public Records; thence North 53°45'24" West, along said Northerly line and along said Southerly line of Flagler Center, 64.69 feet; thence Westerly, continuing along said Southerly line the following 14 courses: Course 1, thence South 77°51'06" West, 44.82 feet; Course 2, thence North 46°33'55" West, 61.83 feet; Course 3, thence North 20°10'28" West, 50.56 feet; Course 4, thence North 55°11'27" West, 45.61 feet; Course 5, thence North 30°26'56" West, 37.36 feet; Course 6, thence South 85°49'03" West, 45.16 feet; Course 7, thence South 37°45'49" West, 76.14 feet; Course 8, thence South 59°07'30" West, 52.80 feet; Course 9, thence South 24°14'47" West, 72.71 feet; Course 10, thence South 73°13'46" West, 47.49 feet; Course 11, thence South 45°53'22" West, 79.80 feet; Course 12, thence South 81°16'48" West, 99.21 feet; Course 13, thence South 57°34'41" West, 69.43 feet; Course 14, thence South 45°47'02" West, 32.63 feet; thence North 44°12'58" West, continuing along said Southerly line and its Northwesterly prolongation, 272.20 feet a point lying on the Southwesterly prolongation of the Southerly line of Parcel 1, as described and recorded in Official Records Book 19779, page 99, of said current Public Records; thence North 56°42'06" East, along said Southwesterly prolongation and along said Southerly line, 129.90 feet to the Southeasterly corner thereof; thence Northerly along the Easterly line of said Parcel 1 the following 7 courses: Course 1, thence North 00°02'23" West, 695.65 feet to the point of curvature of a curve concave Southeasterly having a radius of 174.50 feet; Course 2, thence Northeasterly along the arc of said curve, through a central angle of 60°26'35", an arc length of 184.09 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 30°10'54" East, 175.67 feet; Course 3, thence Northerly along the arc of a curve concave Westerly having a radius of 78.50 feet, through a central angle of 113°06'59", an arc length of 154.98 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 03°50'42" East, 131.01 feet; Course 4, thence Northwesterly along the arc of a curve concave Northeasterly having a radius of 246.86 feet, through a central angle of 52°50'00", an arc length of 227.63 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 26°17'47" West, 219.65 feet; Course 5, thence North 00°07'13" East, 295.86 feet to the point of curvature of a curve concave Southwesterly having a radius of 75.50 feet; Course 6, thence Northwesterly along the arc of said curve, through a central angle of 90°07'13", an arc length of 118.75 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 44°56'24" West, 106.89 feet; Course 7, thence Due West, 38.81 feet to the Point of Beginning.

Containing 73.31 acres, more or less.

The above described OVERALL PARCEL being the same lands described and recorded in Official Records Book 11398, page 267, and Official Records Book 13028, page 745, Less and Except those lands described and recorded in Official Records Book 17024, page 2148, and Official Records Book 19779, page 99, all of the current Public Records of Duval County, Florida, without gap, gore, hiatus or overlap.

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 13, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 6, 2024.

**CERTIFIED TO:**

The Wideman Company, LLC, a Florida limited liability company;
Citigroup Technology, Inc., a Delaware corporation;
Jax LC Owner 1 LLC, a Delaware limited liability company;
Jax LC Owner 2 LLC, a Delaware limited liability company;
UMB Bank, N.A., as Trustee of the Citi (Jacksonville, FL) CTL Pass-Through Trust, its successors and assigns and each holder of a beneficial interest in the loan secured by the subject property;
Holland & Knight LLP;
First American Title Insurance Company.

REVISED JANUARY 13, 2025 TO ADDRESS COMMENTS. (24-506.01)

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.


ETM SURVEYING & MAPPING
Trusted Advisors, Creating Community.
14775 Old St. Augustine Rd. (904) 642-8550
Jacksonville, Florida 32258 www.etminc.com
Certificate of Authorization No: LB 3624

G. C. COLYER III
PROFESSIONAL SURVEYOR AND MAPPER
STATE of FLORIDA LS No. 6963
ColyerC@etmsurvey.com

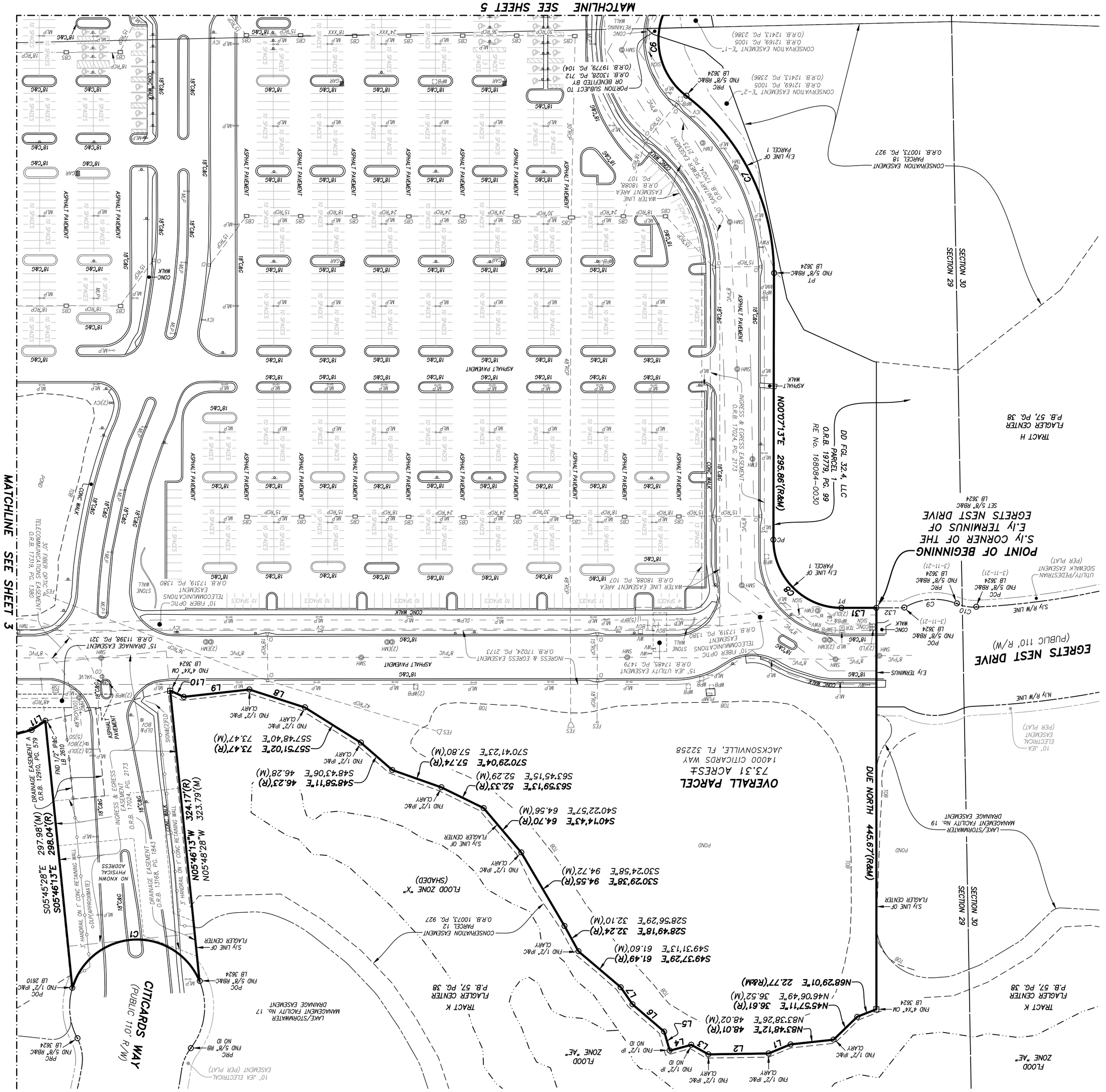

SCALE 1"=150'
DATE DECEMBER 6, 2024



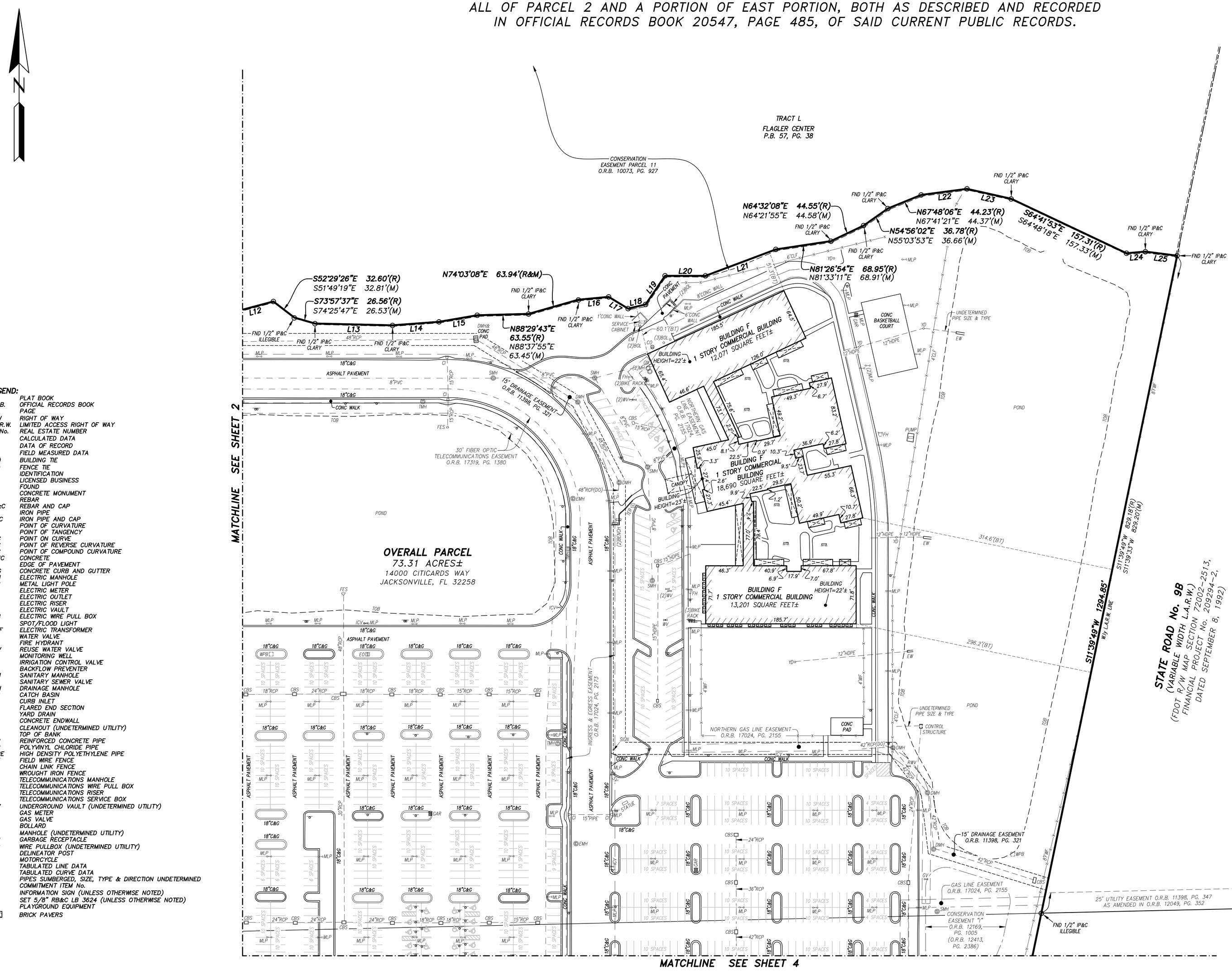
CAD FILE: I:\Survey\RMApro\Flagler Center\CitiGroup\Bndy\CitiGroup Overall Parcel Alta 2024 with Declarant C&F.dwg FIELD BOOK: 2450601 DRAWN BY: DMS/BAC CHECKED BY: GCC3 COUNTY: DUVAL ORDER NO.: 24-506.01 FILE NO.: 130G-03.01A

CAD FILE: I:\Survey\Maps\Flagler Center\Citigroup\Bndy\Citigroup Overall Parcel A1A 2024 with Dedicated C&R.dwg FIELD BOOK: 2450601 DRAWN BY: DJS/BAC CHECKED BY: GCC'S
COUNTY: DUVAL ORDER NO.: 24-506.01 FILE NO.: 1330-03.01A

# A PORTION OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF TRACT H, AS DEPICTED ON FLAGLER CENTER, AS RECORDED IN PLAT BOOK 57, PAGE 38, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING ALL OF PARCEL 2 AND A PORTION OF EAST PORTION, BOTH AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 20547, PAGE 485, OF SAID CURRENT PUBLIC RECORDS.


MATCHLINE SEE SHEET 5
MATCHLINE SEE SHEET 3
N00°07'13"E 295.86'(R&M)
DUE NORTH 445.67'(R&M)
POINT OF BEGINNING
S.I/y CORNER OF THE E.I/y TERMINUS OF EGRETS NEST DRIVE
SET 5/8" RB&C LB 3624
EGRETS NEST DRIVE (PUBLIC 110' R/W)
CITICARDS WAY (PUBLIC 110' R/W)
TRACT H FLAGLER CENTER P.B. 57, PG. 38
TRACT K FLAGLER CENTER P.B. 57, PG. 38
OVERALL PARCEL 73.31 ACRES± 14000 CITICARDS WAY JACKSONVILLE, FL 32258
FLOOD ZONE "AE"
FLOOD ZONE "X" (SHADED)
SECTION 29
SECTION 30
SECTION 32
C1 L=75.00' R=141.09'06" CH=184.77' CB=N86°50'39"E 141.46'(R) N89°03'02"E 66.80'(R) N89°09'47"E 66.82'(M)
C2 L=75.00' R=113.06'59" CH=154.98' CB=N03°50'42"E 131.01'(R&M) N05°41'42"W 56.11'(R) N07°31'49"W 75.24'(M)
C3 L=75.00' R=60.13'25" CH=78.83' CB=S07°31'54"W 75.25'(R) S07°31'49"W 75.24'(M)
C4 L=50.00' R=25.07'07" CH=21.92' CB=N80°03'53"W 21.75'(R) N79°57'53"W 21.80'(M)
C5 L=64.50' R=54.03'58" CH=60.86' CB=S85°28'41"W 58.63'(R) S85°28'24"W 58.60'(M)
C6 L=246.86' R=52.50'00" CH=227.63' CB=N26°17'47"W 219.65'(R&M)
C7 L=75.50' R=90.07'13" CH=118.75' CB=N44°56'24"W 106.89'(R&M)
C8 L=78.50' R=113.06'59" CH=154.98' CB=N03°50'42"E 131.01'(R&M)
C9 L=75.00' R=43.55'55" CH=57.51' CB=N05°41'42"W 56.11'(R) N05°54'52"W 56.24'(M)
C10 L=50.00' R=25.07'07" CH=21.92' CB=N80°03'53"W 21.75'(R) N79°57'53"W 21.80'(M)
C11 L=75.00' R=60.13'25" CH=78.83' CB=S07°31'54"W 75.25'(R) S07°31'49"W 75.24'(M)
C12 L=75.00' R=43.55'55" CH=57.51' CB=N05°41'42"W 56.11'(R) N05°54'52"W 56.24'(M)
L1 S=26°47'33"E 298.04'(R) N=26°43'16"E 26.49'(R) N=26°43'34"E 26.42'(M)
L2 S=89°09'47"W 66.82'(M) S=89°03'02"W 66.80'(R)
L3 S=21°39'54"E 21.79'(M) S=21°39'20"E 21.68'(R) S=21°38'21"E 21.81'(M)
L4 S=26°43'34"E 26.42'(M) S=26°47'16"E 26.49'(R) S=26°50'52"E 24.84'(M) S=26°54'03"E 24.84'(R)
L5 S=21°38'21"E 21.81'(M) S=21°39'20"E 21.68'(R) S=16°02'54"E 21.79'(M) S=16°03'54"E 22.07'(R)
L6 S=49°33'43"E 46.45'(R&M) S=49°14'33"E 46.45'(R&M)
L7 S=16°02'54"E 21.79'(M) S=16°03'54"E 22.07'(R) S=34°41'44"E 23.03'(R&M)
L8 S=34°41'44"E 23.03'(R&M) S=72°07'18"E 64.77'(R) S=72°11'33"E 64.83'(M)
L9 S=72°11'33"E 64.83'(M) S=72°07'18"E 64.77'(R) S=83°40'03"E 73.15'(R) S=83°32'13"E 73.21'(M)
L10 S=83°32'13"E 73.21'(M) S=83°40'03"E 73.15'(R) S=65°46'02"E 16.68'(R) S=66°12'38"E 16.50'(M)
L11 S=66°12'38"E 16.50'(M) S=65°46'02"E 16.68'(R) N=57°00'48"E 18.14'(R) N=56°15'00"E 18.36'(M)
L31 DUE WEST 38.81'(R&M)
L32 DUE WEST 30.78'(R) S=89°16'14"W 31.09'(M)
LINE TABLE: L1 S=26°47'33"E 298.04'(R) N=26°43'16"E 26.49'(R) N=26°43'34"E 26.42'(M); L2 S=89°09'47"W 66.82'(M) S=89°03'02"W 66.80'(R); L3 S=21°39'54"E 21.79'(M) S=21°39'20"E 21.68'(R) S=21°38'21"E 21.81'(M); L4 S=26°43'34"E 26.42'(M) S=26°47'16"E 26.49'(R) S=26°50'52"E 24.84'(M) S=26°54'03"E 24.84'(R); L5 S=21°38'21"E 21.81'(M) S=21°39'20"E 21.68'(R) S=16°02'54"E 21.79'(M) S=16°03'54"E 22.07'(R); L6 S=49°33'43"E 46.45'(R&M) S=49°14'33"E 46.45'(R&M); L7 S=16°02'54"E 21.79'(M) S=16°03'54"E 22.07'(R) S=34°41'44"E 23.03'(R&M); L8 S=34°41'44"E 23.03'(R&M) S=72°07'18"E 64.77'(R) S=72°11'33"E 64.83'(M); L9 S=72°11'33"E 64.83'(M) S=72°07'18"E 64.77'(R) S=83°40'03"E 73.15'(R) S=83°32'13"E 73.21'(M); L10 S=83°32'13"E 73.21'(M) S=83°40'03"E 73.15'(R) S=65°46'02"E 16.68'(R) S=66°12'38"E 16.50'(M); L11 S=66°12'38"E 16.50'(M) S=65°46'02"E 16.68'(R) N=57°00'48"E 18.14'(R) N=56°15'00"E 18.36'(M); L31 DUE WEST 38.81'(R&M); L32 DUE WEST 30.78'(R) S=89°16'14"W 31.09'(M)
S05°45'28"E 297.98'(M) S05°46'13"E 298.04'(R)
N05°46'13"W 324.17'(R) N05°48'28"W 323.79'(M)
S=26°47'33"E 298.04'(R) N=26°43'16"E 26.49'(R) N=26°43'34"E 26.42'(M)
S=89°09'47"W 66.82'(M) S=89°03'02"W 66.80'(R)
S=21°39'54"E 21.79'(M) S=21°39'20"E 21.68'(R) S=21°38'21"E 21.81'(M)
S=26°43'34"E 26.42'(M) S=26°47'16"E 26.49'(R) S=26°50'52"E 24.84'(M) S=26°54'03"E 24.84'(R)
S=21°38'21"E 21.81'(M) S=21°39'20"E 21.68'(R) S=16°02'54"E 21.79'(M) S=16°03'54"E 22.07'(R)
S=49°33'43"E 46.45'(R&M) S=49°14'33"E 46.45'(R&M)
S=16°02'54"E 21.79'(M) S=16°03'54"E 22.07'(R) S=34°41'44"E 23.03'(R&M)
S=34°41'44"E 23.03'(R&M) S=72°07'18"E 64.77'(R) S=72°11'33"E 64.83'(M)
S=72°11'33"E 64.83'(M) S=72°07'18"E 64.77'(R) S=83°40'03"E 73.15'(R) S=83°32'13"E 73.21'(M)
S=83°32'13"E 73.21'(M) S=83°40'03"E 73.15'(R) S=65°46'02"E 16.68'(R) S=66°12'38"E 16.50'(M)
S=66°12'38"E 16.50'(M) S=65°46'02"E 16.68'(R) N=57°00'48"E 18.14'(R) N=56°15'00"E 18.36'(M)
DUE WEST 38.81'(R&M)
DUE WEST 30.78'(R) S=89°16'14"W 31.09

A PORTION OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF TRACT H, AS DEPICTED ON FLAGLER CENTER, AS RECORDED IN PLAT BOOK 57, PAGE 38, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING ALL OF PARCEL 2 AND A PORTION OF EAST PORTION, BOTH AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 20547, PAGE 485, OF SAID CURRENT PUBLIC RECORDS.




| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L12 | N75°01'49"E | 56.58'(R&M) |
| L13 | S88°40'23"E<br>S88°41'17"E | 95.88'(R)<br>95.82'(M) |
| L14 | N85°44'33"E<br>N85°33'54"E | 57.50'(R)<br>57.62'(M) |
| L15 | N80°13'55"E | 47.76'(R&M) |
| L16 | N84°42'48"E<br>N84°08'09"E | 37.51'(R)<br>37.54'(M) |
| L17 | S58°56'05"E | 28.02'(R&M) |
| L18 | N76°36'37"E | 22.27'(R&M) |
| L19 | N34°05'45"E | 42.71'(R&M) |
| L20 | S89°55'53"E | 49.88'(R&M) |
| L21 | N69°23'37"E | 92.78'(R&M) |
| L22 | N82°27'34"E | 57.12'(R&M) |
| L23 | S77°22'52"E<br>S77°05'28"E | 56.01'(R)<br>55.94'(M) |
| L24 | N85°14'18"E<br>N85°31'59"E | 23.52'(R)<br>23.40'(M) |
| L25 | S82°49'44"E<br>S82°50'48"E | 39.40'(R)<br>39.38'(M) |

**LEGEND:**

| | |
|---|---|
| P.B. | PLAT BOOK |
| O.R.B. | OFFICIAL RECORDS BOOK |
| PG. | PAGE |
| R/W | RIGHT OF WAY |
| L.A.R.W. | LIMITED ACCESS RIGHT OF WAY |
| RE No. | REAL ESTATE NUMBER |
| (C) | CALCULATED DATA |
| (R) | DATA OF RECORD |
| (M) | FIELD MEASURED DATA |
| (BT) | BUILDING TIE |
| (FT) | FENCE TIE |
| ID | IDENTIFICATION |
| LB | LICENSED BUSINESS |
| FND | FOUND |
| CM | CONCRETE MONUMENT |
| RB | REBAR |
| RB&C | REBAR AND CAP |
| IP | IRON PIPE |
| IP&C | IRON PIPE AND CAP |
| PC | POINT OF CURVATURE |
| PT | POINT OF TANGENCY |
| POC | POINT ON CURVE |
| PRC | POINT OF REVERSE CURVATURE |
| PCC | POINT OF COMPOUND CURVATURE |
| CONC | CONCRETE |
| EP | EDGE OF PAVEMENT |
| C&G | CONCRETE CURB AND GUTTER |
| EMH | ELECTRIC MANHOLE |
| MLP | METAL LIGHT POLE |
| EM | ELECTRIC METER |
| EO | ELECTRIC OUTLET |
| ER | ELECTRIC RISER |
| EV | ELECTRIC VAULT |
| EWB | ELECTRIC WIRE PULL BOX |
| FLD | SPOT/FLOOD LIGHT |
| TRNF | ELECTRIC TRANSFORMER |
| WV | WATER VALVE |
| FH | FIRE HYDRANT |
| RWV | REUSE WATER VALVE |
| MW | MONITORING WELL |
| ICV | IRRIGATION CONTROL VALVE |
| BFP | BACKFLOW PREVENTER |
| SMH | SANITARY MANHOLE |
| SV | SANITARY SEWER VALVE |
| DMH | DRAINAGE MANHOLE |
| CBS | CATCH BASIN |
| CI | CURB INLET |
| FES | FLARED END SECTION |
| YD | YARD DRAIN |
| EW | CONCRETE ENDWALL |
| CO | CLEANOUT (UNDETERMINED UTILITY) |
| TOB | TOP OF BANK |
| RCP | REINFORCED CONCRETE PIPE |
| PVC | POLYVINYL CHLORIDE PIPE |
| HDPE | HIGH DENSITY POLYETHYLENE PIPE |
| FWF | FIELD WIRE FENCE |
| CLF | CHAIN LINK FENCE |
| WF | WROUGHT IRON FENCE |
| TMH | TELECOMMUNICATIONS MANHOLE |
| TWB | TELECOMMUNICATIONS WIRE PULL BOX |
| TER | TELECOMMUNICATIONS RISER |
| TSB | TELECOMMUNICATIONS SERVICE BOX |
| BGV | UNDERGROUND VAULT (UNDETERMINED UTILITY) |
| GM | GAS METER |
| GV | GAS VALVE |
| BOL | BOLLARD |
| MH | MANHOLE (UNDETERMINED UTILITY) |
| GAR | GARBAGE RECEPTACLE |
| WPB | WIRE PULLBOX (UNDETERMINED UTILITY) |
| DLP | DELINEATOR POST |
| MC | MOTORCYCLE |
| L1 | TABULATED LINE DATA |
| C1 | TABULATED CURVE DATA |
| * | PIPES SUMBERGED, SIZE, TYPE & DIRECTION UNDETERMINED |
| #9 | COMMITMENT ITEM No. |
| | INFORMATION SIGN (UNLESS OTHERWISE NOTED) |
| | SET 5/8" RB&C LB 3624 (UNLESS OTHERWISE NOTED) |
| PA | PLAYGROUND EQUIPMENT |
| | BRICK PAVERS |

GRAPHIC SCALE

60 0 30 60 120 240

( IN FEET )
1 inch = 60 ft.

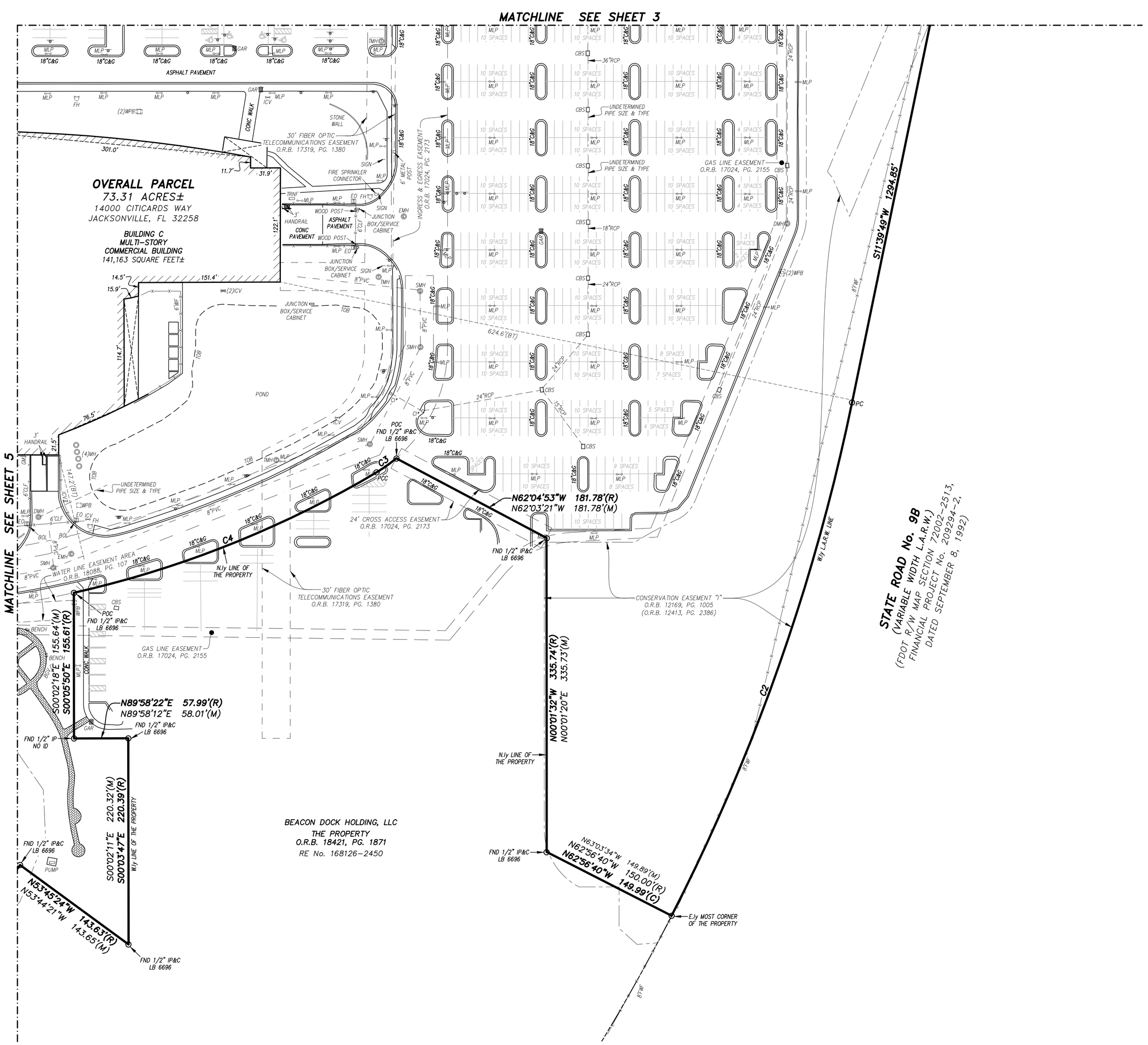
**SHEET 3 OF 6**
SEE SHEET 1 FOR GENERAL NOTES.


PREPARED BY:
**ETM SURVEYING & MAPPING, INC.**
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624



CAD FILE: I:\Survey\RMApro\Flagler Center\CitiGroup\Bndy\CitiGroup Overall Parcel Alta 2024 with Declarant C&F.dwg FIELD BOOK: 2450601 DRAWN BY: DMS/BAC CHECKED BY: GCC3
COUNTY: DUVAL ORDER NO.: 24-506.01 FILE NO.: 130G-03.01A

A PORTION OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF TRACT H, AS DEPICTED ON FLAGLER CENTER, AS RECORDED IN PLAT BOOK 57, PAGE 38, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING ALL OF PARCEL 2 AND A PORTION OF EAST PORTION, BOTH AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 20547, PAGE 485, OF SAID CURRENT PUBLIC RECORDS.




**LEGEND:**

| | |
|---|---|
| P.B. | PLAT BOOK |
| O.R.B. | OFFICIAL RECORDS BOOK |
| PG. | PAGE |
| R/W | RIGHT OF WAY |
| L.A.R.W. | LIMITED ACCESS RIGHT OF WAY |
| RE No. | REAL ESTATE NUMBER |
| (C) | CALCULATED DATA |
| (R) | DATA OF RECORD |
| (M) | FIELD MEASURED DATA |
| (BT) | BUILDING TIE |
| (FT) | FENCE TIE |
| ID | IDENTIFICATION |
| LB | LICENSED BUSINESS |
| FND | FOUND |
| CM | CONCRETE MONUMENT |
| RB | REBAR |
| RB&C | REBAR AND CAP |
| IP | IRON PIPE |
| IP&C | IRON PIPE AND CAP |
| PC | POINT OF CURVATURE |
| PT | POINT OF TANGENCY |
| POC | POINT ON CURVE |
| PRC | POINT OF REVERSE CURVATURE |
| PCC | POINT OF COMPOUND CURVATURE |
| CONC | CONCRETE |
| EP | EDGE OF PAVEMENT |
| C&G | CONCRETE CURB AND GUTTER |
| EMH | ELECTRIC MANHOLE |
| MLP | METAL LIGHT POLE |
| EM | ELECTRIC METER |
| EO | ELECTRIC OUTLET |
| ER | ELECTRIC RISER |
| EV | ELECTRIC VAULT |
| EWB | ELECTRIC WIRE PULL BOX |
| FLD | SPOT/FLOOD LIGHT |
| TRNF | ELECTRIC TRANSFORMER |
| WV | WATER VALVE |
| FH | FIRE HYDRANT |
| RWV | REUSE WATER VALVE |
| MW | MONITORING WELL |
| ICV | IRRIGATION CONTROL VALVE |
| BFP | BACKFLOW PREVENTER |
| SMH | SANITARY MANHOLE |
| SV | SANITARY SEWER VALVE |
| DMH | DRAINAGE MANHOLE |
| CBS | CATCH BASIN |
| CI | CURB INLET |
| FES | FLARED END SECTION |
| YD | YARD DRAIN |
| EW | CONCRETE ENDWALL |
| CO | CLEANOUT (UNDETERMINED UTILITY) |
| TOB | TOP OF BANK |
| RCP | REINFORCED CONCRETE PIPE |
| PVC | POLYVINYL CHLORIDE PIPE |
| HDPE | HIGH DENSITY POLYETHYLENE PIPE |
| FWF | FIELD WIRE FENCE |
| CLF | CHAIN LINK FENCE |
| WIF | WROUGHT IRON FENCE |
| TMH | TELECOMMUNICATIONS MANHOLE |
| TWB | TELECOMMUNICATIONS WIRE PULL BOX |
| TER | TELECOMMUNICATIONS RISER |
| TSB | TELECOMMUNICATIONS SERVICE BOX |
| BGV | UNDERGROUND VAULT (UNDETERMINED UTILITY) |
| GM | GAS METER |
| GV | GAS VALVE |
| BOL | BOLLARD |
| MH | MANHOLE (UNDETERMINED UTILITY) |
| GAR | GARBAGE RECEPTACLE |
| WPB | WIRE PULLBOX (UNDETERMINED UTILITY) |
| DLP | DELINEATOR POST |
| MC | MOTORCYCLE |
| L1 | TABULATED LINE DATA |
| C1 | TABULATED CURVE DATA |
| * | PIPES SUMBERGED, SIZE, TYPE & DIRECTION UNDETERMINED |
| #9 | COMMITMENT ITEM No. |
| ⊙ | INFORMATION SIGN (UNLESS OTHERWISE NOTED) |
| ⊙ | SET 5/8" RB&C LB 3624 (UNLESS OTHERWISE NOTED) |
| | PLAYGROUND EQUIPMENT |
| | BRICK PAVERS |

GRAPHIC SCALE

60 0 30 60 120 240

( IN FEET )
1 inch = 60 ft.

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | CENTRAL ANGLE | ARC LENGTH | CHORD BEARING | CHORD DISTANCE |
| C2 | 2171.83' | 15°23'31" | 583.44' | S19°21'35"W | 581.69'(R&M) |
| C3 | 155.00' | 9°33'46" | 25.87' | S54°31'37"W<br>S55°19'35"W | 25.84'(R)<br>25.91'(M) |
| C4 | 1115.00' | 17°58'10" | 349.69' | S68°17'35"W<br>S68°16'35"W | 348.26'(R)<br>348.14'(M) |

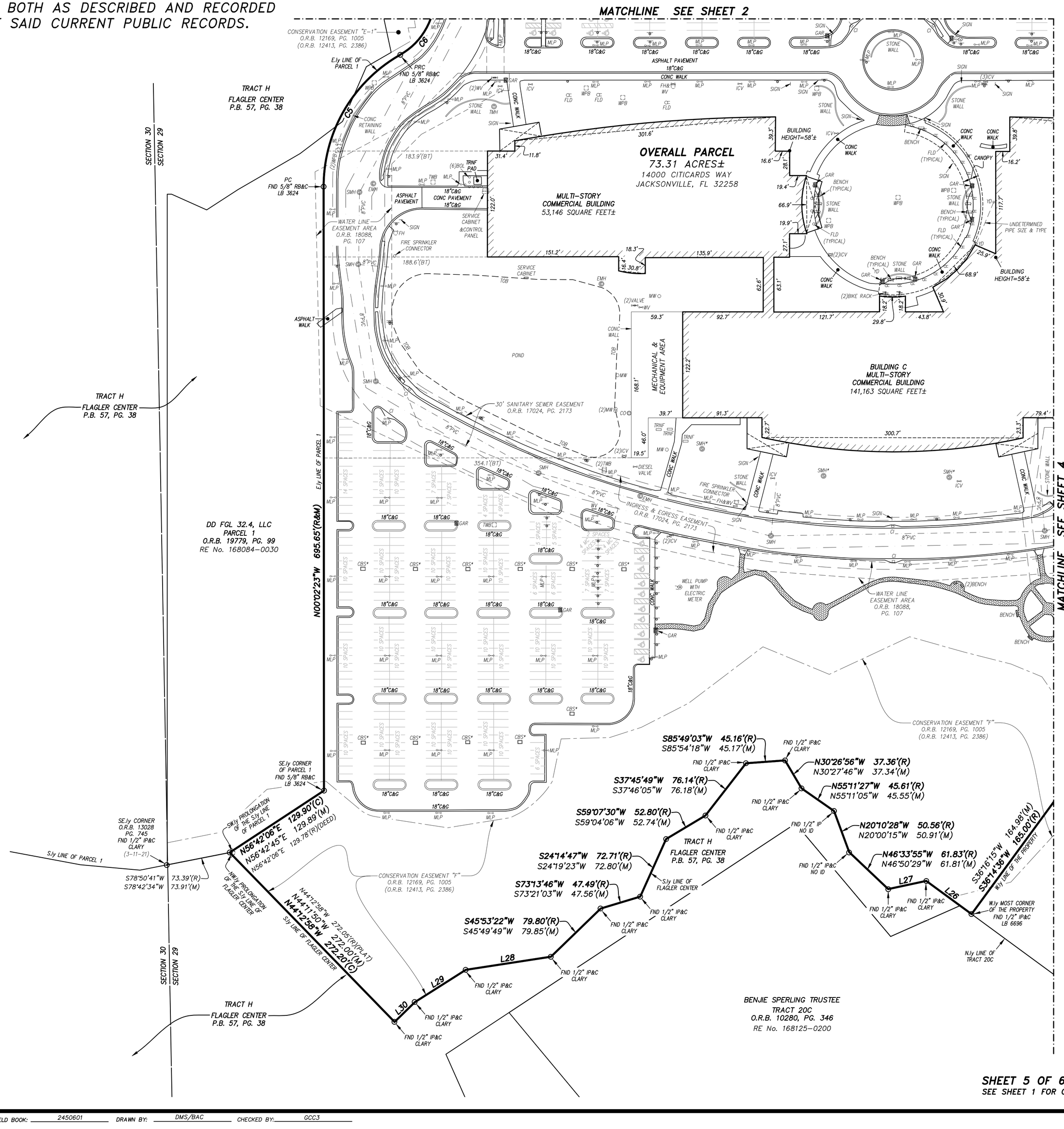
**SHEET 4 OF 6**
SEE SHEET 1 FOR GENERAL NOTES.


PREPARED BY:
**ETM SURVEYING & MAPPING, INC.**
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624



CAD FILE: I:\Survey\RMApro\Flagler Center\CitiGroup\Bndy\CitiGroup Overall Parcel Alta 2024 with Declarant C&F.dwg FIELD BOOK: 2450601 DRAWN BY: DMS/BAC CHECKED BY: GCC3
COUNTY: DUVAL ORDER NO.: 24-506.01 FILE NO.: 130G-03.01A

A PORTION OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF TRACT H, AS DEPICTED ON FLAGLER CENTER, AS RECORDED IN PLAT BOOK 57, PAGE 38, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING ALL OF PARCEL 2 AND A PORTION OF EAST PORTION, BOTH AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 20547, PAGE 485, OF SAID CURRENT PUBLIC RECORDS.




| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L26 | N53°45'24"W<br>N53°47'14"W | 64.69'(R)<br>64.40'(M) |
| L27 | S77°51'06"W<br>S77°49'22"W | 44.82'(R)<br>44.83'(M) |
| L28 | S81°16'48"W<br>S81°18'41"W | 99.21'(R)<br>99.16'(M) |
| L29 | S57°34'41"W<br>S57°44'04"W | 69.43'(R)<br>69.48'(M) |
| L30 | S45°47'02"W<br>S45°35'02"W | 32.63'(R)<br>32.60'(M) |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | CENTRAL ANGLE | ARC LENGTH | CHORD BEARING | CHORD DISTANCE |
| C5 | 174.50' | 60°26'35" | 184.09' | N30°10'54"E | 175.67'(R&M) |
| C6 | 78.50' | 113°06'59" | 154.98' | N03°50'42"E | 131.01'(R&M) |

GRAPHIC SCALE

60 0 30 60 120 240

( IN FEET )
1 inch = 60 ft.

**LEGEND:**

| | |
|---|---|
| P.B. | PLAT BOOK |
| O.R.B. | OFFICIAL RECORDS BOOK |
| PG. | PAGE |
| R/W | RIGHT OF WAY |
| L.A.R.W. | LIMITED ACCESS RIGHT OF WAY |
| RE No. | REAL ESTATE NUMBER |
| (C) | CALCULATED DATA |
| (R) | DATA OF RECORD |
| (M) | FIELD MEASURED DATA |
| (BT) | BUILDING TIE |
| (FT) | FENCE TIE |
| ID | IDENTIFICATION |
| LB | LICENSED BUSINESS |
| FND | FOUND |
| CM | CONCRETE MONUMENT |
| RB | REBAR |
| RB&C | REBAR AND CAP |
| IP | IRON PIPE |
| IP&C | IRON PIPE AND CAP |
| PC | POINT OF CURVATURE |
| PT | POINT OF TANGENCY |
| POC | POINT ON CURVE |
| PRC | POINT OF REVERSE CURVATURE |
| PCC | POINT OF COMPOUND CURVATURE |
| CONC | CONCRETE |
| EP | EDGE OF PAVEMENT |
| C&G | CONCRETE CURB AND GUTTER |
| EMH | ELECTRIC MANHOLE |
| MLP | METAL LIGHT POLE |
| EM | ELECTRIC METER |
| EO | ELECTRIC OUTLET |
| ER | ELECTRIC RISER |
| EV | ELECTRIC VAULT |
| EWB | ELECTRIC WIRE PULL BOX |
| FLD | SPOT/FLOOD LIGHT |
| TRNF | ELECTRIC TRANSFORMER |
| WV | WATER VALVE |
| FH | FIRE HYDRANT |
| RWV | REUSE WATER VALVE |
| MW | MONITORING WELL |
| ICV | IRRIGATION CONTROL VALVE |
| BFP | BACKFLOW PREVENTER |
| SMH | SANITARY MANHOLE |
| SV | SANITARY SEWER VALVE |
| DMH | DRAINAGE MANHOLE |
| CBS | CATCH BASIN |
| CI | CURB INLET |
| FES | FLARED END SECTION |
| YD | YARD DRAIN |
| EW | CONCRETE ENDWALL |
| CO | CLEANOUT (UNDETERMINED UTILITY) |
| TOB | TOP OF BANK |
| RCP | REINFORCED CONCRETE PIPE |
| PVC | POLYVINYL CHLORIDE PIPE |
| HDPE | HIGH DENSITY POLYETHYLENE PIPE |
| FWF | FIELD WIRE FENCE |
| CLF | CHAIN LINK FENCE |
| WIF | WROUGHT IRON FENCE |
| TMH | TELECOMMUNICATIONS MANHOLE |
| TWB | TELECOMMUNICATIONS WIRE PULL BOX |
| TER | TELECOMMUNICATIONS RISER |
| TSB | TELECOMMUNICATIONS SERVICE BOX |
| BGV | UNDERGROUND VAULT (UNDETERMINED UTILITY) |
| GM | GAS METER |
| GV | GAS VALVE |
| BOL | BOLLARD |
| MH | MANHOLE (UNDETERMINED UTILITY) |
| GAR | GARBAGE RECEPTACLE |
| WPB | WIRE PULLBOX (UNDETERMINED UTILITY) |
| DLP | DELINEATOR POST |
| MC | MOTORCYCLE |
| L1 | TABULATED LINE DATA |
| C1 | TABULATED CURVE DATA |
| * | PIPES SUMBERGED, SIZE, TYPE & DIRECTION UNDETERMINED |
| #9 | COMMITMENT ITEM No. |
| | INFORMATION SIGN (UNLESS OTHERWISE NOTED) |
| | SET 5/8" RB&C LB 3624 (UNLESS OTHERWISE NOTED) |
| | PLAYGROUND EQUIPMENT |
| | BRICK PAVERS |


PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624





CAD FILE: I:\Survey\RMApro\Flagler Center\CitiGroup\Bndy\CitiGroup Overall Parcel Alta 2024 with Declarant C&F.dwg FIELD BOOK: 2450601 DRAWN BY: DMS/BAC CHECKED BY: GCC3
COUNTY: DUVAL ORDER NO.: 24-506.01 FILE NO.: 130G-03.01A

# DESCRIPTION OF DECLARANT PARCEL, PARCEL C AND PARCEL F

## A PORTION OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF TRACT H, AS DEPICTED ON FLAGLER CENTER, AS RECORDED IN PLAT BOOK 57, PAGE 38, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING ALL OF PARCEL 2 AND A PORTION OF EAST PORTION, BOTH AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 20547, PAGE 485, OF SAID CURRENT PUBLIC RECORDS.

*DECLARANT PARCEL*

*A portion of Section 29, Township 4 South, Range 28 East, Duval County, Florida, together with a portion of Tract H, as depicted on Flagler Center, as recorded in Plat Book 57, page 38, of the current Public Records of said county, being all of Parcel 2 and a portion of East Portion, both as described and recorded in Official Records Book 20547, page 485, of said current Public Records, being more particularly described as follows:*

*For a Point of Beginning, commence at the Southerly corner of the Easterly terminus of Egrets Nest Drive, a 110 foot right of way as depicted on said Flagler Center, said corner lying on the Southerly line of said Flagler Center; thence along said Southerly line the following 49 courses: Course 1, thence Due North, 445.67 feet; Course 2, thence North 68°29'01" East, 22.77 feet; Course 3, thence North 45°57'11" East, 36.61 feet; Course 4, thence North 83°48'12" East, 48.01 feet; Course 5, thence North 67°33'16" East, 26.49 feet; Course 6, thence North 89°07'02" East, 66.80 feet; Course 7, thence South 60°35'20" East, 21.68 feet; Course 8, thence North 74°50'52" East, 24.84 feet; Course 9, thence South 16°20'15" East, 22.07 feet; Course 10, thence South 49°14'33" East, 46.45 feet; Course 11, thence South 34°41'44" East, 23.03 feet; Course 12, thence South 49°37'29" East, 61.49 feet; Course 13, thence South 28°49'18" East, 32.24 feet; Course 14, thence South 30°29'38" East, 94.55 feet; Course 15, thence South 40°14'43" East, 64.70 feet; Course 16, thence South 63°59'13" East, 52.33 feet; Course 17, thence South 70°29'04" East, 57.74 feet; Course 18, thence South 48°58'11" East, 46.23 feet; Course 19, thence South 57°51'02" East, 73.47 feet; Course 20, thence South 72°07'18" East, 64.77 feet; Course 21, thence North 83°40'03" East, 73.15 feet; Course 22, thence South 65°46'02" East, 16.68 feet; Course 23, thence North 05°46'13" West, 324.17 feet to a point on a non-tangent curve concave Northerly having a radius of 75.00 feet; Course 24, thence Easterly along the arc of said curve, through a central angle of 141°09'06", an arc length of 184.77 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 86°50'39" East, 141.46 feet; Course 25, thence South 05°46'13" East, along a non-tangent line, 298.04 feet; Course 26, thence North 57°00'48" East, 18.14 feet; Course 27, thence North 75°01'49" East, 56.58 feet; Course 28, thence South 52°29'26" East, 32.60 feet; Course 29, thence South 73°57'37" East, 26.56 feet; Course 30, thence South 88°40'23" East, 95.88 feet; Course 31, thence North 85°44'33" East, 57.50 feet; Course 32, thence North 80°13'55" East, 47.76 feet; Course 33, thence North 88°29'43" East, 63.55 feet; Course 34, thence North 74°03'08" East, 63.94 feet; Course 35, thence North 84°42'48" East, 37.51 feet; Course 36, thence South 58°56'05" East, 28.02 feet; Course 37, thence North 76°36'37" East, 22.27 feet; Course 38, thence North 34°05'45" East, 42.71 feet; Course 39, thence South 89°55'53" East, 49.88 feet; Course 40, thence North 69°23'37" East, 92.78 feet; Course 41, thence North 81°26'54" East, 68.95 feet; Course 42, thence North 64°32'08" East, 44.55 feet; Course 43, thence North 54°56'02" East, 36.78 feet; Course 44, thence North 67°48'06" East, 44.23 feet; Course 45, thence North 82°27'34" East, 57.12 feet; Course 46, thence South 77°22'52" East, 56.01 feet; Course 47, thence South 64°41'53" East, 157.31 feet; Course 48, thence North 85°14'18" East, 23.52 feet; Course 49, thence South 82°49'44" East, 39.40 feet to a point lying on the Westerly limited access right of way line of State Road No. 9B, a variable width limited access right of way as depicted on Florida Department of Transportation Right of Way Map Section 72002–2513, Financial Project No. 209294–2, dated September 8, 1992; thence South 11°39'49" West, along said Westerly limited access right of way line, 1294.85 feet to the point of curvature of a curve concave Westerly having a radius of 2171.83 feet; thence Southerly, continuing along said Westerly limited access right of way line and along the arc of said curve, through a central angle of 15°23'31", an arc length of 583.44 feet to the Easterly most corner of The Property, as described and recorded in Official Records Book 18421, page 1871, of said current Public Records, said arc being subtended by a chord bearing and distance of South 19°21'35" West, 581.69 feet; thence Southwesterly along the Northerly and Westerly lines of said The Property the following 10 courses: Course 1, thence North 62°56'40" West, departing said Westerly limited access right of way line, 149.99 feet; Course 2, thence North 00°01'32" West, 335.74 feet; Course 3, thence North 62°04'53" West, 181.78 feet to a point on a non-tangent curve concave Northwesterly having a radius of 155.00 feet; Course 4, thence Southwesterly along the arc of said curve, through a central angle of 09°33'46", an arc length of 25.87 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 54°31'37" West, 25.84 feet; Course 5, thence Westerly along the arc of a curve concave Northerly having a radius of 1115.00 feet, through a central angle of 17°58'10", an arc length of 349.69 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 68°17'35" West, 348.26 feet; Course 6, thence South 00°05'50" East, along a non-tangent line, 155.61 feet; Course 7, thence North 89°58'22" East, 57.99 feet; Course 8, thence South 00°03'47" East, 220.39 feet; Course 9, thence North 53°45'24" West, 143.63 feet; Course 10, thence South 36°14'36" West, 165.00 feet to the Westerly most corner thereof, said corner lying on the Northerly line of Tract 20C, as described and recorded in Official Records Book 10280, page 346, of said current Public Records; thence North 53°45'24" West, along said Northerly line and said Southerly line of Flagler Center, 64.69 feet; thence Westerly, continuing along said Southerly line the following 14 courses: Course 1, thence South 77°51'06" West, 44.82 feet; Course 2, thence North 46°33'55" West, 61.83 feet; Course 3, thence North 20°10'28" West, 50.56 feet; Course 4, thence North 55°11'27" West, 45.61 feet; Course 5, thence North 30°26'56" West, 37.36 feet; Course 6, thence South 85°49'03" West, 45.16 feet; Course 7, thence South 37°45'49" West, 76.14 feet; Course 8, thence South 59°07'30" West, 52.80 feet; Course 9, thence South 24°14'47" West, 72.71 feet; Course 10, thence South 73°13'46" West, 47.49 feet; Course 11, thence South 45°53'22" West, 79.80 feet; Course 12, thence South 81°16'48" West, 99.21 feet; Course 13, thence South 57°34'41" West, 69.43 feet; Course 14, thence South 45°47'02" West, 32.63 feet; thence North 44°12'58" West, continuing along said Southerly line and its Northwesterly prolongation, 272.20 feet to a point lying on the Southwesterly prolongation of the Southerly line of Parcel 1, as described and recorded in Official Records Book 19779, page 99, of said current Public Records; thence North 56°42'06" East, along said Southwesterly prolongation and along said Southerly line, 129.90 feet to the Southeasterly corner thereof; thence Northerly along the Easterly line of said Parcel 1 the following 7 courses: Course 1, thence North 00°02'23" West, 695.65 feet to the point of curvature of a curve concave Southeasterly having a radius of 174.50 feet; Course 2, thence Northeasterly along the arc of said curve, through a central angle of 60°26'35", an arc length of 184.09 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 30°10'54" East, 175.67 feet; Course 3, thence Northerly along the arc of a curve concave Westerly having a radius of 78.50 feet, through a central angle of 113°06'59", an arc length of 154.98 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 03°50'42" East, 131.01 feet; Course 4, thence Northwesterly along the arc of a curve concave Northeasterly having a radius of 246.86 feet, through a central angle of 52°50'00", an arc length of 227.63 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 26°17'47" West, 219.65 feet; Course 5, thence North 00°07'13" East, 295.86 feet to the point of curvature of a curve concave Southwesterly having a radius of 75.50 feet; Course 6, thence Northwesterly along the arc of said curve, through a central angle of 90°07'13", an arc length of 118.75 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 44°56'24" West, 106.89 feet; Course 7, thence Due West, 38.81 feet to the Point of Beginning.*

***LESS and EXCEPT** from the above described lands the following:*

*PARCEL C*

*A portion of Section 29, Township 4 South, Range 28 East, Duval County, Florida, being a portion of East Portion, as described and recorded in Official Records Book 20547, page 485, of the current Public Records of said county, being more particularly described as follows:*

*For a Point of Reference, commence at the Southerly corner of the Easterly terminus of Egrets Nest Drive, a 110 foot right of way as depicted on Flagler Center, recorded in Plat Book 57, page 38, of said current Public Records, said corner lying on the Easterly line of Parcel 1, as described and recorded in Official Records Book 19779, page 99, of said current Public Records; thence Southerly along said Easterly line the following 7 courses: Course 1, thence Due East, 38.81 feet to the point of curvature of a curve concave Southwesterly having a radius of 75.50 feet; Course 2, thence Southeasterly along the arc of said curve, through a central angle of 90°07'13", an arc length of 118.75 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 44°56'24" East, 106.89 feet; Course 3, thence South 00°07'13" West, 295.86 feet to the point of curvature of a curve concave Northeasterly having a radius of 246.86 feet; Course 4, thence Southeasterly along the arc of said curve, through a central angle of 52°50'00", an arc length of 227.63 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 26°17'47" East, 219.65 feet; Course 5, thence Southerly along the arc of a curve concave Westerly having a radius of 78.50 feet, through a central angle of 113°06'59", an arc length of 154.98 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 03°50'42" West, 131.01 feet; Course 6, thence Southwesterly along the arc of a curve concave Southeasterly having a radius of 174.50 feet, through a central angle of 60°26'35", an arc length of 184.09 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 30°10'54" West, 175.67 feet; Course 7, thence South 00°02'23" East, 84.57 feet; thence North 89°51'47" East, departing said Easterly line, 185.55 feet to the Point of Beginning.*

*From said Point of Beginning, thence North 00°03'25" East, 128.01 feet; thence South 89°56'44" East, 31.44 feet; thence Due North, 11.27 feet to a point on a non-tangent curve concave Southerly having a radius of 1709.00 feet; thence Easterly along the arc of said curve, through a central angle of 10°19'38", an arc length of 308.04 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 84°46'23" East, 307.62 feet; thence South 00°38'20" West, along a non-tangent line, 39.34 feet; thence South 89°24'26" East, 16.55 feet; thence South 00°00'20" West, 28.05 feet; thence Due East, 37.37 feet; thence South 00°10'04" West, 72.89 feet; thence Due West, 37.17 feet; thence South 00°00'20" West, 27.09 feet; thence South 89°51'49" West, 166.22 feet; thence South 00°06'21" East, 19.76 feet; thence North 84°14'25" West, 36.81 feet; thence Due North, 17.09 feet; thence South 89°51'47" West, 151.20 feet to the Point of Beginning.*

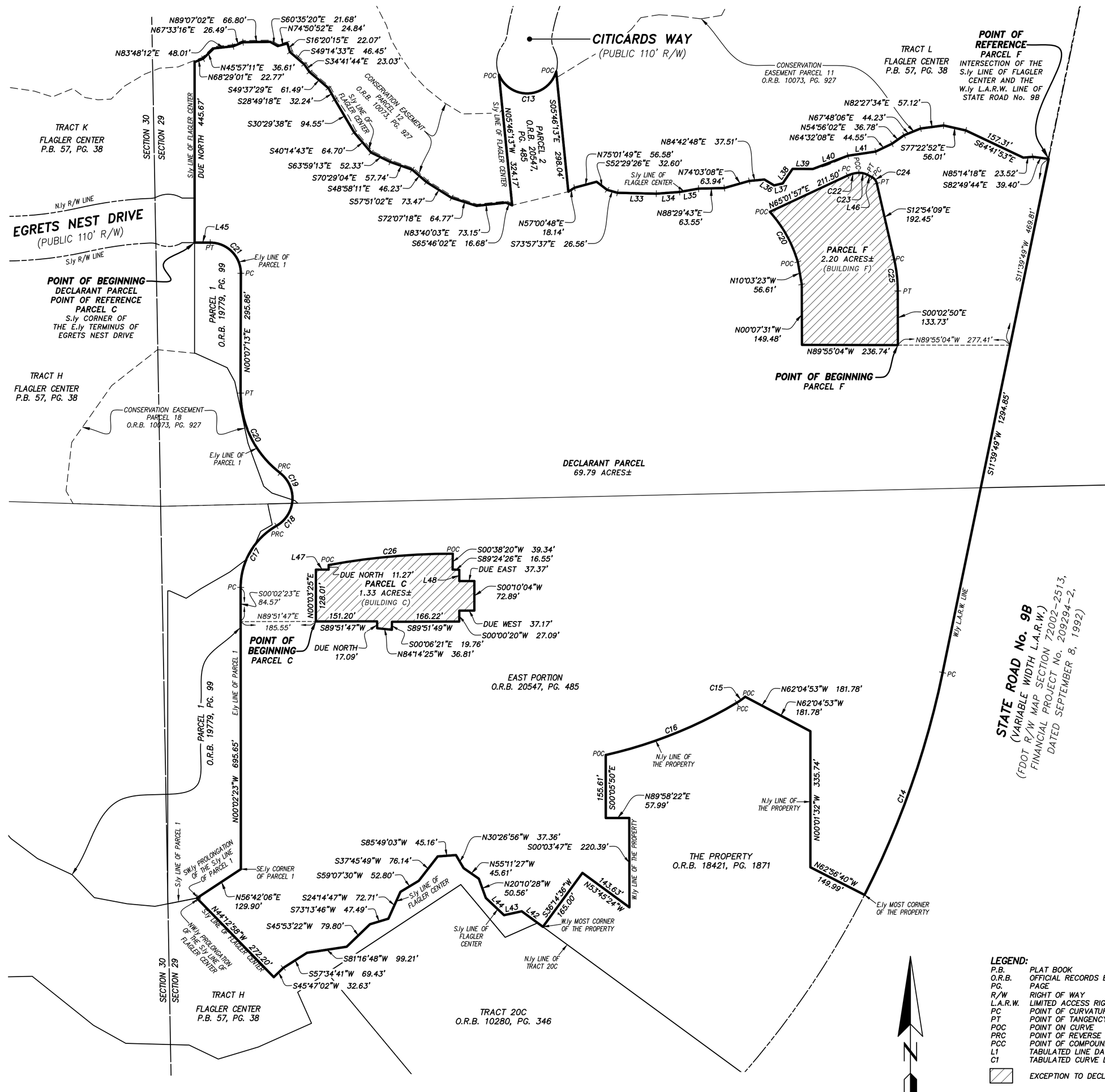
*PARCEL F*

*A portion of Section 29, Township 4 South, Range 28 East, Duval County, Florida, being a portion of East Portion, as described and recorded in Official Records Book 20547, page 485, of the current Public Records of said county, being more particularly described as follows:*

*For a Point of Reference, commence at the intersection of the Southerly line of Flagler Center, as recorded in Plat Book 57, page 38, of said current Public Records, and the Westerly limited access right of way line of State Road No. 9B, a variable width limited access right of way as depicted on Florida Department of Transportation Right of Way Map Section 72002–2513, Financial Project No. 209294–2, dated September 8, 1992; thence South 11°39'49" West, along said Westerly limited access right of way line, 469.81 feet; thence North 89°55'04" West, departing said Westerly limited access right of way line, 277.41 feet to the Point of Beginning.*

*From said Point of Beginning, thence continue North 89°55'04" West, 236.74 feet; thence North 00°07'31" West, 149.48 feet; thence North 10°03'23" West, 56.61 feet to a point on a non-tangent curve concave Southwesterly having a radius of 317.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 25°46'32", an arc length of 142.61 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 29°10'15" West, 141.41 feet; thence North 65°01'57" East, along a non-tangent line, 211.50 feet to the point of curvature of a curve concave Southerly having a radius of 75.00 feet; thence Easterly along the arc of said curve, through a central angle of 22°10'29", an arc length of 29.03 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North 76°07'12" East, 28.85 feet; thence Easterly along the arc of a curve concave Southerly having a radius of 40.00 feet, through a central angle of 30°31'41", an arc length of 21.31 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 77°31'43" East, 21.06 feet; thence South 62°15'53" East, 13.48 feet to the point of curvature of a curve concave Southwesterly having a radius of 23.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 49°21'44", an arc length of 19.82 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 37°35'01" East, 19.21 feet; thence South 12°54'09" East, 192.45 feet to the point of curvature of a curve concave Westerly having a radius of 350.00 feet; thence Southerly along the arc of said curve, through a central angle of 12°31'19", an arc length of 78.53 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 06°28'30" East, 78.36 feet; thence South 00°02'50" East, 133.73 feet to the Point of Beginning.*

*Containing 69.79 acres, more or less.*




*PARCEL C*

*A portion of Section 29, Township 4 South, Range 28 East, Duval County, Florida, being a portion of East Portion, as described and recorded in Official Records Book 20547, page 485, of the current Public Records of said county, being more particularly described as follows:*

*For a Point of Reference, commence at the Southerly corner of the Easterly terminus of Egrets Nest Drive, a 110 foot right of way as depicted on Flagler Center, recorded in Plat Book 57, page 38, of said current Public Records, said corner lying on the Easterly line of Parcel 1, as described and recorded in Official Records Book 19779, page 99, of said current Public Records; thence Southerly along said Easterly line the following 7 courses: Course 1, thence Due East, 38.81 feet to the point of curvature of a curve concave Southwesterly having a radius of 75.50 feet; Course 2, thence Southeasterly along the arc of said curve, through a central angle of 90°07'13", an arc length of 118.75 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 44°56'24" East, 106.89 feet; Course 3, thence South 00°07'13" West, 295.86 feet to the point of curvature of a curve concave Northeasterly having a radius of 246.86 feet; Course 4, thence Southeasterly along the arc of said curve, through a central angle of 52°50'00", an arc length of 227.63 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 26°17'47" East, 219.65 feet; Course 5, thence Southerly along the arc of a curve concave Westerly having a radius of 78.50 feet, through a central angle of 113°06'59", an arc length of 154.98 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 03°50'42" West, 131.01 feet; Course 6, thence Southwesterly along the arc of a curve concave Southeasterly having a radius of 174.50 feet, through a central angle of 60°26'35", an arc length of 184.09 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 30°10'54" West, 175.67 feet; Course 7, thence South 00°02'23" East, 84.57 feet; thence North 89°51'47" East, departing said Easterly line, 185.55 feet to the Point of Beginning.*

*From said Point of Beginning, thence North 00°03'25" East, 128.01 feet; thence South 89°56'44" East, 31.44 feet; thence Due North, 11.27 feet to a point on a non-tangent curve concave Southerly having a radius of 1709.00 feet; thence Easterly along the arc of said curve, through a central angle of 10°19'38", an arc length of 308.04 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 84°46'23" East, 307.62 feet; thence South 00°38'20" West, along a non-tangent line, 39.34 feet; thence South 89°24'26" East, 16.55 feet; thence South 00°00'20" West, 28.05 feet; thence Due East, 37.37 feet; thence South 00°10'04" West, 72.89 feet; thence Due West, 37.17 feet; thence South 00°00'20" West, 27.09 feet; thence South 89°51'49" West, 166.22 feet; thence South 00°06'21" East, 19.76 feet; thence North 84°14'25" West, 36.81 feet; thence Due North, 17.09 feet; thence South 89°51'47" West, 151.20 feet to the Point of Beginning.*

*Containing 1.33 acres, more or less.*

*PARCEL F*

*A portion of Section 29, Township 4 South, Range 28 East, Duval County, Florida, being a portion of East Portion, as described and recorded in Official Records Book 20547, page 485, of the current Public Records of said county, being more particularly described as follows:*

*For a Point of Reference, commence at the intersection of the Southerly line of Flagler Center, as recorded in Plat Book 57, page 38, of said current Public Records, and the Westerly limited access right of way line of State Road No. 9B, a variable width limited access right of way as depicted on Florida Department of Transportation Right of Way Map Section 72002–2513, Financial Project No. 209294–2, dated September 8, 1992; thence South 11°39'49" West, along said Westerly limited access right of way line, 469.81 feet; thence North 89°55'04" West, departing said Westerly limited access right of way line, 277.41 feet to the Point of Beginning.*

*From said Point of Beginning, thence continue North 89°55'04" West, 236.74 feet; thence North 00°07'31" West, 149.48 feet; thence North 10°03'23" West, 56.61 feet to a point on a non-tangent curve concave Southwesterly having a radius of 317.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 25°46'32", an arc length of 142.61 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 29°10'15" West, 141.41 feet; thence North 65°01'57" East, along a non-tangent line, 211.50 feet to the point of curvature of a curve concave Southerly having a radius of 75.00 feet; thence Easterly along the arc of said curve, through a central angle of 22°10'29", an arc length of 29.03 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North 76°07'12" East, 28.85 feet; thence Easterly along the arc of a curve concave Southerly having a radius of 40.00 feet, through a central angle of 30°31'41", an arc length of 21.31 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 77°31'43" East, 21.06 feet; thence South 62°15'53" East, 13.48 feet to the point of curvature of a curve concave Southwesterly having a radius of 23.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 49°21'44", an arc length of 19.82 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 37°35'01" East, 19.21 feet; thence South 12°54'09" East, 192.45 feet to the point of curvature of a curve concave Westerly having a radius of 350.00 feet; thence Southerly along the arc of said curve, through a central angle of 12°31'19", an arc length of 78.53 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 06°28'30" East, 78.36 feet; thence South 00°02'50" East, 133.73 feet to the Point of Beginning.*

*Containing 2.20 acres, more or less.*

**STATE ROAD No. 9B**
(VARIABLE WIDTH L.A.R.W.)
(FDOT R/W MAP, SECTION 72002-2513, FINANCIAL PROJECT No. 209294-2, DATED SEPTEMBER 8, 1992)

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L33 | S88°40'23"E | 95.88' |
| L34 | N85°44'33"E | 57.50' |
| L35 | N80°13'55"E | 47.76' |
| L36 | S58°56'05"E | 28.02' |
| L37 | N76°36'37"E | 22.27' |
| L38 | N34°05'45"E | 42.71' |
| L39 | S89°55'53"E | 49.88' |
| L40 | N69°23'37"E | 92.78' |
| L41 | N81°26'54"E | 68.95' |
| L42 | N53°45'24"W | 64.69' |
| L43 | S77°51'06"W | 44.82' |
| L44 | N46°33'55"W | 61.83' |
| L45 | DUE WEST | 38.81' |
| L46 | S62°15'53"E | 13.48' |
| L47 | S89°56'44"E | 31.44' |
| L48 | S00°00'20"W | 28.05' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | CENTRAL ANGLE | ARC LENGTH | CHORD BEARING | CHORD DISTANCE |
| C13 | 75.00' | 141°09'06" | 184.77' | N86°50'39"E | 141.46' |
| C14 | 2171.83' | 15°23'31" | 583.44' | S19°21'35"W | 581.69' |
| C15 | 155.00' | 9°33'46" | 25.87' | S54°31'37"W | 25.84' |
| C16 | 1115.00' | 17°58'10" | 349.69' | S68°17'35"W | 348.26' |
| C17 | 174.50' | 60°26'35" | 184.09' | N30°10'54"E | 175.67' |
| C18 | 78.50' | 113°06'59" | 154.98' | N03°50'42"E | 131.01' |
| C19 | 78.50' | 113°06'59" | 154.98' | N03°50'42"E | 131.01' |
| C20 | 317.00' | 25°46'32" | 142.61' | N29°10'15"W | 141.41' |
| C20 | 246.86' | 52°50'00" | 227.63' | N26°17'47"W | 219.65' |
| C21 | 75.50' | 90°07'13" | 118.75' | N44°56'24"W | 106.89' |
| C22 | 75.00' | 22°10'29" | 29.03' | N76°07'12"E | 28.85' |
| C23 | 40.00' | 30°31'41" | 21.31' | S77°31'43"E | 21.06' |
| C24 | 23.00' | 49°21'44" | 19.82' | S37°35'01"E | 19.21' |
| C25 | 350.00' | 12°51'19" | 78.53' | S06°28'30"E | 78.36' |
| C26 | 1709.00' | 10°19'38" | 308.04' | N84°46'23"E | 307.62' |

***LEGEND:***

| | |
|---|---|
| P.B. | PLAT BOOK |
| O.R.B. | OFFICIAL RECORDS BOOK |
| PG. | PAGE |
| R/W | RIGHT OF WAY |
| L.A.R.W. | LIMITED ACCESS RIGHT OF WAY |
| PC | POINT OF CURVATURE |
| PT | POINT OF TANGENCY |
| POC | POINT ON CURVE |
| PRC | POINT OF REVERSE CURVATURE |
| PCC | POINT OF COMPOUND CURVATURE |
| L1 | TABULATED LINE DATA |
| C1 | TABULATED CURVE DATA |

EXCEPTION TO DECLARANT PARCEL

GRAPHIC SCALE

150 0 75 150 300 600

( IN FEET )
1 inch = 150 ft.

*PREPARED BY:*

**ETM SURVEYING & MAPPING, INC.**
*14775 OLD ST. AUGUSTINE ROAD*
*JACKSONVILLE, FL 32258 (904) 642–8550*
*CERTIFICATE OF AUTHORIZATION NO. LB 3624*

***SHEET 6 OF 6***
***SEE SHEET 1 FOR GENERAL NOTES.***

**FLAGLER CENTER**
**Proposed Changes to PUD**
**Revised September 18, 2025**

## 1. Applicant/Authorized Agents

Paul M. Harden, Esq.
1431 Riverplace Boulevard, Suite 901
Jacksonville, FL 32207
(904) 396-5731
E-mail: paul@hardenlawoffice.com

England-Thims & Miller, Inc.
Raymond J. Spofford, AICP, CNU-A
14775 Old St. Augustine Road
Jacksonville, Florida 32258
Phone: (904) 642-8990
E-mail: spoffordr@etminc.com

## 2. Owners

Jax LC Owner 2, LLC and Jax LC Owner 3, LLC
14000 Citicards Way, Jacksonville, FL 32258
Jacksonville, Florida 32258

## 3. Tax Parcel Numbers

A portion of 168126 2610 in Flagler Center PUD and 168126 2810 (the "Property")

## 4. Summary of Proposed Changes

### A. Modify the PUD Site Plan to Allow Multi-Family Residential

The Property is the existing Citicorp office campus located within the Flagler Center PUD and Bartram Park PUD. A companion PUD minor modification is being submitted simultaneously with this Flagler Center PUD minor modification to change the portion of the Property in Bartram Park to allow multi-family residential. The Owners recently purchased the Property from Citicorp and are currently leasing the existing office buildings.

The applicant proposes to modify the Flagler Center Planned Unit Development (the "PUD") to add multi-family as an allowable use on the subject property. The current PUD Site Plan and a proposed PUD Site Plan are included with this application. There is no proposed change to the current amount of proposed development.

The allowed land use is also governed by the Bartram Park DRI Development Order. An NOPC to the Bartram Park DRI was approved by Ordinance 2017-487-E to change the subject property to add residential as an allowable use, however a companion PUD minor modification was never proposed.

**B. Increase Maximum Allowed Multi-Family in Land Use Conversion Table**

The applicant proposes to modify the existing Flagler Center Planned Unit Development (the "PUD") to increase the maximum multi-family residential development allowed by a land use conversion in the land use minimums and maximums conversion table. There is no proposed change to the amount of development.

The allowed amounts of the various land uses and the phasing is governed by the Flagler Center DRI Development Order, as amended. A companion DRI Development Order Amendment application to the Flagler Center DRI has been approved (2025-0497) and this PUD minor modification application is consistent with the DRI-approved increase in the maximum multi-family residential development allowed by the land use minimums and maximums conversion table.

This minor modification includes a revision to Section 2 of the PUD written description to incorporate changes to the current allowed uses based on land use conversions made to date and the proposed change to the land use conversion minimums and maximums table. Section 2 of the PUD written description is proposed to be amended as follows with additions in underline and deletions in strikethrough:

The allowed amounts of the various land uses are governed by the Gran Park at Jacksonville DRI Development Order, as modified. The land uses under this PUD, consistent with the land use conversion made to date are as follows:

| | |
|---|---|
| Industrial | 81 acres |
| Office | 3,450,002 sq. ft. |
| Commercial | 200,000 sq. ft. |
| Hospital | 500 Beds |
| Hotel | 250 Rooms |
| Multi-Family Residential (MF) | 3,115 Dwelling Units |
| Single Family Residential (SF) | 79 Dwelling Units |
| Senior Care (SC) | 30 Beds |
| Senior Housing (SH) | 0 Dwelling Units |

These uses are subject to a conversion table which will allow conversion of these land uses, within the following minimum and maximum amounts:

| | Minimum | Maximum |
|---|---|---|
| Industrial | 45 acres | 150 acres |
| Office | 2,500,000 sq. ft. | 4,700,000 sq. ft. |

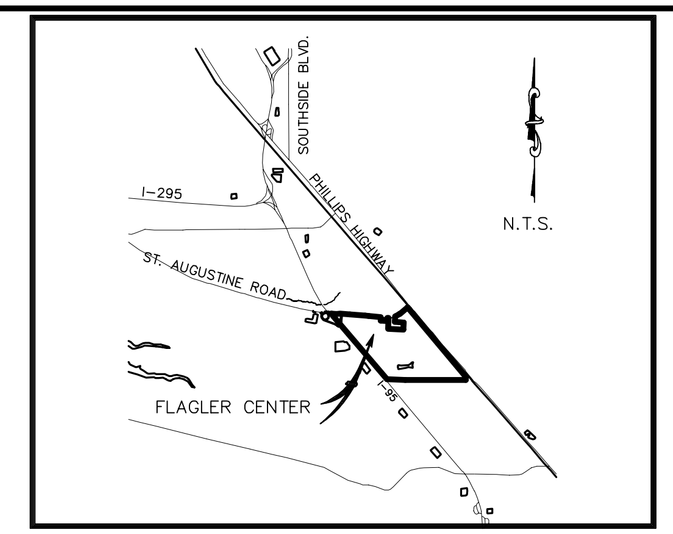
| | | |
|---|---|---|
| | | (including 600,000 sq. ft. from Bartram Park) |
| Commercial | 80,000 sq. ft. | 220,000 sq. ft. |
| Hospital | 250 Beds | 500 Beds |
| Hotel | 150 Rooms | 300 Rooms |
| Multi-Family Residential (MF) | 400 Dwelling Units | ~~3,200~~ 3,950 Dwelling Units |
| Single Family Residential (SF) | 0 Dwelling Units | 150 Dwelling Units |
| Senior Care (SC) | 0 Beds | 350 Beds |
| Senior Housing (SH) | 0 Dwelling Units | 500 Dwelling Units |

**C. Revise the Parking Standards for Residential Uses Subject to the RMD-D Zoning District Standards**

Revise the parking standards for residential development in RMD-D zoning district. The PUD written description Section 16. Development Standards for Residential Medium Density – D District i. Parking is revised as follows:

> **i. Parking.** Minimum parking requirement: 2.0 spaces per townhome unit (with all garage spaces and entrance driveway areas counted towards the minimum space requirements); and 1.4 spaces per apartment unit.

Xref I:\Survey\Angas\granprkjax\creation_area1-4.DWG




VICINITY MAP

NEW INTERCHANGE

ST. AUGUSTINE ROAD

I-95 INTERCHANGE R.O.W.

JEA EASEMENT

BAPTIST HOSPITAL

HOSPITAL SIGNS

WOOD CENTER DRIVE

HATTON CHASE LANE EAST

EXISTING DRIVEWAYS

OUT PARCEL

OUT PARCEL G.M. PROPERTY

GRAN BAY PARK WAY WEST

KENAN DRIVE

CORKLAN DRIVE

FLAGLER CENTER BLVD.

GRAN BAY PARK WAY

FLORIDA EAST COAST RAILWAY

INTERSTATE 95

PHILLIPS HIGHWAY U.S. 1

S.R. 9B

STATE ROAD 9B

PROPOSED INTERCHANGE

SIGNAL

SIGN

CCG-1

IBP-2/ CCG-1/ IL

IBP-2

IBP-2 CCG-1

IL

IBP-2 IL CCG-1

IBP-2/CCG-1/IL

RMD-D

## LEGEND

- CONSERVATION/MITIGATION WETLANDS/UPLAND
- SIGNAL
- SIGN
- RAILROAD
- SIDEWALK
- PUD BOUNDARY

## LAND USE SUMMARY

| | | | |
|---|---|---|---|
| DEVELOPMENT AREA | 541.7 | AC. | 61.65% |
| R/W FOR ROADS | 97.7 | AC. | 11.12% |
| CONSERVATION | 239.3 | AC. | 27.23% |
| TOTAL: EXCLUDING OUTPARCELS | 878.7 | AC. | 100% |
| OUTPARCELS | | | |
| G.M. OUTPARCEL | 22.5 | AC. | |
| CITIGROUP | 38.5 | AC. | |
| TOTAL | 939.7 | AC. | |

## DEVELOPMENT SUMMARY

| | | | |
|---|---|---|---|
| IBP-2 | 100.95 | AC. | 11.49% |
| IL | 34.03 | AC. | 3.87% |
| CCG-1 | 68.75 | AC. | 7.82% |
| RMD-D | 52.28 | AC. | 5.95% |
| IBP-2/CCG-1/IL | 32.24 | AC. | 3.67% |
| IBP-2/CCG-1/IL* | 40.99 | AC. | 4.66% |
| IBP-2/CCG-1 | 64.68 | AC. | 7.36% |
| IBP-2/CCG-1* | 147.78 | AC. | 16.83% |
| TOTAL | 541.70 | AC. | 61.65% |

## NOTES:

1. DEVELOPER SHALL BE RESPONSIBLE FOR SIGNAL AT WESTERNMOST PROJECT ENTRANCE ON ST. AUGUSTINE ROAD.
2. LANDS NOT OWNED BY FDG FLAGLER CENTER LAND LLC, FDG FLAGLER CENTER I, LLC, FDG FLAGLER CENTER II, LLC & FC LANDS, LLC ARE EXCLUDED FROM THIS SITE PLAN.
3. ALL SIGN LOCATIONS ARE APPROXIMATE.

✱ RESIDENTIAL USES ALLOWED CONSISTENT WITH THE RMD-D ZONING DISTRICT.

GRAPHIC SCALE

500' 0 250' 500' 1000' 2000'

( IN FEET )
1 inch = 500' ft.

PLANS PREPARED UNDER THE DIRECTION OF:

REVISIONS:
12/06 NOPC MOD
9/07 MOD
3/13 MOD
5/31/13 MOD
7/11/14 MOD

ETM NO. 21-019
DRAWN BY: G.S.
DESIGNED BY: J.T./D.S.
CHECKED BY: R.S.
DATE: JANUARY 2021

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 00000316

ETM VISION - EXPERIENCE - RESULTS

SITE PLAN

FLAGLER CENTER PUD
FOR
FLAGLER DEVELOPMENT COMPANY

DRAWING NUMBER
S-1

T:\2021\21-019\Planning\Applications\Site Plan\21-019_Proposed PUD Site Plan.dwg

PLOTTED: May 19, 2025 - 8:33 AM, BY: Al Dreher

**City of Jacksonville**
**Planning & Development Department**
**214 N. Hogan Street, Suite 300**
**Jacksonville, Florida 32202**

# AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
## Corporation/Partnership/Trust/Other Entity

Jax LC Owner 1, LLC; Jax LC Owner 2, LLC; and Jax LC Owner 3, LLC

Owner Name

14000 Citicards Way, Jacksonville, FL 32258

Address(es) for Subject Property

168126 2710; 168126 2610; and 168126 2810

Real Estate Parcel Number(s) for Subject Property

Paul Harden and England-Thims & Miller, Inc.

Appointed or Authorized Agent(s)

DRI Development Order Amendment and PUD Minor Modifications to Flagler Center & Bartram Park PUDs

Type of Request(s)/Application(s)

**STATE OF** FLORIDA
**COUNTY OF** ORANGE

BEFORE ME, the undersigned authority, this day personally appeared Christopher Wideman, hereinafter also referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the _____ of _____, a _____ _____ (the "Entity") that is the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above-noted request(s)/application(s) being made to the City of Jacksonville.*

2. Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.

3. That I, the undersigned, as an authorized representative of the Entity, have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on behalf of said Entity in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent the Entity, I attest that the application(s) is/are made in good faith.

**PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE**

4. Affiant further acknowledges that any change in ownership of the Subject Property and/or the designated agent(s) that occur prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require that a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.

5. I acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

**FURTHER AFFIANT SAYETH NAUGHT.**

Signature of Affiant

Christopher Wideman

Printed/Typed Name of Affiant

*** Affiant shall provide documentation illustrating that Affiant is an authorized representative of the entity-owner of the Subject Property. This may be shown through a corporate resolution, power of attorney, printout from Sunbiz.org, trust agreement, etc.**

**NOTARIAL CERTIFICATE**

Sworn to and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 13th day of May, 2025, by Christopher Wideman, as Owner for Jax LC Owner 1, 2 & 3, who is ☑ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced Driver's License.

[NOTARY SEAL]

DEBBIE L. WILSON
MY COMMISSION # HH 316905
EXPIRES: January 3, 2027

Notary Public Signature

Debbie L Wilson

Printed/Typed Name – Notary Public

My commission expires: Jan 3, 2027

**NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.**

**PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE**

# Detail by Entity Name

Foreign Limited Liability Company
JAX LC OWNER 1 LLC

**Filing Information**

| | |
|---|---|
| **Document Number** | M25000000160 |
| **FEI/EIN Number** | NONE |
| **Date Filed** | 01/03/2025 |
| **State** | DE |
| **Status** | ACTIVE |

**Principal Address**

333 SOUTH GARLAND AVE., STE. 1300
ORLANDO, FL 32801

**Mailing Address**

333 SOUTH GARLAND AVE., STE. 1300
ORLANDO, FL 32801

**Registered Agent Name & Address**

GRAY ROBINSON, P.A.
301 E. PINE ST., #1400
ORLANDO, FL 32801

**Authorized Person(s) Detail**

**Name & Address**

Title P

WIDEMAN, MATTHEW
333 SOUTH GARLAND AVE., STE. 1300
ORLANDO, FL 32801

**Annual Reports**

**No Annual Reports Filed**

**Document Images**

01/03/2025 -- Foreign Limited View image in PDF format

# Detail by Entity Name

Foreign Limited Liability Company
JAX LC OWNER 2 LLC

**Filing Information**

| | |
|---|---|
| **Document Number** | M25000000595 |
| **FEI/EIN Number** | NONE |
| **Date Filed** | 01/10/2025 |
| **State** | DE |
| **Status** | ACTIVE |

**Principal Address**

333 SOUTH GARLAND AVENUE STE 1300
ORLANDO, FL 32801

**Mailing Address**

333 SOUTH GARLAND AVENUE STE 1300
ORLANDO, FL 32801

**Registered Agent Name & Address**

GRAY ROBINSON., PA
301 E. PINE ST #1400
ORLANDO, FL 32801

**Authorized Person(s) Detail**

**Name & Address**

Title P

WIDEMAN, MATTHEW
333 SOUTH GARLAND AVENUE STE 1300
ORLANDO, FL 32801

Title VP

WIDEMAN, CHRISTOPHER
333 SOUTH GARLAND AVENUE STE 1300
ORLANDO, FL 32801

**Annual Reports**

**No Annual Reports Filed**

# Detail by Entity Name

Foreign Limited Liability Company
JAX LC OWNER 3 LLC

**Filing Information**

| | |
|---|---|
| **Document Number** | M25000000598 |
| **FEI/EIN Number** | NONE |
| **Date Filed** | 01/10/2025 |
| **State** | DE |
| **Status** | ACTIVE |

**Principal Address**

333 SOUTH GARLAND AVENUE STE 300
ORLANDO, FL 32801

**Mailing Address**

333 SOUTH GARLAND AVENUE STE 300
ORLANDO, FL 32801

**Registered Agent Name & Address**

GRAY ROBINSON., PA
301 E. PINE ST #1400
ORLANDO, FL 32801

**Authorized Person(s) Detail**

**Name & Address**

Title P

WIDEMAN, MATTHEW
333 SOUTH GARLAND AVENUE STE 300
ORLANDO, FL 32801

Title VP

WIDEMAN, CHRISTOPHER
333 SOUTH GARLAND AVENUE STE 300
ORLANDO, FL 32801

**Annual Reports**

**No Annual Reports Filed**

Amended 3/22/05
Amended 2/22/05

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2005-117-E

AN ORDINANCE REZONING APPROXIMATELY 846.7± ACRES LOCATED IN COUNCIL DISTRICT 6 ON ST. AUGUSTINE ROAD BETWEEN 1-95 AND GRAN BAY PARKWAY (R.E. NO(S). 168082-1050, 168082-1025, 168082-1020, 168082-1015, 168082-1010, 168082-1070, 168082-1090, 168082-1110, 168082-1130, 168082-0030, 168082-0150, 168083-5800, 168083-5400, 168083-5100, 168083-6300, 168132-6300 AND 168085-0000), AS DESCRIBED HEREIN, OWNED BY FLAGLER DEVELOPMENT COMPANY, FROM PUD (PLANNED UNIT DEVELOPMENT) DISTRICT TO PUD (PLANNED UNIT DEVELOPMENT) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO AMEND THE EXISTING PUD AS DESCRIBED IN THE APPROVED WRITTEN DESCRIPTION AND SITE PLAN FOR THE FLAGLER CENTER PUD; PROVIDING AN EFFECTIVE DATE.

**WHEREAS,** Flagler Development Company, the owner(s) of approximately 846.71 acres located in Council District 6 on St. Augustine Road between 1-95 and Gran Bay Parkway (R.E. No(s). 168082-1050, 168082-1025, 168082-1020, 168082-1015, 168082-1010, 168082-1070, 168082-1090, 168082-1110, 168082-1130, 168082-0030, 168082-0150, 168083-5800, 168083-5400, 168083-5100, 168083-6300, 168132-6300 AND 168085-0000), as more particularly described in **Revised Exhibit 1 attached hereto** and incorporated herein by this

reference ("Subject Property"), has applied for a rezoning and reclassification of that property from «CurrentZone» District to PUD (Planned Unit Development) District, as described in Section 1 below; and

**WHEREAS**, the Planning Commission has considered the application and has rendered an advisory opinion; and

**WHEREAS**, the Land Use and Zoning Committee, after due notice and public hearing, has made its recommendation to the Council; and

**WHEREAS**, the Council finds that such rezoning is: (1) consistent with the 2010 Comprehensive Plan; (2) furthers the goals, objectives and policies of the 2010 Comprehensive Plan; and (3) is not in conflict with any portion of the City's ,land use regulations; and

**WHEREAS**, the Council finds the proposed rezoning does not adversely affect the orderly development of the City as embodied in the Zoning Code; will not adversely affect the health and safety of residents in the area; will not be detrimental to the natural environment or to the use or development of the adjacent properties in the general neighborhood; and will accomplish the objectives and meet the standards of Section 656.340 (Planned Unit Development) of the Zoning Code; now therefore

**BE IT ORDAINED** by the Council of the City of Jacksonville:

**Section 1. Property Rezoned.** The Subject Property is hereby rezoned and reclassified from PUD (Planned Unit Development) District to PUD (Planned Unit Development) District, as shown and described in the approved site plan dated February 22, 2005. and written description dated December 8, 2004, for the Flagler Center PUD. The PUD district for the Subject Property shall generally amend the existing PUD as more specifically shown and described in the approved Flagler Center PUD site plan and written description

both **on file** as **Revised Exhibit** 2 in the City Council Legislative Services Division.

**Section 2. Rezoning Approved Subject to Condition.** This rezoning is approved subject to, and the Subject Property shall be developed in accordance with the following condition:

(a) Development shall proceed in accordance with the Traffic Engineering Memorandum dated March 14, 2005 and attached hereto as **Exhibit** 3, and the Transportation Planning Memorandum dated February 11, 2005 and attached hereto as **Exhibit** 4, or as otherwise approved by the Traffic Engineering Division and the Planning and Development Department.

**Section 3. Owner and Description.** The Subject Property is owned by Flagler Development Company and described in **Revised Exhibit 1.** The agents listed in the application are M. Lynn Pappas and Thomas D. Ingram, Esquires with an address of 245 Riverside Avenue, Suite 400, Jacksonville, Florida 32202 and a telephone number of (904) 353-1980.

**Section 4. Effective Date.** The adoption of this ordinance shall be deemed to constitute a quasi-judicial action of the City Council and shall become effective upon signature by the Council President and the Council Secretary.

Form Approved:

Shannon Scheffer

Office of General Counsel

Legislation Prepared By Shannon K. Scheffer

3/22/05 G:\shared\LEGIS.CC\2005\ord\PUD\2005-117-E.doc

# EXHIBIT D

## PUD Written Description

FLAGLER CENTER
(f/k/a Gran Park at Jacksonville)

Planned Unit Development
Written Description

December 8,2004

A. Applicant.

M. Lynn Pappas, Esq., and Thomas O. Ingram, Esq.
Pappas Metcalf Jenks & Miller, P.A.
245 Riverside Avenue, Suite 400
Jacksonville, Florida 32202.
(904) 353-1980
facsimile (904) 353-5217
lpappas@papmet.com; toi@papmet.com

Owner.

Flagler Development Company
Attention: Karl B. Hanson, III, Esq., General Counsel and Vice President.
10151 Deerwood Park Blvd., Building 100, Suite 330
Jacksonville, Florida 32256
(904) 565-4100
khanson@flaslerdev.com

C. Tax Parcel Numbers. 168082 1050, 168082 1025, 168082 1020,168082 1015,168082 1010,168082 1070,168082 1090,168082 1110,168082 1130,168082 0030,168082 0150,168083 5800,168083 5400,168083 5100,168083 6300,168132 6300,168085 0000. Note that this PUD application excludes lands owned by Citicorp, GM, JEA, Baptist Health, and all other lands within Flagler Center that are not owned by Flagler Development Company.

B. Justification.

1. **Summary.** This rezoning application is to modify an existing Planned Unit Development approval adopted as Ordinance 2003-597-E for Flagler Center, formerly known as Gran Park at Jacksonville, which modified the previous PUD approval adopted by Ordinance 2001-1062-E. The proposed modifications would reconfigure the mixture and type of uses within the project as stated in the companion Notice of Proposed Change Application, add multi-family

residential use as an allowed use in a parcel at the southeastern corner of the site, revise the Site Plan, and modify the requirements for directional signs within the project. Under the current PUD, the Flagler Center development areas are designated as Commercial Community/General-1 (CCG-I), Industrial Business Park-2 (IBP-2), and Industrial Light (IL). These three zoning districts are defined within the September 9, 2002 Written Description as modified by the March 9, 2003 Written Description.

**2.** Development.

Total Gross Acres: 885.2
Amount of land uses by acreage and percent:

| | | |
|---|---|---|
| CCG-I: | 84.4 ac. | 9.97 % |
| IBP-2: | 345.7 ac. | 40.83 % |
| IL: | 31.3 ac. | 3.70 % |
| RMD-E: | 48.3 ac. | 5.70 % |

| | | |
|---|---|---|
| Total amount of active recreation and/or open space: | 0 ac. | 0% |

(Note: a minimum of 150 square feet of recreation open space area per multi-family dwelling unit will be provided in accordance with the requirements of the Comprehensive Plan.)

| | | |
|---|---|---|
| Total amount of passive open space (ponds, conservation, jurisdictional land): | 239.3 ac. | 28.26% |

(Note: The amount of passive open space will ultimately increase following construction of stormwater ponds.)

| | | |
|---|---|---|
| Amount of public and private right of way: | 97.7 ac. | 11.54% |

Maximum coverage

| | |
|---|---|
| of buildings and structures at ground level: | Square footage as approved in DRI Development Order as may be modified by any non-substantial deviation. |

The allowed amounts of the various land uses are governed by the Flagler Center DRI Development Order, as modified. A companion Notice of Proposed Change (NOPC) to the Flagler Center DFU is being processed with this PUD application. The land uses under the Flagler Center PUD, consistent with the Development Order as proposed to be modified, are as follows:

| | |
|---|---|
| Office: | 4,200,000 square feet (including 600,000 square feet from the Bartram Park DRI Development Order under the companion NOPC) |
| Light Industrial: | 50 acres |
| Commercial: | 170,000 square feet |
| Hospital Beds: | 250 beds |
| Multi-Family Residential: | 500 dwelling units |
| Hotel: | 250 Rooms |

These uses are subject to a conversion table, which would allow conversion of these land uses within the following minimum and maximum amounts:

| | Minimum | Maximum |
|---|---|---|
| Light Industrial | 50 acres | 150 acres |
| Office | 2,500,000 sq. ft. | 4,200,000 sq. ft. (including 600,000 sq. ft. from Bartram Park) |
| Commercial | 80,000 sq. ft. | 190,000 sq. ft. |
| Hospital | 92 beds | 250 beds |
| Hotel | 150 rooms | 300 rooms |
| Multi-Family Residential | 400 units | 600 units |

**3.** Changes to Current PUD.

1. Addition of Multi-Family Residential Zoning District. A new residential zoning district is proposed for the development parcel shown on the revised site plan located at the southeastern comer of the project, generally based on the Residential Medium Density – E zoning district:

a. Permitted uses and structures.

1. Multiple-family dwellings (fee simple or for rent, including condominium ownership).

2. Housing for the elderly.

3. Family day care homes meeting the performance standards and development criteria set forth in Chapter 656, Part 4.

4. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Chapter 656, Part 4.

5. Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Chapter 656, Part 4.

6. Home occupations meeting the performance standards set forth in Chapter 656, Part 4.

b. Permitted accessory uses and structures.

1. Accessory uses allowed under section 656.403, Zoning Code.

2. In connection with multiple-familydwellings, including housing for the elderly, coin-operated laundromats and other vending machine facilities, day care centers, establishment for sale of convenience goods, personal and professional service establishments; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of these multiple-family dwellings or housing for the elderly and their guests and have no signs or other external evidence of these establishments other than a door sign of no more than one square foot.

C Permitted uses by exception.

1. Cemeteries and mausoleums but not funeral homes or mortuaries.

2. Schools meeting the performance criteria set forth in Chapter 656, Part 4.

d. Recreation. As required by objective 2.2 of the Recreation and Open Space Element of the Comprehensive Plan, 150 square feet of recreation open space shall be provided per dwelling unit for multi-family projects containing over 100 units.

e. Minimum lot requirements (width and area). 100 feet in width, 6,000 square foot minimum, except for townhome uses with one principal structure per lot, for which the minimum is 18 feet in width, 720 square foot minimum.

f. Maximum lot coverage by all **buildings.** Thirty-five (35%) percent; orovided. however, that aminimum lot area or lands used for multiple-family dwellings and housing for the elderly and accessory buildings used in conjunction therewith to be retained in natural ground cover or landscaped area shall be thirty-five percent (35%) of the total lot area. Townhome uses with one principal structure per lot may have a 90% lot coverage.

g. Minimum yard requirements.

1. Multiple family dwellings and housing for the **elderly** on an individual lot:
   a. Front – Twenty (20) feet.
   b. Side – Ten (10) feet.
   c. Rear – Twenty (20) feet.

2. Multiple family **dwellings** and housing for the elderly with more than one principal structure on the lot:
   a. Front – Twenty (20) feet.
   b. Side – Twenty (20) feet.
   c. Rear – Twenty (20) feet.

3. **Townhome** dwellings with one principal structure per lot:
   a. Front – six (6) feet (with the structure on that portion of the lot having a minimum width of 18 feet).
   b. Side – none.
   c. Rear – three (3) feet.

4. **All** other uses:
   a. Front – Twenty (20) feet.
   b. Side – Twenty (20) feet.
   c. Rear – Twenty (20) feet.

5. Accessory use structures used in coniunction with **multiple-**family dwellings or housing for the elderly:
   a. Front – Accessory use structures shall not be permitted in front yards as they are established by the location of the principal structures.
   b. Side and Rear – Ten (10) feet; provided, however, that no accessory use structures shall be placed in a side or rear yard in such a manner that the highest point of the structure will pierce an imaginary line extending from the highest point of the principal structure to a point on the ground at the property line of the side or rear yard in question.

6. Maximum height of structures Forty (40) feet; provided, however, that height may be unlimited where all required yards are increased by one foot for each three feet of building height or fraction thereof in excess of forty (40) feet.

7. Parking. Minimum parking requirement: 2.0 spaces per unit (with all garage spaces and entrance driveway areas counted towards the minimum space requirements).

2. Reconfiguration of the Locations of Zoning Districts. The revised PUD Site Plan is attached as Exhibit "E". The revised Site Plan includes [NEEDS WORK] a reconfiguration of the zoning districts to (a) change the zoning sub-district of two parcels adjacent to St. Augustine Road from IBP-2 to CCG-1; (b) to change two IL parcels on Durbin Boulevard North, south of the northerly rail spur, to IBP-2; (c) to change two parcels at the southerly comer of Gran Bay Parkway and U.S. 1 from IBP-2 to CCG-1; (d) to show the location of the State Road 9B right of way; and (e) to change the zoning designation of the parcel east of the 9B right of way from IBP-2 to RMD-E. The revised Site Plan does not change the existing PUD zoning for the Baptist Hospital parcel and those other parcels marked as Out Parcels. Note that the parcel that is between the JEA comdor and the interchange may be developed with the uses allowed in the CCG-1 district as described in this PUD and would be accessed through the JEA corridor via an easement granted to Flagler by JEA.

3. Modification of Allowed Directional Signs. Under Subsection 3(a)(5) of Ordinance 2001-1062-E. internal site and directional signs are limited to four (4) square feet or as otherwise approved by the Planning and Development Department. Attached as Exhibit "T" is a proposed internal site and directional sign design for the project, which has a sign face area of 10.5 square feet, a total height of 5 feet, one inch, and a total width of three feet. The applicant requests modification of this condition to allow internal site and directional signs of the type shown in Exhibit "T" as described above. The reason for this request is to allow such signs to convey information regarding the location of multiple buildings, tenants or end users without the need to construct a greater number of four square foot signs.

*G.* Criteria for Review

1. **Consistency** with the Comprehensive Plan. Flagler Center is an existing Development of Regional Impact that includes industrial, office, and commercial uses. This proposed modification to the Flagler Center PUD allows uses compatible with the Comprehensive Plan land use categories applicable to this site (Multi-Use which allows uses including Community/General Commercial (which allows multi-family uses), Business Park, and Light Industrial). This proposed PUD modification is consistent with the City of Jacksonville 2010 Comprehensive Plan. This proposed project specifically furthers the following policies:

Future Land Use Element

Policy 1.1.8. Require that all new non-residential projects be developed in either nodal areas, in appropriate commercial infill locations, or as part of mixed or multi-use developments such as Planned Unit Developments (PUDs), cluster developments, Traditional Neighborhood Design (TND) developments, and Locally Designated Historic Preservation Districts, as described in this element.

Policy 1.1.10. Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

Policy 1.1.11. Ensure that mixed and multi-use projects enhance, rather than detract from, the character of established developed areas by requiring site plan controlled zoning such as Planned Unit Developments (PUDs) for all mixed and multi-use projects and conforming with the following criteria:

1. The type of land use(s), density, and intensity is consistent with the provisions of the land use category, particularly the category's predominant land use;
2. The proposed development is in conformity with the goals, objectives, policies, and operative provisions of this and other elements of the 2010 Comprehensive Plan; and
3. The proposed development is compatible with surrounding existing land uses and zoning.

Policv 1.1.20. 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.

Policy 3.2.1. The City shall promote, through the use of development incentives and other regulatory measures, development of commercial and light/service industrial uses in the form of nodes, centers or parks, while discouraging strip commercial development patterns, in order to limit the number of curb cuts and reduce conflicts in land uses, particularly along collectors and arterials.

Policv 3.2.7. The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.

Policy 3.2.14. The City shall permit consideration of commercial uses, including hotels and motels, at intensities at or above the neighborhood serving commercial scale at locations with direct road access to interstate connectors and within the commercial node of an interstate interchange. Such development within the commercial node must be pursuant to a Planned Unit Development (PUD) zoning district, and subject to all other applicable local, state and federal regulations.

Policv 3.2.18. The City shall permit business parks in locations adjacent to, or near, residential areas, subject to applicable Land Development Regulations.

3. Transportation Element

Policy 2.3.5. New development sites shall be required, wherever possible, to share existing access points.

4. Recreation and Open Space Element

Objective 2.2. The City shall require that all new non-residential land uses, except in the Central Business District, provide a minimum of 10% of the property in open space. In addition, multi-family developments of 100 units or more must provide 150 square feet of recreational/open space per dwelling unit.

2. Allocation of Residential Land Use. Not applicable.

3. Internal Compatibility. Flagler Center is a master planned development and, as such, addresses the compatibility of uses, road alignment and pedestrian ways through master planning and engineering in a holistic manner. A road network is partially constructed which has been and will continue to emphasize internal orientation and connectivity between uses.

Residential uses will be provided in an area that is in proximity to other uses but separated. Conservation areas and internal roads are used as boundaries between the IL zoned uses and other uses. Approximately 239.3 acres of the 846.7 acres subject to this PUD modification are conserved as wetlands and open space, in conjunction with permits issued by the St. Johns River Water Management District and the DRI Development Order. Major wetlands areas have been avoided.

4. External Compatibility. Significant development has occurred under the current PUD, including the Citigroup facility (over 500,000 sf under construction), a 92 bed hospital under construction by Baptist Health, an office building occupied by Nuvell Financial Services Corporation, and the General Motors facility. Residential and office uses are located on the north side of St. Augustine Road, which will be widened to a five lane facility. A 25 foot buffer is required for part of the southern boundary of the property, where not adjacent to Bartram Park's Parcel 45. No compatibility issues are present with respect to the eastern and western boundaries, I-95 and Philips Highway / U.S. 1 (the Florida East Coast railroad), respectively. The Flagler Center project includes a mix of uses that is intended to provide a wise use of the property adjacent to the future I-95/St. Augustine Road interchange, benefiting the community through a higher tax base and putting jobs closer to those in the Mandarin community.

5. Intensity of Development. This development is an existing PUD and DRI for office, commercial, and light industrial uses. The maximum intensity of Flagler Center is governed by the DRI Development Order for this project. As part of the development review of this project, regional impacts to the transportation network, the environment, and public facilities were evaluated and appropriate mitigation required. Utilities are available to this site through JEA.

6. Consistency with the Concurrency Manaeement System. Pursuant to Jacksonville

Ordinance Code Section 655.109, the Flagler Center DRI (f/k/a Gran Park at Jacksonville, Gran Park at Bayard DRI) is vested from the Concurrency Management System. Attached as **Exhibit "J"** is a copy of the Vested Property Affirmation Certificate (VPAC), ID Number 8871 for Development Number 2234 issued May 18,1994.

SITE PLAN
FLAGLER CENTER PUD
FOR
FLAGLER DEVELOPMENT COMPANY
England-Thims & Miller, Inc.
S-1
12/06 NOPC MOD
VICINITY MAP
PROPOSED INTERCHANGE
STATE ROAD 98
GRAPHIC SCALE
OUT PARCEL CITIGROUP
RMD-E
CCG-1
IBP-2
IL
OUT PARCEL
OUT PARCEL G.M. PROPERTY
OUT PARCEL BAPTIST HOSPITAL
ST. AUGUSTINE ROAD
WOOD CENTER DRIVE
HATTON CHASE LANE EAST
EXISTING DRIVEWAYS
HOSPITAL SIGNS
I-95 INTERCHANGE R.O.W.
NEW INTERCHANGE
INTERSTATE 95
SIGNAL
SIGN
LEGEND
CONSERVATION/MITIGATION WETLANDS/UPLAND
RAILROAD
SIDEWALK
PUD BOUNDARY
LAND USE SUMMARY
DEVELOPMENT AREA 509.7 AC. 60.20%
R/W FOR ROADS 97.7 AC. 11.54%
CONSERVATION 239.3 AC. 28.26%
TOTAL: EXCLUDING OUTPARCELS 846.7 AC. 100%
OUTPARCELS 22.5 AC.
G.M. OUTPARCEL 32.0 AC.
BAPTIST HOSPITAL OUTPARCEL 38.5 AC.
CITIGROUP
TOTAL 939.7 AC.
DEVELOPMENT SUMMARY
IBP-2 345.7 AC. 40.83%
IL 31.3 AC. 3.70%
CCG-1 84.4 AC. 9.97%
RMD-E 48.3 AC. 5.70%
TOTAL 509.7 AC. 60.20%
NOTES:
1. DEVELOPER SHALL BE RESPONSIBLE FOR SIGNAL AT WESTERNMOST PROJECT ENTRANCE ON ST. AUGUSTINE ROAD.
2. G.M PARCEL, BAPTIST HOSPITAL & OTHER LANDS NOT OWNED BY FLAGLER DEVELOPMENT COMPANY EXCLUDED FROM THIS SITE PLAN.
3. ALL SIGN LOCATIONS ARE APPROXIMATE.

BEFORE THE PLANNING COMMISSION
OF THE CITY OF JACKSONVILLE

APPLICATION NO.: MM-2005-13

IN RE: The Minor Modification Application of

FLAGLER DEVELOPMENT COMPANY

**REVISED ORDER APPROVING APPLICATION MM-2005-13 FOR MINOR MODIFICATION TO APPROVED PUD WITH CONDITIONS**

This matter came to be heard upon the Application for Minor Modification to a Planned Unit Development for Ordinance 2001-1062-E, filed by Flagler Development Company, seeking to modify the PUD as set forth in the application, in Land Use Category BP and CSV.

Having duly considered both the testimonial and documentary evidence, presented at the public hearing on January 12, 2006, including the Report of the Planning and Development Department for Application for Minor Modification to a Planned Unit Development for Ordinance 2001-1062-E dated December 11, 2001 and Ordinance 2005-117-E dated March 22, 2005, and all attachments thereto ("Staff Report"), a copy of which is attached hereto as **Exhibit "A"**, and by this reference made a part hereof, the Planning Commission of the City of Jacksonville hereby adopts and incorporates herein the recommendations of the Staff Report, and

**FINDS AND DETERMINES:**

1. That the applicant has complied with all requirements set forth in Section 656.341(f)(2), Zoning Code; and

2. That competent, substantial evidence indicates that the application meets all applicable criteria to be granted a minor modification.

**NOW THEREFORE, It is ORDERED by the Planning Commission:**

1. That minor modification granted hereby is subject to the following conditions:

   a. The building permits for residential units may be issued prior to the plat being recorded; provided however, the developer may not close on any residential unit until the plat has been recorded;

   b. Vehicle access shall be revised to the right-of-way width for the proposed new access roadway of 60-feet (without curb and gutter) or 50-feet (with curb and gutter). The access roadway shall have a minimum pavement width of 22-feet to 24-feet. This recommendation is based on the 2010 Comprehensive Plan, Traffic Circulation Element, 3.2.2, right-of-way for new and expanded roadway facilities, and 3.1.3, minimum land width on new and expanded roadway facilities. This provision applies to public approved roadways. Roadways shall remain private for 40' right-of-way widths; and

c. Right-of-way setbacks shall apply to exterior and interior signs, including project identification signs. However, a sign waiver may be applied for each individual sign.

Rendered this 12th day of January, 2006.

Chairman, Planning Commission

**FORM APPROVED:**

Brenda B. Ezell
Assistant General Counsel

Secretary, Planning Commission

Copies to:

Flagler Development Company
c/o G. John Carey, President
10151 Deerwood Park Boulevard
Building 100, Suite 330
Jacksonville, FL 32256
*Owner(s)*

Paige Hobbs Johnson, Esquire
1301 Riverplace Boulevard, Suite 1500
Jacksonville, FL 32207
*Agent*

G:\Land Use\Planning Commission\2006 Orders\01.12 MM-05-13(2) AC.doc

**NOTICE: This Order does not become final until the expiration of the twenty-one (21) day appeal period provided in the Zoning Code. Any work commenced during this appeal period is done at the risk of the applicant, and a building permit will only be issued after an Acknowledgement of the appeal period has been obtained from the Zoning Counter and returned to same executed properly by the applicant(s) or their agent(s).**

Jacksonville
Where Florida Begins.

# APPLICATION FOR MINOR MODIFICATION TO A PLANNED UNIT DEVELOPMENT 146421B

THIS APPLICATION MUST BE TYPED OR PRINTED IN BLACK INK AND SUBMITTED WITH **FOUR (4) COPIES** TO: PLANNING AND DEVELOPMENT DEPARTMENT, 128 EAST FORSYTH STREET, SUITE 700, JACKSONVILLE, FL 32202

| 1. DATE FILED: | 2. PUD ORDINANCE NUMBER TO BE MODIFIED: | 3. APPLICATION NUMBER: (Assigned by Planning Department) |
|---|---|---|
| November 9, 2007 | 2005-117 | MM-07-26 |

4. NAME AND ADDRESS OF OWNER OF RECORD:
(Application may be filed only by the owner of the property or the Owner's Authorized Agent)
See attached

5. PROPERTY ADDRESS: See attached location map
BETWEEN STREET _____ and

6. HAVE PREVIOUS APPLICATIONS FOR MINOR MODIFICATIONS BEEN FILED CONCERING THE PUD?
Yes IF YES, STATE APPLICATIN NUMBERS:
2005-13

7. MINOR MODIFICATION REQUESTED: See attached Exhibit B

8. REQUIRED ATTACHMENTS: **Four (4) copies** of each of the following must be filed with the application, on 8-1/2" x 11" paper. Check all that apply:

[X] Letter of authorization from agent to make application (required if represented from someone oter than owner)

[X] Legal description, including real estate number(s) of the subject property. May either be lot and block or metes and bounds.

[X] Adopted ordinance from original PUD Application

[X] Written description indicating the reason for the modification request, the changes in the PUD application, and supporting data

[ ] Original and revised site plans N/A

[ ] OTHER: _____

(PLEASE DESCRIBE)

9. FEE $500.00

NOTIFICATION COSTS, PER ADDRESEE 14 $7.00 98

FOR DEPARTMENT USE ONLY $598.00
Application No.

FLUM Cat. MU, CGC, BP, HI

Council District 6 - Jack Webb PD-3

Set for Public Hearing on Jan 10, 2008

Planning and Development Department (initial) _____

Neighborhood Association _____
Bayard Community Assoc

GRAN PARK DRI

PLEASE SEE OTHER SIDE TO COMPLETE APPLICATION

US 1 Corridor Study

WITHDRAWN

Revised 10/05/07
158610.DOC

**FLAGLER CENTER**
**Proposed Changes to PUD**
**May 23, 2025**

## 1. Applicant/Authorized Agents

Paul M. Harden, Esq.
1431 Riverplace Boulevard, Suite 901
Jacksonville, FL 32207
(904) 396-5731
E-mail: paul@hardenlawoffice.com

England-Thims & Miller, Inc.
Raymond J. Spofford, AICP
14775 Old St. Augustine Road
Jacksonville, Florida 32258
Phone: (904) 642-8990
E-mail: spoffordr@etminc.com

## 2. Owners

Jax LC Owner 2, LLC and Jax LC Owner 3, LLC
14000 Citicards Way, Jacksonville, FL 32258
Jacksonville, Florida 32258

## 3. Tax Parcel Numbers

A portion of 168126 2610 in Flagler Center PUD and 168126 2810 (the "Property")

## 4. Summary of Proposed Changes

**Modify the PUD Site Plan to Allow Multi-Family Residential**

The Property is the existing Citicorp office campus located within the Flagler Center PUD and Bartram Park PUD. A companion PUD minor modification is being submitted simultaneously with this Flagler Center PUD minor modification to change the portion of the parcel in Bartram Park to allow multi-family residential. The Owners recently purchased the Property from Citicorp and is currently leasing the existing office buildings.

The applicant proposes to modify the Flagler Center Planned Unit Development (the "PUD") to add multi-family as an allowable use on the subject property. The current PUD Site Plan and a proposed PUD Site Plan are included with this application. There is no proposed change to the current amount of proposed development.

The allowed land use is also governed by the Bartram Park DRI Development Order. An NOPC to the Bartram Park DRI was approved by Ordinance 2017-487-E to change the subject property to add residential as an allowable use, however a companion PUD minor modification was never proposed.

**Increase Maximum Allowed Multi-Family in Land Use Conversion Table**

The applicant proposes to modify the existing Flagler Center Planned Unit Development (the "PUD") to increase the maximum multi-family residential development allowed by a land use conversion in the land use minimums and maximums conversion table. There is no proposed change to the amount of development.

The allowed amounts of the various land uses and the phasing is governed by the Flagler Center DRI Development Order, as amended. A companion DRI Development Order Amendment application to the Flagler Center DRI is being processed with this PUD minor modification application to increase the maximum multi-family residential development allowed by the land use minimums and maximums conversion table.

This minor modification includes a revision to Section 2 of the PUD written description to incorporate changes to the current allowed uses based on land use conversions made to date and the proposed change to the land use conversion minimums and maximums table. Section 2 of the PUD written description is proposed to be amended as follows with additions in underline and deletions in strikethrough:

The allowed amounts of the various land uses are governed by the Gran Park at Jacksonville DRI Development Order, as modified. The land uses under this PUD, consistent with the land use conversion made to date are as follows:

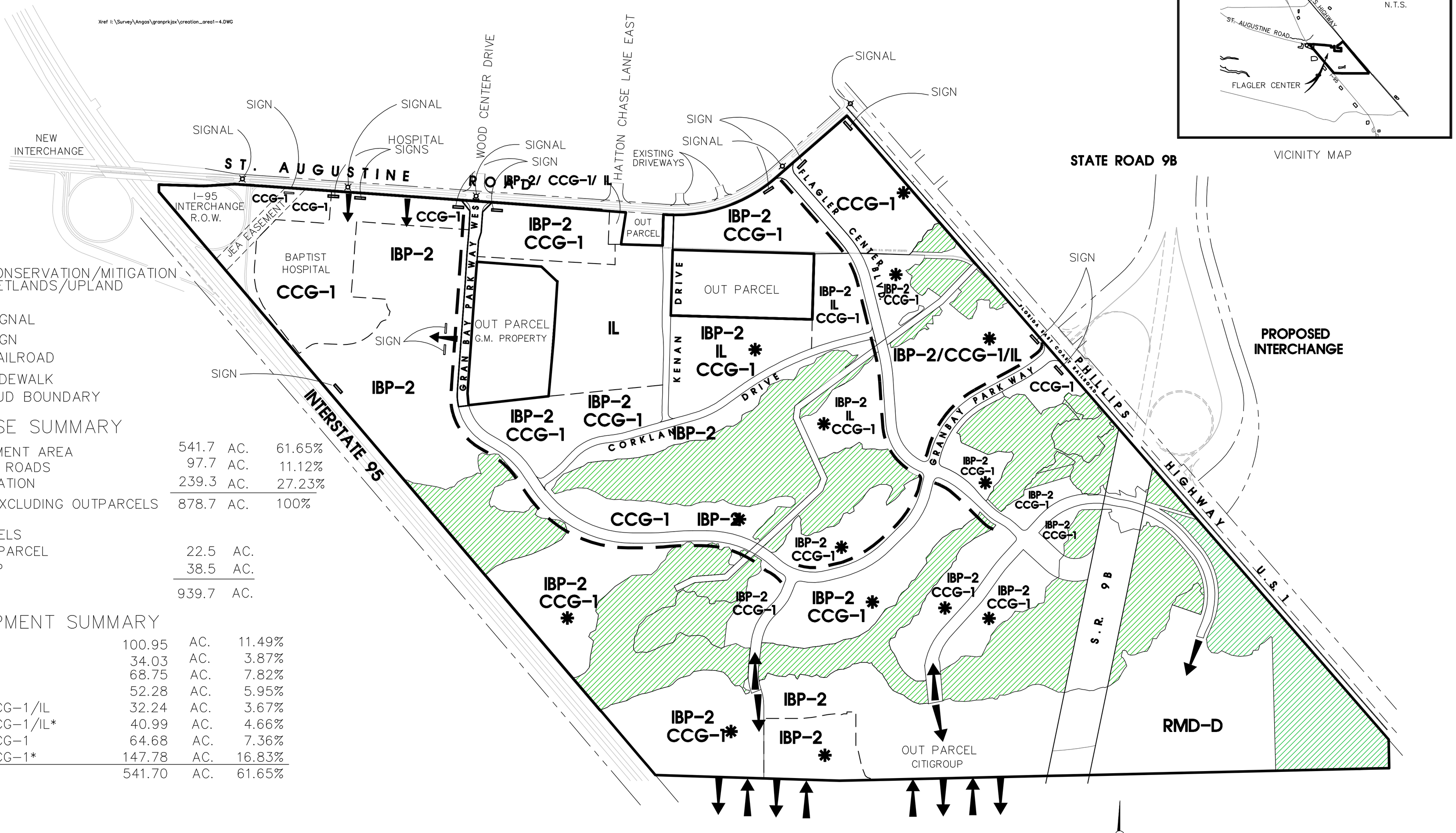
| | |
|---|---|
| Industrial | 81 acres |
| Office | 3,450,002 sq. ft. |
| Commercial | 200,000 sq. ft. |
| Hospital | 500 Beds |
| Hotel | 250 Rooms |
| Multi-Family Residential (MF) | 3,115 Dwelling Units |
| Single Family Residential (SF) | 79 Dwelling Units |
| Senior Care (SC) | 30 Beds |
| Senior Housing (SH) | 0 Dwelling Units |

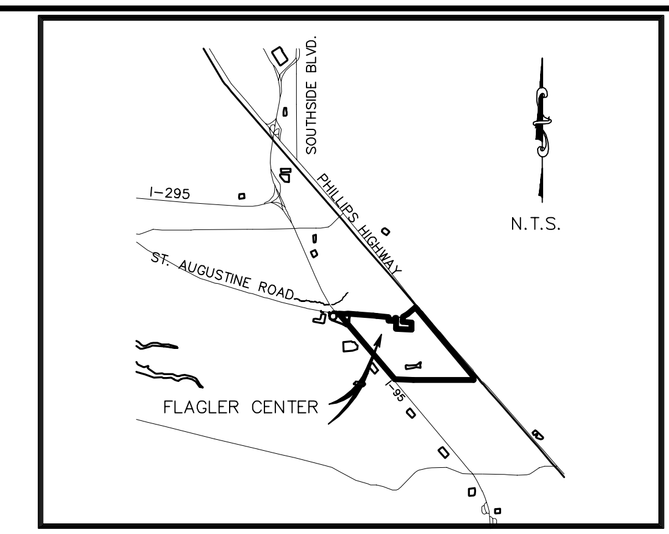
These uses are subject to a conversion table which will allow conversion of these land uses, within the following minimum and maximum amounts:

| | Minimum | Maximum |
|---|---|---|
| Industrial | 45 acres | 150 acres |
| Office | 2,500,000 sq. ft. | 4,700,000 sq. ft. (including 600,000 sq. ft. from Bartram Park) |

| | | |
|---|---|---|
| Commercial | 80,000 sq. ft. | 220,000 sq. ft. |
| Hospital | 250 Beds | 500 Beds |
| Hotel | 150 Rooms | 300 Rooms |
| Multi-Family Residential (MF) | 400 Dwelling Units | ~~3,200~~ 3,950 Dwelling Units |
| Single Family Residential (SF) | 0 Dwelling Units | 150 Dwelling Units |
| Senior Care (SC) | 0 Beds | 350 Beds |
| Senior Housing (SH) | 0 Dwelling Units | 500 Dwelling Units |

# Revised Site Plan




VICINITY MAP

## LEGEND

- CONSERVATION/MITIGATION WETLANDS/UPLAND
- SIGNAL
- SIGN
- RAILROAD
- SIDEWALK
- PUD BOUNDARY

## LAND USE SUMMARY

| | | | |
|---|---|---|---|
| DEVELOPMENT AREA | 541.7 | AC. | 61.65% |
| R/W FOR ROADS | 97.7 | AC. | 11.12% |
| CONSERVATION | 239.3 | AC. | 27.23% |
| TOTAL: EXCLUDING OUTPARCELS | 878.7 | AC. | 100% |
| OUTPARCELS | | | |
| G.M. OUTPARCEL | 22.5 | AC. | |
| CITIGROUP | 38.5 | AC. | |
| TOTAL | 939.7 | AC. | |

## DEVELOPMENT SUMMARY

| | | | |
|---|---|---|---|
| IBP-2 | 100.95 | AC. | 11.49% |
| IL | 34.03 | AC. | 3.87% |
| CCG-1 | 68.75 | AC. | 7.82% |
| RMD-D | 52.28 | AC. | 5.95% |
| IBP-2/CCG-1/IL | 32.24 | AC. | 3.67% |
| IBP-2/CCG-1/IL* | 40.99 | AC. | 4.66% |
| IBP-2/CCG-1 | 64.68 | AC. | 7.36% |
| IBP-2/CCG-1* | 147.78 | AC. | 16.83% |
| TOTAL | 541.70 | AC. | 61.65% |

## NOTES:

1. DEVELOPER SHALL BE RESPONSIBLE FOR SIGNAL AT WESTERNMOST PROJECT ENTRANCE ON ST. AUGUSTINE ROAD.
2. LANDS NOT OWNED BY FDG FLAGLER CENTER LAND LLC, FDG FLAGLER CENTER I, LLC, FDG FLAGLER CENTER II, LLC & FC LANDS, LLC ARE EXCLUDED FROM THIS SITE PLAN.
3. ALL SIGN LOCATIONS ARE APPROXIMATE.

* RESIDENTIAL USES ALLOWED CONSISTENT WITH THE RMD-D ZONING DISTRICT.

GRAPHIC SCALE

500' 0 250' 500' 1000' 2000'

( IN FEET )
1 inch = 500' ft.

PLANS PREPARED UNDER THE DIRECTION OF:

PLOTTED: January 29, 2021 – 3:36 PM, BY: Al Dreher

REVISIONS:
12/06 NOPC MOD
1/07 MOD
5/12 MOD
3/13 MOD
5/13 MOD
7/11/14 MOD

ETM NO. 21-019
DRAWN BY: G.S.
DESIGNED BY: J.T./D.S.
CHECKED BY: R.S.
DATE: JANUARY 2021


England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316


ETM VISION • EXPERIENCE • RESULTS

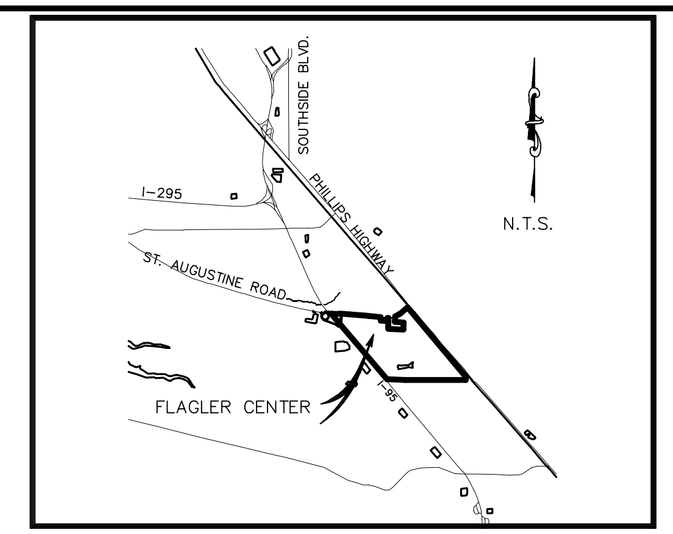
SITE PLAN

FLAGLER CENTER PUD
FOR
FLAGLER DEVELOPMENT COMPANY

DRAWING NUMBER
S-1

T:\2021\21-019\Planning\Applications\Site Plan\21-019_Proposed PUD Site Plan.dwg

Xref I:\Survey\Angas\granprkjax\creation_area1-4.DWG




VICINITY MAP

NEW INTERCHANGE

ST. AUGUSTINE ROAD

I-95 INTERCHANGE R.O.W.

JEA EASEMENT

BAPTIST HOSPITAL

HOSPITAL SIGNS

WOOD CENTER DRIVE

HATTON CHASE LANE EAST

EXISTING DRIVEWAYS

OUT PARCEL

OUT PARCEL G.M. PROPERTY

GRAN BAY PARK WAY WEST

KENAN DRIVE

CORKLAN DRIVE

FLAGLER CENTER BLVD.

GRAN BAY PARK WAY

FLORIDA EAST COAST RAILWAY

INTERSTATE 95

PHILLIPS HIGHWAY U.S. 1

S.R. 9B

STATE ROAD 9B

PROPOSED INTERCHANGE

SIGNAL

SIGN

CCG-1

IBP-2/ CCG-1/ IL

IBP-2

IBP-2 CCG-1

IL

IBP-2 IL CCG-1

IBP-2/CCG-1/IL

RMD-D

## LEGEND

- CONSERVATION/MITIGATION WETLANDS/UPLAND
- SIGNAL
- SIGN
- RAILROAD
- SIDEWALK
- PUD BOUNDARY

## LAND USE SUMMARY

| | | | |
|---|---|---|---|
| DEVELOPMENT AREA | 541.7 | AC. | 61.65% |
| R/W FOR ROADS | 97.7 | AC. | 11.12% |
| CONSERVATION | 239.3 | AC. | 27.23% |
| TOTAL: EXCLUDING OUTPARCELS | 878.7 | AC. | 100% |
| OUTPARCELS | | | |
| G.M. OUTPARCEL | 22.5 | AC. | |
| CITIGROUP | 38.5 | AC. | |
| TOTAL | 939.7 | AC. | |

## DEVELOPMENT SUMMARY

| | | | |
|---|---|---|---|
| IBP-2 | 100.95 | AC. | 11.49% |
| IL | 34.03 | AC. | 3.87% |
| CCG-1 | 68.75 | AC. | 7.82% |
| RMD-D | 52.28 | AC. | 5.95% |
| IBP-2/CCG-1/IL | 32.24 | AC. | 3.67% |
| IBP-2/CCG-1/IL* | 40.99 | AC. | 4.66% |
| IBP-2/CCG-1 | 64.68 | AC. | 7.36% |
| IBP-2/CCG-1* | 147.78 | AC. | 16.83% |
| TOTAL | 541.70 | AC. | 61.65% |

## NOTES:

1. DEVELOPER SHALL BE RESPONSIBLE FOR SIGNAL AT WESTERNMOST PROJECT ENTRANCE ON ST. AUGUSTINE ROAD.
2. LANDS NOT OWNED BY FDG FLAGLER CENTER LAND LLC, FDG FLAGLER CENTER I, LLC, FDG FLAGLER CENTER II, LLC & FC LANDS, LLC ARE EXCLUDED FROM THIS SITE PLAN.
3. ALL SIGN LOCATIONS ARE APPROXIMATE.

✱ RESIDENTIAL USES ALLOWED CONSISTENT WITH THE RMD-D ZONING DISTRICT.

GRAPHIC SCALE

500' 0 250' 500' 1000' 2000'

( IN FEET )
1 inch = 500' ft.

PLANS PREPARED UNDER THE DIRECTION OF:

REVISIONS:
12/06 NOPC MOD
9/07 MOD
3/13 MOD
5/31/13 MOD
7/11/14 MOD

ETM NO. 21-019
DRAWN BY: G.S.
DESIGNED BY: J.T./D.S.
CHECKED BY: R.S.
DATE: JANUARY 2021

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 00000316

ETM VISION - EXPERIENCE - RESULTS

SITE PLAN

FLAGLER CENTER PUD
FOR
FLAGLER DEVELOPMENT COMPANY

DRAWING NUMBER
S-1

T:\2021\21-019\Planning\Applications\Site Plan\21-019_Proposed PUD Site Plan.dwg

PLOTTED: May 19, 2025 - 8:33 AM, BY: Al Dreher

Introduced by the Land Use and Zoning Committee:

**ORDINANCE 2025-497-E**

AN ORDINANCE AMENDING RESOLUTION 89-821-339, AS AMENDED, WHICH APPROVED A DEVELOPMENT ORDER FOR THE FLAGLER CENTER (F/K/A GRAN PARK AT JACKSONVILLE), A DEVELOPMENT OF REGIONAL IMPACT (DRI), PURSUANT TO AN APPLICATION FOR CHANGE TO A PREVIOUSLY APPROVED DEVELOPMENT OF REGIONAL IMPACT (THE "AFC") FILED BY JAX LC OWNER 2, LLC AND JAX LC OWNER 3, LLC, AND DATED JUNE 3, 2025, AS REVISED JULY 2, 2025, TO (I) REVISE MAP H CONCEPTUAL MASTER PLAN TO ADD RESIDENTIAL AS A PERMITTED USE ON THE PROPERTY, (II) INCREASE THE MAXIMUM AMOUNT OF MULTI-FAMILY RESIDENTIAL DEVELOPMENT ALLOWED BY THE LAND USE CONVERSION MINIMUMS AND MAXIMUMS TABLE; (III) EXTEND BY FIVE (5) YEARS THE PHASE II, BUILDOUT, TERMINATION AND DOWNZONING PROTECTION DATES FOR ALL LANDS IN THE DRI OTHER THAN THE COMBINED PARCEL; (IV) EXTEND BY TEN (10) YEARS THE BUILDOUT DATE FOR THE COMBINED PARCEL; AND (V) EXTEND BY FIVE (5) YEARS THE EXPIRATION DATE FOR THE COMBINED PARCEL; FINDING THAT THESE CHANGES ARE CONSISTENT WITH THE *2045 COMPREHENSIVE PLAN* AND THE CITY OF JACKSONVILLE LAND DEVELOPMENT REGULATIONS; DIRECTING THE LEGISLATIVE SERVICES DIVISION TO FORWARD CERTIFIED COPIES OF THIS ORDINANCE TO AUTHORIZED AGENTS; PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the Council adopted and approved the Flagler Center (f/k/a Gran Park at Jacksonville) DRI Development Order by Resolution 89-821-339, as amended; and

**WHEREAS**, Jax LC Owner 2, LLC and Jax LC Owner 3, LLC, have submitted an Application for Change to a Previously Approved Development of Regional Impact (the "AFC"), dated June 3, 2025, as revised July 2, 2025, to the City requesting certain changes to the Flagler Center (f/k/a Gran Park at Jacksonville) DRI Development Order; and

**WHEREAS**, if applicable, said AFC has been submitted to the appropriate state and local land planning agencies, and has been reviewed by the City's Planning and Development Department; and

**WHEREAS**, the Planning and Development Department has submitted recommendations regarding the proposed changes to the Flagler Center (f/k/a Gran Park at Jacksonville) DRI Development Order; and

**WHEREAS**, the Land Use and Zoning Committee has reviewed the AFC and made its recommendation to Council; and

**WHEREAS**, the City Council finds that the proposed changes do not result in any additional adverse impacts from the originally approved DRI; and

**WHEREAS**, a public hearing was properly noticed and held by the Council pursuant to Section 380.06, *Florida Statutes*; and

**WHEREAS**, after such public hearing and in consideration of the recommendations made and submitted to the Council, the Council has made certain findings and determinations; now, therefore

**BE IT ORDAINED** by the Council of the City of Jacksonville:

**Section 1.** The Development Order for the Flagler Center (f/k/a Gran Park at Jacksonville) DRI is hereby amended to incorporate the proposed changes and modifications contained in the AFC dated June 3, 2025, as revised July 2, 2025, attached hereto as **Exhibit 1**,

which changes are generally described as (i) revising Map H Conceptual Master Plan to add Residential as a permitted use on the Property; (ii) increase the maximum amount of multi-family residential development allowed by the land use conversion minimums and maximums table; (iii) extend by five (5) years the phase II, buildout, termination and downzoning protection dates for all lands in the DRI other than the Combined Parcel; (iv) extend by ten (10) years the buildout date for the Combined Parcel; and (v) extend by five (5) years the expiration date for the Combined Parcel.

**Section 2.** The Council hereby finds and determines that the changes and modifications set forth in the AFC dated June 3, 2025, as revised July 2, 2025, are consistent with the *2045 Comprehensive Plan* and the City's Land Development Regulations.

**Section 3. Directing Legislative Services Division to Forward Certified Copies to Authorized Agents.** The Legislative Services Division is hereby directed to forward a certified copy of this Ordinance to the authorized agents listed in **Exhibit 1** upon its effective date.

**Section 4. Effective Date.** The enactment of this Ordinance shall be deemed to constitute a quasi-judicial action of the City Council and shall become effective upon signature by the Council President and the Council Secretary.

Form Approved:

/s/ Dylan Reingold

Office of General Counsel

Legislation Prepared By: Dylan Reingold

GC-#1698072-v1-2025-497_(Flagler_DRI).docx

May 23, 2025
Revised July 2, 2025

Ms. Helena Parola
Interim Director
City of Jacksonville Planning & Development Dept.
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

**RE: DRI Development Order (DO) Amendment for Flagler Center DRI**
**ETM No. 24-216-01**

Dear Helena:

Enclosed for your consideration is an application for a DRI Development Order (DO) Amendment to the Flagler Center DRI (f.k.a. Gran Park at Jacksonville) located in Duval County Florida. Also enclosed is a check for the application review fee in the amount of $2,494.63.

The application contains all the necessary support information as required by the Department of Commerce application form including a traffic analysis to demonstrate the increase in the maximum allowed multi-family rights by a land use conversion will not result in additional external traffic.

The proposed changes to the Flagler Center DRI include: (i) revising Map H Conceptual Master Plan to add Residential as a permitted use on the Property; (ii) increase the maximum amount of multi-family residential development allowed by the land use conversion minimums and maximums table; (iii) extend by five (5) years the phase II, buildout, termination and downzoning protection dates for all lands in the DRI other than the Combined Parcel; (iv) extend by ten (10) years the buildout date for the Combined Parcel; and (v) extend by five (5) years the expiration date for the Combined Parcel.

We appreciate your consideration of this request. Let me know if you have any questions or need more information.

With Kind Regards,

**ENGLAND-THIMS & MILLER, INC.**

Raymond J. Spofford, AICP, CNU-A
Vice President, Planning / Shareholder

Enclosures

cc: Ray Eubanks, Department of Economic Opportunity

Rule 73C-40.010, FAC. Effective 11-20-90
(Renumbered 10-01-11)

STATE OF FLORIDA
DEPARTMENT OF ECONOMIC OPPORTUNITY
DIVISION OF COMMUNITY PLANNING & DEVELOPMENT
The Caldwell Building, MSC 160
107 East Madison Street
Tallahassee, Florida 32399

**NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED DEVELOPMENT OF REGIONAL IMPACT (DRI) SUBSECTION 380.06(19), FLORIDA STATUTES**

Subsection 380.06(19), Florida Statutes, requires that submittal of a proposed change to a previously approved DRI be made to the local government, the regional planning agency, and the state land planning agency according to this form.

1. I, Raymond J. Spofford, the undersigned owner/authorized representative of Jax LC Owner 2, LLC; and Jax LC Owner 3, LLC (developer), hereby gives notice of a proposed change to a previously approved Development of Regional Impact in accordance with Subsection 380.06(19), Florida Statutes. In support thereof, I submit the following information concerning the Flagler Center (f.k.a. Gran Park at Jacksonville) (original & current project names) development, which information is true and correct to the best of my knowledge. I have submitted today, under separate cover, copies of this completed notification to City of Jacksonville, (local government) to the Northeast Florida Regional Planning Council, and to the Bureau of Community Planning, Department of Commerce.

June 3, 2025
Date

Authorized Agent for Jax LC Owner 1, LLC; Jax LC Owner 2, LLC; and Jax LC Owner 3, LLC

2. Applicant (name, address, phone). **See attached Development Order Amendment Description**.

3. Authorized Agent (name, address, phone). **See attached Development Order Amendment Description.**

4. Location (City, County, Township/Range/Section) of approved DRI and proposed change. **See attached Development Order Amendment Description.**

5. Provide a complete description of the proposed change. Include any proposed changes to the plan of development, phasing, additional lands, commencement date, build-out date, development order conditions and requirements, or to the representations contained in either the development order or the Application for Development Approval. **See attached Development Order Amendment Description.**

   Indicate such changes on the project master site plan, supplementing with other detailed maps, as appropriate. Additional information may be requested by the Department or any reviewing agency to clarify the nature of the change or the resulting impacts. **See attached Development Order Amendment Description.**

6. Complete the attached Substantial Deviation Determination Chart for all land use types approved in the development. If no change is proposed or has occurred, indicate no change. **See Exhibit B.**

7. List all the dates and resolution numbers (or other appropriate identification numbers) of all modifications or amendments to the originally approved DRI development order that have been adopted by the local government, and provide a brief description of the previous changes (i.e., any information not already addressed in the Substantial Deviation Determination Chart). Has there been a change in local government jurisdiction for any portion of the development since the last approval or development order was issued? If so, has the annexing local government adopted a new DRI development order for the project? **See attached Development Order Amendment Description.**

8. Describe any lands purchased or optioned within 1/4 mile of the original DRI site subsequent to the original approval or issuance of the DRI development order. Identify such land, its size, intended use, and adjacent non-project land uses within ½ mile on a project master site plan or other map. **None.**

9. Indicate if the proposed change is less than 40% (cumulatively with other previous changes) of any of the criteria listed in Paragraph 380.06(19)(b), Florida Statutes.

| |
|---|
| Do you believe this notification of change proposes a change which meets the criteria of Subparagraph 380.06(19)(e)2., F.S.<br><br>YES _____ NO ___X_____ |

10. Does the proposed change result in a change to the buildout date or any phasing date of the project? If so, indicate the proposed new buildout or phasing dates. **See attached Development Order Amendment Description.**

11. Will the proposed change require an amendment to the local government comprehensive plan? **No.**

Provide the following for incorporation into such an amended development order, pursuant to Subsections 380.06 (15), F.S., and 73-40.025, Florida Administrative Code:

12. An updated master site plan or other map of the development portraying and distinguishing the proposed changes to the previously approved DRI or development order conditions. **See attached Exhibits B and C.**

13. Pursuant to Subsection 380.06(19)(f), F.S., include the precise language that is being proposed to be deleted or added as an amendment to the development order. This language should address and quantify:

a. All proposed specific changes to the nature, phasing, and build-out date of the development; to development order conditions and requirements; to commitments and representations in the Application for Development Approval; to the acreage attributable to each described proposed change of land use, open space, areas for preservation, green belts; to structures or to other improvements including locations, square footage, number of units; and other major characteristics or components of the proposed change;

b. An updated legal description of the property, if any project acreage is/has been added or deleted to the previously approved plan of development;

c. A proposed amended development order deadline for commencing physical development of the proposed changes, if applicable;

d. A proposed amended development order termination date that reasonably reflects the time required to complete the development;

e. A proposed amended development order date until which the local government agrees that the changes to the DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, if applicable; and

f. Proposed amended development order specifications for the annual report, including the date of submission, contents, and parties to whom the report is submitted as specified in Subsection 73C-40.025 (7), F.A.C.

**See attached Development Order Amendment Description and Exhibit A.**

**FLAGLER CENTER**
**Development Order Amendment Description**
**May 23, 2025**
**Revised July 2, 2025**

1. **Applicant**

Paul M. Harden, Esq.
1431 Riverplace Boulevard, Suite 901
Jacksonville, FL 32207
(904) 396-5731
E-mail: paul@hardenlawoffice.com

England-Thims & Miller, Inc.
Raymond J. Spofford, AICP, CNU-A
14775 Old St. Augustine Road
Jacksonville, Florida 32258
Phone: (904) 642-8990
E-mail: spoffordr@etminc.com

2. **Owner**

Jax LC Owner 2, LLC and Jax LC Owner 3, LLC
14000 Citicards Way, Jacksonville, FL 32258
Jacksonville, Florida 32258

3. **Tax Parcel Numbers**

A portion of 168126 2610 in Flagler Center and 168126 2810 (the "Property")

4. **Proposed Changes**

This application for a Development Order Amendment (the "Amendment Application") to the Flagler Center DRI is submitted on behalf of Jax LC Owner 2, LLC and Jax LC Owner 3, LLC. This Amendment Application consists of a completed State of Florida Department of Economic Opportunity, Bureau of Community Planning Form DEO-BCP-PROPCHANGE-1 and this Development Order Description, as well as all referenced exhibits, including the specific, proposed ordinance changes to the Flagler Center DRI attached as Exhibit A to this Amendment Application.

The Flagler Center DRI Development Order was adopted by the Jacksonville City Council by Resolution 89-821-339 on September 26, 1989 and was subsequently amended by Ordinance 2001-497-E, adopted June 26, 2001, Ordinance 2001-1156-E, adopted December 11, 2001, Ordinance 2003-596-E, adopted June 10, 2003, Ordinance 2005-87-E adopted February 8, 2005, Ordinance 2007-1347-E adopted January 22, 2008, Ordinance 2012-455-E adopted August 28, 2012, Ordinance 2013-307-E adopted June 25, 2013, Ordinance 2015-548-E adopted September

8, 2015, Ordinance 2018-518-E adopted September 11, 2018, Ordinance 2019-0489-E adopted August 27, 2019, Ordinance 2020-346-E adopted September 8, 2020, and Ordinance 2021-200-E adopted May 25, 2021.

Flagler Center DRI has developed into a mixed use development consisting of light industrial, office, residential, hotel, retail and hospital uses. The proposed changes to the Flagler Center DRI Development Order include: (i) revising Map H Conceptual Master Plan to allow Mixed Use (MU) on the Property; (ii) increase the maximum amount of multi-family residential development allowed by the land use conversion minimums and maximums table; (iii) extend by five (5) years the phase II, buildout, termination and downzoning protection dates for all lands in the DRI other than the Combined Parcel; (iv) extend by ten (10) years the buildout date for the Combined Parcel; and (v) extend by five (5) years the expiration date for the Combined Parcel. Increasing the potential for multi-family dwelling units will allow for housing options in proximity to employees within the DRI without any increase in off-site traffic impacts.

This Development Order Amendment does not involve an increase or decrease of development rights. The current uses allowed within the Flagler Center DRI, with conversions made to date, are as follows:

| | |
|---|---|
| Industrial | 81 acres |
| Office | 3,450,002 sq. ft.<br>(including 600,000 sq. ft. from Bartram Park) |
| Commercial | 200,000 sq. ft. |
| Hospital | 500 Beds |
| Hotel | 250 Rooms |
| Multi-Family Residential (MF) | 3,115 Dwelling Units |
| Single Family Residential (SF) | 79 Dwelling Units |
| Senior Care | 30 Beds |
| Senior Housing | 0 Dwelling Units |

The proposed change would increase the maximum multi-family residential development allowed by the land use conversion minimums and maximums table. The current DRI Development Order approved land use minimums and maximums are listed below with the proposed change in a strikethrough and underline format:

| | Minimum | Maximum |
|---|---|---|
| Industrial | 45 acres | 150 acres |
| Office (including 600,000 sq. ft. from Bartram Park) | 2,500,000 sq. ft. | 4,700,000 sq. ft. |
| Commercial | 80,000 sq. ft. | 220,000 sq. ft. |
| Hospital | 250 Beds | 500 Beds |
| Hotel | 150 Rooms | 300 Rooms |
| Multi-Family Residential (MF) | 400 Dwelling Units | ~~3,200~~ 3,950 Dwelling Units |
| Single Family Residential (SF) | 0 Dwelling Units | 150 Dwelling Units |
| Senior Care (SC) | 0 Beds | 350 Beds |
| Senior Housing (SH) | 0 Dwelling Units | 500 Dwelling Units |

## Exhibit List

| | |
|---|---|
| Exhibit A | Proposed Development Order Revisions |
| Exhibit B | Current Map H Conceptual Master Plan |
| Exhibit C | Proposed Map H Conceptual Master Plan |
| Exhibit D | Authorization Letter |
| Exhibit E | Traffic Impact Analysis |

# Exhibit A

**Section 1.** On page 6 of Exhibit B of Resolution 89-821-339 (Specific Conditions: Land Use) as subsequently amended, this section is hereby amended as follows:

The total amount of development, subject to limited conversion rights, is ~~75~~ 81 acres of Light Industrial development, ~~3,742,896~~ 3,450,002 square feet of Office development, 200,000 square feet of Commercial development, 500 Hospital Beds, 250 Hotel Rooms, ~~2,499~~ 3,115 Multi-Family Residential Dwelling Units, 79 Single Family Residential Dwelling Units, 30 Senior Care Beds, and 0 Senior Adult Dwelling Units.

The Applicant shall be allowed to interchange land use types at a conversion ratio of:

| | |
|---|---|
| 1 acre Lt. Industrial | =6,100 Sq. Ft. Office |
| 1 acre Lt. Industrial | =795 Sq. Ft. Commercial |
| 1 acre Lt. Industrial | =5.95 Hospital Beds |
| 1 acre Lt. Industrial | = 33.0 Senior Care Bed |
| 1 acre Lt. Industrial | = 26.889 Senior Adult Dwelling Unit |
| 1,000 Sq. Ft. Commercial | =7,673 Sq. Ft. Office |
| 1,000 Sq. Ft. Commercial | =1.25 acre Light Industrial |
| 1,000 Sq. Ft. Commercial | =4.48 Hospital Beds |
| 1,000 Sq. Ft. Commercial | =6.048 Multi-Family Dwellings |
| 1,000 Sq. Ft. Commercial | =6.356 Hotel Rooms |
| 1,000 Sq. Ft. Commercial | =3.693 Single Family Dwellings |
| 1,000 Sq. Ft. Commercial | =16.955 Senior Care Bed |
| 1,000 Sq. Ft. Commercial | =13.815 Senior Adult Dwelling Unit |
| 1,000 Sq. Ft. Office | =130 Sq. Ft. Commercial |
| 1,000 Sq. Ft. Office | =0.164 acre Light Industrial |
| 1,000 Sq. Ft. Office | =1.22 Hospital Beds |
| 1,000 Sq. Ft. Office | =2.403 Multi-Family Dwellings |
| 1,000 Sq. Ft. Office | =2.525 Hotel Rooms |
| 1,000 Sq. Ft. Office | =1.475 Single Family Dwellings |
| 1,000 Sq. Ft. Office | =6.773 Senior Care Bed |
| 1,000 Sq. Ft. Office | =5.519 Senior Adult Dwelling Unit |
| 1 Hospital Bed | =0.168 acre Light Industrial |
| 1 Hospital Bed | =819 Sq. Ft. Office |
| 1 Hospital Bed | =223 Sq. Ft. Commercial |
| 1 Hospital Bed | =1.968 Multi-Family Dwelling |
| 1 Hospital Bed | =2.068 Hotel Rooms |
| 1 Hospital Bed | =1.297 Single Family Dwelling |
| 1 Hospital Bed | =5.955 Senior Care Bed |
| 1 Hospital Bed | =4.852 Senior Adult Dwelling Unit |
| 1 Multi-Family Dwelling | =165 Sq. Ft. Commercial |
| 1 Multi-Family Dwelling | =416 Sq. Ft. Office |

| | |
|---|---|
| 1 Multi-Family Dwelling | =0.51 Hospital Beds |
| 1 Multi-Family Dwelling | =0.085 acre Light Industrial |
| 1 Multi-Family Dwelling | =1.05 Hotel Rooms |
| 1 Multi-Family Dwelling | =0.614 Single Family Dwelling |
| 1 Multi-Family Dwelling | =2.818 Senior Care Bed |
| 1 Multi-Family Dwelling | =2.296 Senior Adult Dwelling Unit |
| 1 Hotel Room | =157 Sq. Ft. Commercial |
| 1 Hotel Room | =395 Sq. Ft. Office |
| 1 Hotel Room | =0.484 Hospital Beds |
| 1 Hotel Room | =0.081 acre Light Industrial |
| 1 Hotel Room | =0.952 Multi-Family Dwelling |
| 1 Hotel Room | =0.584 Single Family Dwelling |
| 1 Hotel Room | =2.682 Senior Care Bed |
| 1 Hotel Room | =2.185 Senior Adult Dwelling Unit |
| 1 Single Family Dwelling | =271 Sq. Ft. Commercial |
| 1 Single Family Dwelling | =678 Sq. Ft. Office |
| 1 Single Family Dwelling | =0.771 Hospital Beds |
| 1 Single Family Dwelling | =0.139 acre Light Industrial |
| 1 Single Family Dwelling | =1.712 Hotel Rooms |
| 1 Single Family Dwelling | =1.629 Multi-Family Dwellings |
| 1 Single Family Dwelling | =4.591 Senior Care Bed |
| 1 Single Family Dwelling | =3.741 Senior Adult Dwelling Unit |
| 1 Senior Care Bed | =59 Sq. Ft. Commercial |
| 1 Senior Care Bed | =148 Sq. Ft. Office |
| 1 Senior Care Bed | =0.168 Hospital Beds |
| 1 Senior Care Bed | =0.03 acre Light Industrial |
| 1 Senior Care Bed | =0.355 Multi-Family Dwelling |
| 1 Senior Care Bed | =0.218 Single Family Dwelling |
| 1 Senior Care Bed | =0.373 Hotel Rooms |
| 1 Senior Care Bed | =0.815 Senior Adult Dwelling Unit |
| 1 Senior Adult Dwelling Unit | =72 Sq. Ft. Commercial |
| 1 Senior Adult Dwelling Unit | =181 Sq. Ft. Office |
| 1 Senior Adult Dwelling Unit | =0.206 Hospital Beds |
| 1 Senior Adult Dwelling Unit | =0.037 acre Light Industrial |
| 1 Senior Adult Dwelling Unit | =0.435 Multi-Family Dwelling |
| 1 Senior Adult Dwelling Unit | =0.267 Single Family Dwelling |
| 1 Senior Adult Dwelling Unit | =0.458 Hotel Rooms |
| 1 Senior Adult Dwelling Unit | =1.227 Senior Care Bed |

Provided, however that the allowable land uses as converted, shall be within the following minimum and maximum amounts:

| | Minimum | Maximum |
|---|---|---|
| Industrial | 45 acres | 150 acres |
| Office | 2,500,000 sq. ft. | 4,700,000 sq. ft. (including 600,000 sq. ft. from Bartram Park) |
| Commercial | 80,000 sq. ft. | 220,000 sq. ft. |
| Hospital | 250 Beds | 500 Beds |
| Hotel | 150 Rooms | 300 Rooms |
| Multi-Family Residential (MF) | 400 Dwelling Units | ~~3,200~~ 3,950 Dwelling Units |
| Single Family Residential (SF) | 0 Dwelling Units | 150 Dwelling Units |
| Senior Care (SC) | 0 Beds | 350 Beds |
| Senior Housing (SH) | 0 Dwelling Units | 500 Dwelling Units |

**Section 2.** The phase II, build out, termination and downzoning protection dates of the Flagler Center DRI Development Order is May 21, ~~2028~~ 2033for all lands within the DRI other than the Combined Parcel. The buildout date for the Combined Parcel is November 24, ~~2023~~2033 and the expiration date for the Combined Parcel is March 25, ~~2030~~2035. ~~The termination and downzoning protection date of the Flagler Center DRI Development Order is May 23, 2033.~~

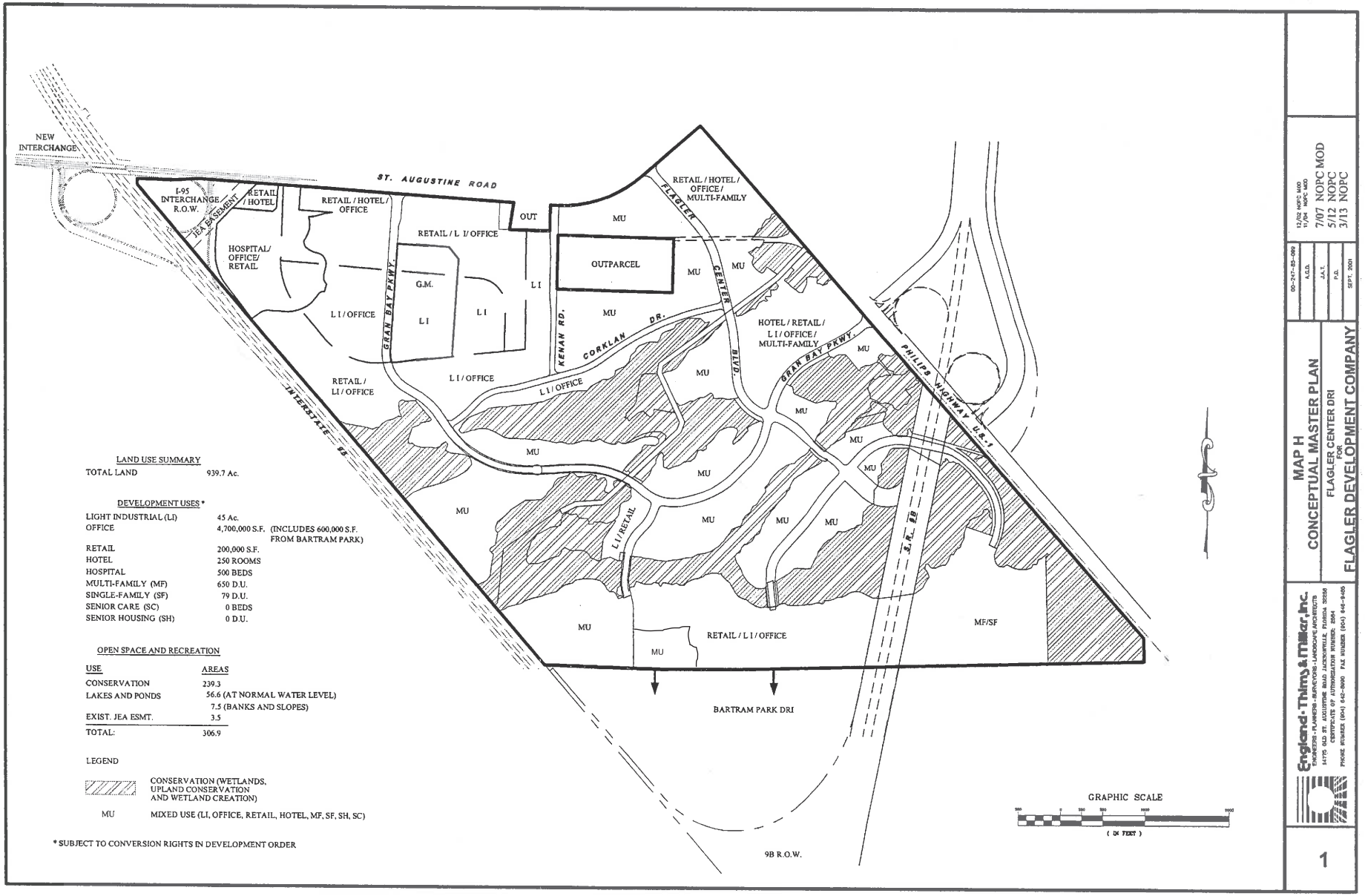
**Section 3.** The Council has reviewed the proposed change to the Flagler Center DRI and has determined that such changes do not constitute a substantial deviation as such term is defined in Section 380.06(19), Florida Statutes.

**Section 4.** This Ordinance supersedes any conflicting provisions of the previously approved development order, the application for development approval and any amendments, supplements or interpretations thereof previously issued by or on behalf of the City.

**Section 5.** This Ordinance shall become effective upon signature of the Mayor or upon becoming effective without the Mayor's signature.

# Exhibit B

**Current Map H Conceptual Master Plan**




LAND USE SUMMARY

| | |
|---|---|
| TOTAL LAND | 939.7 Ac. |

DEVELOPMENT USES *

| | | |
|---|---|---|
| LIGHT INDUSTRIAL (LI) | 45 Ac. | |
| OFFICE | 4,700,000 S.F. | (INCLUDES 600,000 S.F. FROM BARTRAM PARK) |
| RETAIL | 200,000 S.F. | |
| HOTEL | 250 ROOMS | |
| HOSPITAL | 500 BEDS | |
| MULTI-FAMILY (MF) | 650 D.U. | |
| SINGLE-FAMILY (SF) | 79 D.U. | |
| SENIOR CARE (SC) | 0 BEDS | |
| SENIOR HOUSING (SH) | 0 D.U. | |

OPEN SPACE AND RECREATION

| USE | AREAS |
|---|---|
| CONSERVATION | 239.3 |
| LAKES AND PONDS | 56.6 (AT NORMAL WATER LEVEL) |
| | 7.5 (BANKS AND SLOPES) |
| EXIST. JEA ESMT. | 3.5 |
| TOTAL: | 306.9 |

LEGEND

CONSERVATION (WETLANDS, UPLAND CONSERVATION AND WETLAND CREATION)

MU MIXED USE (LI, OFFICE, RETAIL, HOTEL, MF, SF, SH, SC)

* SUBJECT TO CONVERSION RIGHTS IN DEVELOPMENT ORDER

12/02 NOPC MOD
11/04 NOPC MOD
7/07 NOPC MOD
5/12 NOPC
3/13 NOPC

00-247-RD-089
A.G.D.
J.A.T.
P.G.
SEPT. 2001

MAP H
CONCEPTUAL MASTER PLAN
FLAGLER CENTER DRI
FOR
FLAGLER DEVELOPMENT COMPANY

England-Thims & Miller, Inc.
ENGINEERS, PLANNERS & SURVEYORS
14775 OLD ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32258
CERTIFICATE OF AUTHORIZATION NUMBER: 2904
PHONE NUMBER (904) 642-8990 FAX NUMBER (904) 646-9485

1

# Exhibit C

**Proposed Map H Conceptual Master Plan**

LAND USE SUMMARY

| | |
|---|---|
| TOTAL LAND | 939.7 Ac. |

DEVELOPMENT USES *

| | | |
|---|---|---|
| LI | 81 Ac. | |
| OFFICE | 3,450,002 S.F. | (INCLUDES 600,000 S.F. FROM BARTRAM PARK) |
| RETAIL | 200,000 S.F. | |
| HOTEL | 250 ROOMS | |
| HOSPITAL | 500 BEDS | |
| MULTI-FAMILY (MF) | 3,115 D.U. | |
| SINGLE-FAMILY (SF) | 79 D.U. | |
| SENIOR CARE (SC) | 0 BEDS | |
| SENIOR HOUSING (SH) | 0 D.U. | |

OPEN SPACE AND RECREATION

| USE | AREAS |
|---|---|
| CONSERVATION | 239.3 |
| LAKES AND PONDS | 56.6 (AT NORMAL WATER LEVEL) |
| EXIST. JEA ESMT. | 7.5 (BANKS AND SLOPES) |
| | 3.5 |
| TOTAL: | 306.9 |

LEGEND

CONSERVATION (WETLANDS, UPLAND CONSERVATION, AND WETLAND CREATION)

MU MIXEDUSE (LI, OFFICE, RETAIL, HOTEL, MF, F, SH, SC)

* SUBJECT TO CONVERSION RIGHTS IN DEVELOPMENT ORDER
* DEVELOPMENT USES UPDATED TO REFLECT ALL LAND USE CONVERSIONS MADE TO DATE.

# MAP H
# CONCEPTUAL MASTER PLAN
## FLAGLER CENTER DRI

DRAWING NUMBER 1

ETM
ENGLAND-THIMS & MILLER

Trusted Advisors, Creating Community

14775 Old St. Augustine Rd.
Jacksonville, Florida 32258
(904) 642-8990
www.etminc.com
REG. 00002584 LC-0000316

| | |
|---|---|
| ETM NO. | 00-247-24 |
| DRAWN BY: | DDM |
| DESIGNED BY: | A.G.D. |
| CHECKED BY: | J.A.T. |
| DATE: | 5/29/25 |

REVISIONS:

PLANS PREPARED UNDER THE DIRECTION OF:

PLOTTED: May 29, 2025 – 9:20 AM, BY: Tre McNeely

T:\2021\21-019\Planning\Applications\Site Plan\21-019_Proposed DRI Map H.dwg

# Exhibit D

**Affidavit of Property Ownership and Designation of Agent**

City of Jacksonville
Planning & Development Department
214 N. Hogan Street, Suite 300
Jacksonville, Florida 32202

# AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
## Corporation/Partnership/Trust/Other Entity

Jax LC Owner 1, LLC; Jax LC Owner 2, LLC; and Jax LC Owner 3, LLC
Owner Name

14000 Citicards Way, Jacksonville, FL 32258
Address(es) for Subject Property

168126 2710; 168126 2610; and 168126 2810
Real Estate Parcel Number(s) for Subject Property

Paul Harden and England-Thims & Miller, Inc.
Appointed or Authorized Agent(s)

DRI Development Order Amendment and PUD Minor Modifications to Flagler Center & Bartram Park PUDs
Type of Request(s)/Application(s)

**STATE OF** FLORIDA
**COUNTY OF** ORANGE

BEFORE ME, the undersigned authority, this day personally appeared Christopher Wideman, hereinafter also referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the _____ of _____, a _____ _____ (the "Entity") that is the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above-noted request(s)/application(s) being made to the City of Jacksonville.*

2. Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.

3. That I, the undersigned, as an authorized representative of the Entity, have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on behalf of said Entity in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent the Entity, I attest that the application(s) is/are made in good faith.

**PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE**

4. Affiant further acknowledges that any change in ownership of the Subject Property and/or the designated agent(s) that occur prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require that a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.

5. I acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

**FURTHER AFFIANT SAYETH NAUGHT.**

Signature of Affiant

Christopher Wideman

Printed/Typed Name of Affiant

*** Affiant shall provide documentation illustrating that Affiant is an authorized representative of the entity-owner of the Subject Property. This may be shown through a corporate resolution, power of attorney, printout from Sunbiz.org, trust agreement, etc.**

**NOTARIAL CERTIFICATE**

Sworn to and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 13th day of May, 2025, by Christopher Wideman, as Owner for Jax LC Owner 1, 2 & 3, who is ☑ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced Driver's License.

DEBBIE L. WILSON
MY COMMISSION # HH 319905
EXPIRES: January 3, 2027

[NOTARY SEAL]

Notary Public Signature

Debbie L Wilson

Printed/Typed Name – Notary Public

My commission expires: Jan 3, 2027

**NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.**

**PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE**

# Exhibit E

**Traffic Impact Analysis**

# MEMORANDUM

To: Ray Spofford, AICP

From: Jeffrey A. Crammond, PE, PTOE, PTP

Date: May 12, 2025

Re: ***Flagler Center – 2025 NOPC***

As requested, I have reviewed the proposed change in the development rights to determine if there will be any increase in off-site traffic associated with the proposed 750 unit increase in the maximum number of multi-family units. The land use conversion table was established to allow the conversion between land uses on a trip neutral basis. However, the conversion table was based on gross trip and not net new trip leaving the property. Based the existing and proposed minimum and maximums I developed a series of three tables illustrating the calculation of net new external trips based on the procedures and methodologies contained in the 11th edition of the Trip Generation Manual and 3rd edition of the Trip Generation Handbook. The first table calculates daily and pm peak hour trips based on the approved land uses. The second (Scenario B) converts office space to achieve the additional 750 multi-family units. Scenario C converts retail uses to multi-family.

Table 1 illustrates the calculation of net external traffic associated with the approved uses. As stated previously, there are three uses that have a significant impact on the number of internal trips. These include multi-family, office and retail uses. The Flagler Center DRI is primarily a non-residential development with significantly more potential for internal trips associated with the non-residential uses than the corresponding potential internal trips associated with the residential uses. Therefore, any increase in residential uses will help maximize the potential for internal traffic. Table 2 illustrates the trip generation for Scenario B where the office uses are decreased by 312,000 square feet and the number of multi-family units is increased by 750. The resulting number of new external trips decreases by 64 when compared to the approved uses.

The last scenario (Scenario C) assumes that the retail uses are decreased by 123,750 square feet and the number of multi-family units is increased by 750. The resulting number of external trips decreases by 147 when compared to the approved uses.

In summary, if we reduce retail or if we decrease office space to obtain the additional multi-family units, external traffic is expected to decrease slightly. Based on this analysis, the increase in the maximum number of multi-family units has the potential to decrease the net external traffic and therefore the impacts associated with the Flagler Center DRI.

# Table 1
# 2025 NOPC
## Flagler Center (Gran Park at Bayard)
## Approved Uses Trip Generation Estimates

| Land Use | ITE Land Use Code | Size (Number of Units) | Independent Variable (Units) | Daily | | PM Peak Hour | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | Estimation Method (Rate or Equation) | Gross Trip Ends | Estimation Method (Rate or Equation) | Gross Hour Trip Ends | Internal Hour Trip Ends | Net New Hour Trips |
| | | | | | | | | | |
| Industrial [1] | 110 | 1,012,500 | Sq. Ft. | T = 3.79x + 57.96 | 3,895 | Ln(T) = 0.69*Ln(x) + 0.43 | 182 | 0 | 182 |
| Single Family | 210 | 79 | DUs | Ln(T) = 0.92*Ln(x) + 2.71 | 837 | Ln(T) = 0.96*Ln(x) + 0.20 | 81 | 9 | 72 |
| Multi Family | 220 | 3,115 | DUs | T = 7.56x - 40.86 | 23,509 | Ln(T) = 0.89*Ln(x) - 0.02 | 1,260 | 132 | 1,128 |
| Hotel | 310 | 250 | Rooms | T = 11.29x - 426.97 | 2,396 | T = 0.75x - 26.02 | 161 | 82 | 79 |
| Hospital | 610 | 500 | Beds | T = 12.30x + 3096.68 | 9,247 | T = 2.08x - 104.00 | 936 | 0 | 936 |
| Office | 710 | 3,450,002 | Sq. Ft. | Ln(T) = 0.97*Ln(x) + 2.50 | 32,917 | Ln(T) = 0.95*Ln(x) + 0.36 | 3,291 | 98 | 3,193 |
| Retail | 820 | 200,000 | Sq. Ft. | Ln(T) = 0.68*Ln(x) + 5.57 | 9,632 | Ln(T) = 0.74*Ln(x) + 2.89 | 908 | 141 | 767 |
| | | | | | | | | | |
| | | | | | | | | **Total Net New PM Peak Hour Trips** | **6,357** |
| | | | | | | | | | |
| | | | | | | | | | |

**Reference: ITE Trip Generation, 10th Edition, 2017.**

# Table 2
## Flagler Center (Gran Park at Bayard)
## Scenario B Trip Generation Estimates

| Land Use | ITE Land Use Code | Size (Number of Units) | Independent Variable (Units) | Daily Estimation Method (Rate or Equation) | Gross Daily Trip Ends | PM Peak Hour Estimation Method (Rate or Equation) | Gross P.M. Peak Hour Trip Ends | Internal P.M. Peak Hour Trip Ends | Net New PM Peak Hour Trips |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | |
| Industrial | 110 | 1,012,500 | Acres | T = 3.79x + 57.96 | 3,895 | Ln(T) = 0.69*Ln(x) + 0.43 | 182 | 0 | 182 |
| Single Family | 210 | 79 | DUs | Ln(T) = 0.92*Ln(x) + 2.71 | 837 | Ln(T) = 0.96*Ln(x) + 0.20 | 81 | 8 | 73 |
| Multi Family | 220 | 3,865 | DUs | T = 7.56x - 40.86 | 29,179 | Ln(T) = 0.89*Ln(x) - 0.02 | 1,527 | 151 | 1,376 |
| Hotel | 310 | 250 | Rooms | T = 11.29x - 426.97 | 2,396 | T = 0.75x - 26.02 | 161 | 93 | 68 |
| Hospital | 610 | 500 | Beds | T = 12.30x + 3096.68 | 9,247 | T = 2.08x - 104.00 | 936 | 0 | 936 |
| Office | 710 | 3,138,002 | Sq. Ft. | Ln(T) = 0.97*Ln(x) + 2.50 | 30,025 | Ln(T) = 0.95*Ln(x) + 0.36 | 3,007 | 109 | 2,898 |
| Retail | 820 | 200,000 | Sq. Ft. | Ln(T) = 0.68*Ln(x) + 5.57 | 9,632 | Ln(T) = 0.74*Ln(x) + 2.89 | 908 | 148 | 760 |
| | | | | | | | | | |
| | | | | | | | | **Total Net New PM Peak Hour Trips** | **6,293** |
| | | | | | | | | **Net Change** | **-64** |
| | | | | | | | | | |

**Reference: ITE Trip Generation, 10th Edition, 2017.**

[1] Building are for industrial development was assumed to be 12,500 sf per acre

[2] Mult-Family units equals 312,000 sf of office space (750 x 416 = 312,000)

# Table 3
## Flagler Center (Gran Park at Bayard)
## Scenario C Trip Generation Estimates

| Land Use | ITE Land Use Code | Size (Number of Units) | Independent Variable (Units) | Daily Estimation Method (Rate or Equation) | Gross Daily Trip Ends | PM Peak Hour Estimation Method (Rate or Equation) | Gross P.M. Peak Hour Trip Ends | Internal P.M. Peak Hour Trip Ends | Net New PM Peak Hour Trips |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | |
| Industrial | 110 | 1,012,500 | Acres | T = 3.79x + 57.96 | 3,895 | Ln(T) = 0.69*Ln(x) + 0.43 | 182 | 0 | 182 |
| Single Family | 210 | 79 | DUs | Ln(T) = 0.92*Ln(x) + 2.71 | 837 | Ln(T) = 0.96*Ln(x) + 0.20 | 81 | 7 | 74 |
| Multi Family | 220 | 3,865 | DUs | T = 7.56x - 40.86 | 29,179 | Ln(T) = 0.89*Ln(x) - 0.02 | 1,527 | 129 | 1,398 |
| Hotel | 310 | 250 | Rooms | T = 11.29x - 426.97 | 2,396 | T = 0.75x - 26.02 | 161 | 90 | 71 |
| Hospital | 610 | 500 | Beds | T = 12.30x + 3096.68 | 9,247 | T = 2.08x - 104.00 | 936 | 0 | 936 |
| Office | 710 | 3,450,002 | Sq. Ft. | Ln(T) = 0.97*Ln(x) + 2.50 | 32,917 | Ln(T) = 0.95*Ln(x) + 0.36 | 3,291 | 87 | 3,204 |
| Retail | 820 | 76,250 | Sq. Ft. | Ln(T) = 0.68*Ln(x) + 5.57 | 5,000 | Ln(T) = 0.74*Ln(x) + 2.89 | 445 | 100 | 345 |
| | | | | | | | | | |
| | | | | | | | | **Total Net New PM Peak Hour Trips** | **6,210** |
| | | | | | | | | **Net Change** | **-147** |
| | | | | | | | | | |

**Reference: ITE Trip Generation, 10th Edition, 2017.**

[1] Building are for industrial development was assumed to be 12,500 sf per acre

[2] **750** Mult-Family units equals 123,750 sf of retail space (750 x 165 = 123,750)

# MEMORANDUM

To: Ray Spofford, AICP

From: Jeffrey A. Crammond, PE, PTOE, PTP

Date: June 12, 2025

Re: ***Flagler Center – 2025 NOPC***

As requested, I have reviewed the proposed change in the development rights to determine if there will be any increase in off-site traffic associated with the proposed 750 unit increase in the maximum number of multi-family units. The land use conversion table was established to allow the conversion between land uses on a trip neutral basis. However, the conversion table was based on gross trip and not net new trip leaving the property. Based the existing and proposed minimum and maximums I developed a series of three tables illustrating the calculation of net new external trips based on the procedures and methodologies contained in the 11th edition of the Trip Generation Manual and 3rd edition of the Trip Generation Handbook. The first table calculates daily and pm peak hour trips based on the approved land uses. The second (Scenario B) converts office space to achieve the additional 750 multi-family units. Scenario C converts retail uses to multi-family.

Table 1 illustrates the calculation of net external traffic associated with the approved uses. As stated previously, there are three uses that have a significant impact on the number of internal trips. These include multi-family, office and retail uses. The Flagler Center DRI is primarily a non-residential development with significantly more potential for internal trips associated with the non-residential uses than the corresponding potential internal trips associated with the residential uses. Therefore, any increase in residential uses will help maximize the potential for internal traffic. Table 2 illustrates the trip generation for Scenario B where the office uses are decreased by 312,000 square feet and the number of multi-family units is increased by 750. The resulting number of new external trips decreases by 64 vph when compared to the approved uses.

The last scenario (Scenario C) assumes that the retail uses are decreased by 123,750 square feet and the number of multi-family units is increased by 750. The resulting number of external trips decreases by 147 vph when compared to the approved uses.

In summary, if we reduce retail or if we decrease office space to obtain the additional multi-family units, external traffic is expected to decrease slightly. Based on this analysis, the increase in the maximum number of multi-family units has the potential to decrease the net external traffic and therefore the impacts associated with the Flagler Center DRI.

# Table 1
# 2025 NOPC
## Flagler Center (Gran Park at Bayard)
## Approved Uses Trip Generation Estimates

| Land Use | ITE Land Use Code | Size (Number of Units) | Independent Variable (Units) | Daily | | PM Peak Hour | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | Estimation Method (Rate or Equation) | Gross Trip Ends | Estimation Method (Rate or Equation) | Gross Hour Trip Ends | Internal Hour Trip Ends | Net New Hour Trips |
| Industrial [1] | 110 | 1,012,500 | Sq. Ft. | T = 3.79x + 57.96 | 3,895 | Ln(T) = 0.69*Ln(x) + 0.43 | 182 | 0 | 182 |
| Single Family | 210 | 79 | DUs | Ln(T) = 0.92*Ln(x) + 2.71 | 837 | Ln(T) = 0.96*Ln(x) + 0.20 | 81 | 9 | 72 |
| Multi Family | 220 | 3,115 | DUs | T = 7.56x - 40.86 | 23,509 | Ln(T) = 0.89*Ln(x) - 0.02 | 1,260 | 132 | 1,128 |
| Senior Housing | 252 | 0 | DUs | T = 4.02x - 25.37 | 0 | T = 0.24x + 2.26 | 0 | 0 | 0 |
| Senior Care | 254 | 30 | Beds | T = 2.60x | 78 | T = 0.26x | 8 | 0 | 8 |
| Hotel | 310 | 250 | Rooms | T = 11.29x - 426.97 | 2,396 | T = 0.75x - 26.02 | 161 | 82 | 79 |
| Hospital | 610 | 500 | Beds | T = 12.30x + 3096.68 | 9,247 | T = 2.08x - 104.00 | 936 | 0 | 936 |
| Office | 710 | 3,450,002 | Sq. Ft. | Ln(T) = 0.97*Ln(x) + 2.50 | 32,917 | Ln(T) = 0.95*Ln(x) + 0.36 | 3,291 | 98 | 3,193 |
| Retail | 820 | 200,000 | Sq. Ft. | Ln(T) = 0.68*Ln(x) + 5.57 | 9,632 | Ln(T) = 0.74*Ln(x) + 2.89 | 908 | 141 | 767 |
| | | | | | | | | | |
| | | | | | | | | **Total Net New PM Peak Hour Trips** | **6,365** |

**Reference: ITE Trip Generation, 10th Edition, 2017.**

# Table 2
## Flagler Center (Gran Park at Bayard)
## Scenario B Trip Generation Estimates

| Land Use | ITE Land Use Code | Size (Number of Units) | Independent Variable (Units) | Daily Estimation Method (Rate or Equation) | Gross Daily Trip Ends | PM Peak Hour Estimation Method (Rate or Equation) | Gross P.M. Peak Hour Trip Ends | Internal P.M. Peak Hour Trip Ends | Net New PM Peak Hour Trips |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | |
| Industrial | 110 | 1,012,500 | Acres | T = 3.79x + 57.96 | 3,895 | Ln(T) = 0.69*Ln(x) + 0.43 | 182 | 0 | 182 |
| Single Family | 210 | 79 | DUs | Ln(T) = 0.92*Ln(x) + 2.71 | 837 | Ln(T) = 0.96*Ln(x) + 0.20 | 81 | 8 | 73 |
| Multi Family | 220 | 3,865 | DUs | T = 7.56x - 40.86 | 29,179 | Ln(T) = 0.89*Ln(x) - 0.02 | 1,527 | 151 | 1,376 |
| Senior Housing | 252 | 0 | DUs | T = 4.02x - 25.37 | 0 | T = 0.24x + 2.26 | 0 | 0 | 0 |
| Senior Care | 254 | 30 | Beds | T = 2.60x | 78 | T = 0.26x | 8 | 0 | 8 |
| Hotel | 310 | 250 | Rooms | T = 11.29x - 426.97 | 2,396 | T = 0.75x - 26.02 | 161 | 93 | 68 |
| Hospital | 610 | 500 | Beds | T = 12.30x + 3096.68 | 9,247 | T = 2.08x - 104.00 | 936 | 0 | 936 |
| Office | 710 | 3,138,002 | Sq. Ft. | Ln(T) = 0.97*Ln(x) + 2.50 | 30,025 | Ln(T) = 0.95*Ln(x) + 0.36 | 3,007 | 109 | 2,898 |
| Retail | 820 | 200,000 | Sq. Ft. | Ln(T) = 0.68*Ln(x) + 5.57 | 9,632 | Ln(T) = 0.74*Ln(x) + 2.89 | 908 | 148 | 760 |
| | | | | | | | | | |
| | | | | | | | | **Total Net New PM Peak Hour Trips** | **6,301** |
| | | | | | | | | **Net Change** | **-64** |
| | | | | | | | | | |

**Reference: ITE Trip Generation, 10th Edition, 2017.**

[1] Building are for industrial development was assumed to be 12,500 sf per acre

[2] Mult-Family units equals 312,000 sf of office space (750 x 416 = 312,000)

# Table 3
## Flagler Center (Gran Park at Bayard)
## Scenario C Trip Generation Estimates

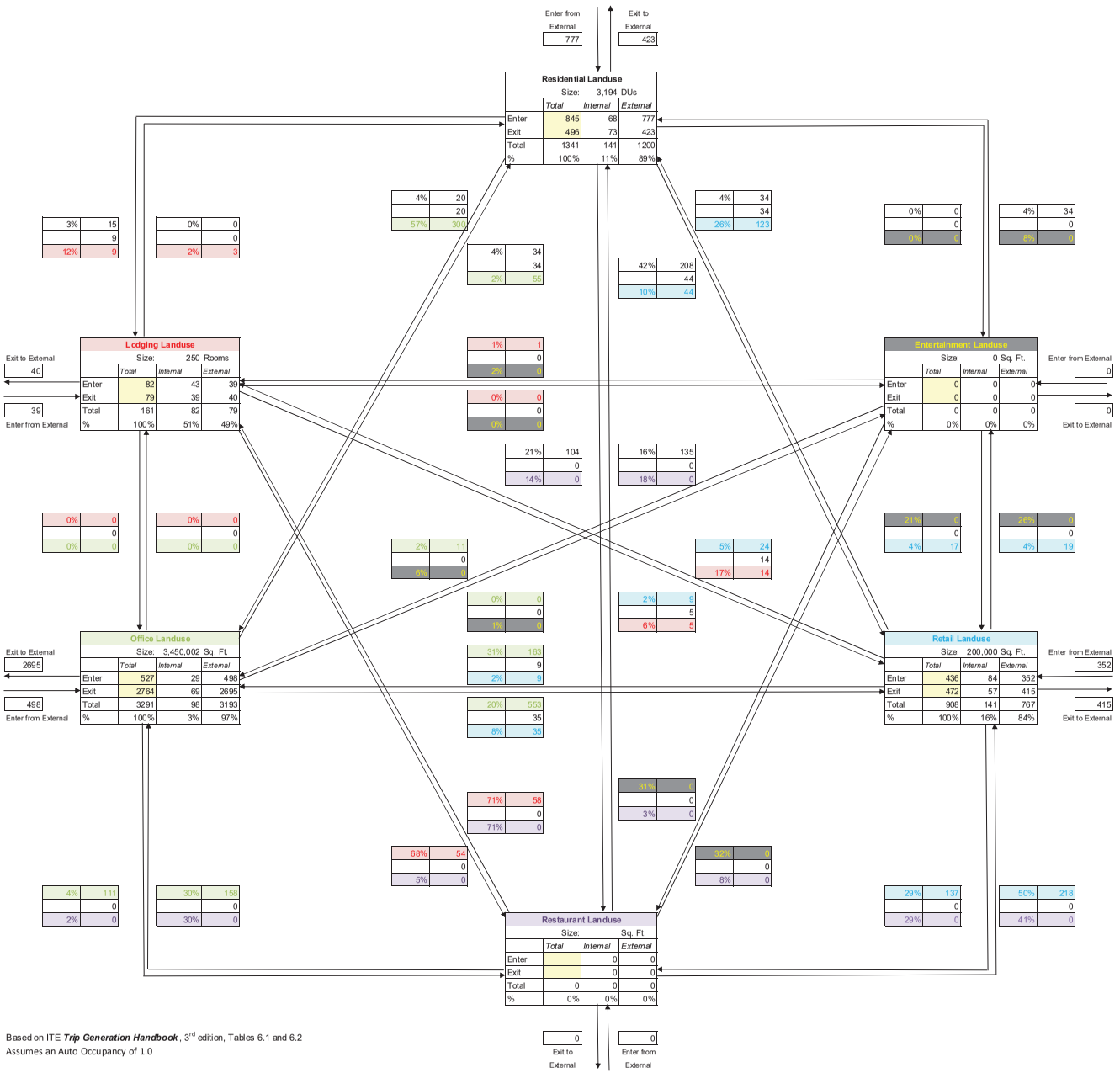
| Land Use | ITE Land Use Code | Size (Number of Units) | Independent Variable (Units) | Daily Estimation Method (Rate or Equation) | Gross Daily Trip Ends | PM Peak Hour Estimation Method (Rate or Equation) | Gross P.M. Peak Hour Trip Ends | Internal P.M. Peak Hour Trip Ends | Net New PM Peak Hour Trips |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | |
| Industrial | 110 | 1,012,500 | Acres | T = 3.79x + 57.96 | 3,895 | Ln(T) = 0.69*Ln(x) + 0.43 | 182 | 0 | 182 |
| Single Family | 210 | 79 | DUs | Ln(T) = 0.92*Ln(x) + 2.71 | 837 | Ln(T) = 0.96*Ln(x) + 0.20 | 81 | 7 | 74 |
| Multi Family | 220 | 3,865 | DUs | T = 7.56x - 40.86 | 29,179 | Ln(T) = 0.89*Ln(x) - 0.02 | 1,527 | 129 | 1,398 |
| Senior Housing | 252 | 0 | DUs | T = 4.02x - 25.37 | 0 | T = 0.24x + 2.26 | 0 | 0 | 0 |
| Senior Care | 254 | 30 | Beds | T = 2.60x | 78 | T = 0.26x | 8 | 0 | 8 |
| Hotel | 310 | 250 | Rooms | T = 11.29x - 426.97 | 2,396 | T = 0.75x - 26.02 | 161 | 90 | 71 |
| Hospital | 610 | 500 | Beds | T = 12.30x + 3096.68 | 9,247 | T = 2.08x - 104.00 | 936 | 0 | 936 |
| Office | 710 | 3,450,002 | Sq. Ft. | Ln(T) = 0.97*Ln(x) + 2.50 | 32,917 | Ln(T) = 0.95*Ln(x) + 0.36 | 3,291 | 87 | 3,204 |
| Retail | 820 | 76,250 | Sq. Ft. | Ln(T) = 0.68*Ln(x) + 5.57 | 5,000 | Ln(T) = 0.74*Ln(x) + 2.89 | 445 | 100 | 345 |
| | | | | | | | | | |
| | | | | | | | | **Total Net New PM Peak Hour Trips** | **6,218** |
| | | | | | | | | **Net Change** | **-147** |
| | | | | | | | | | |

**Reference: ITE Trip Generation, 10th Edition, 2017.**

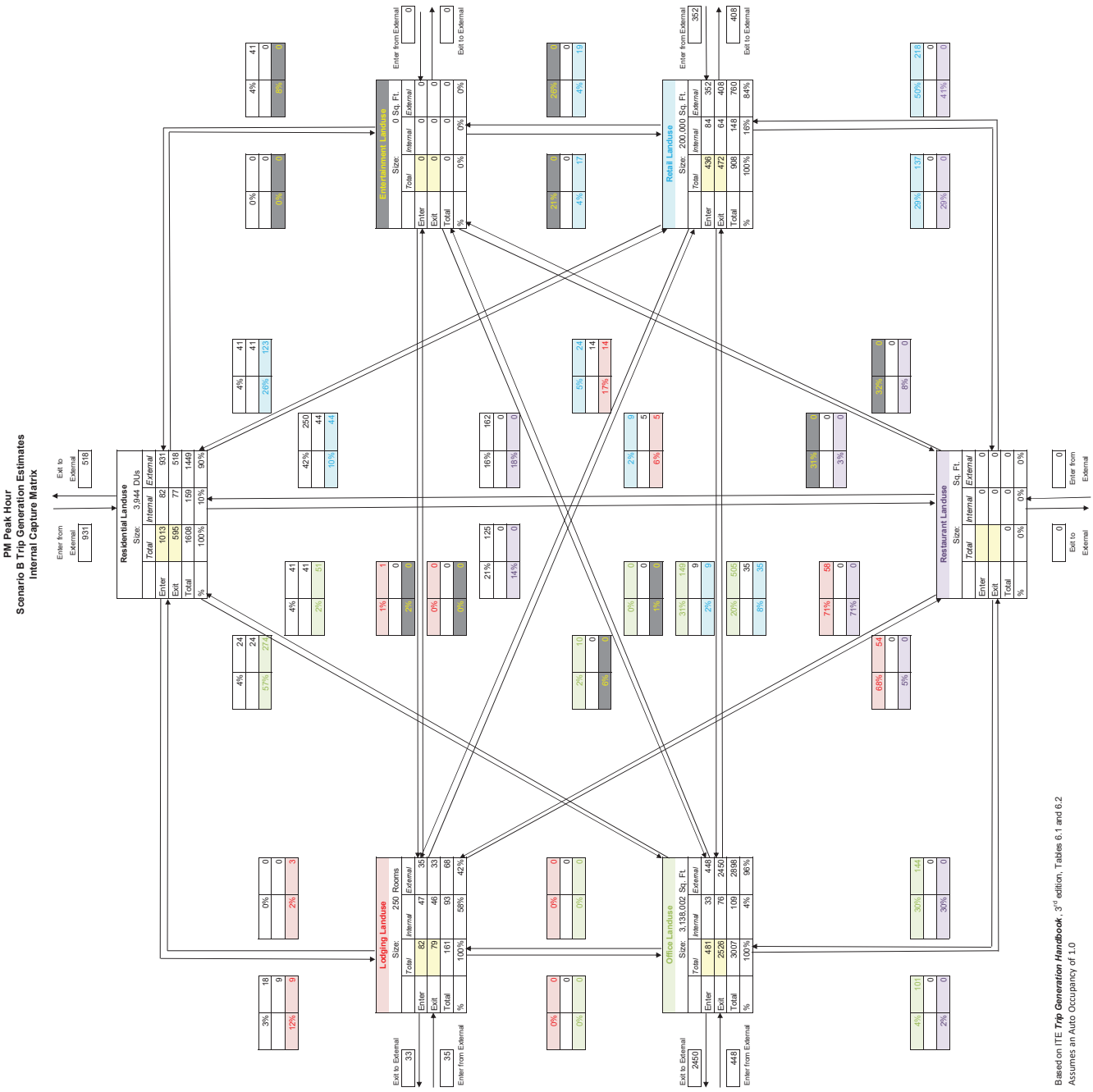
[1] Building are for industrial development was assumed to be 12,500 sf per acre

[2] **750** Mult-Family units equals 123,750 sf of retail space (750 x 165 = 123,750)

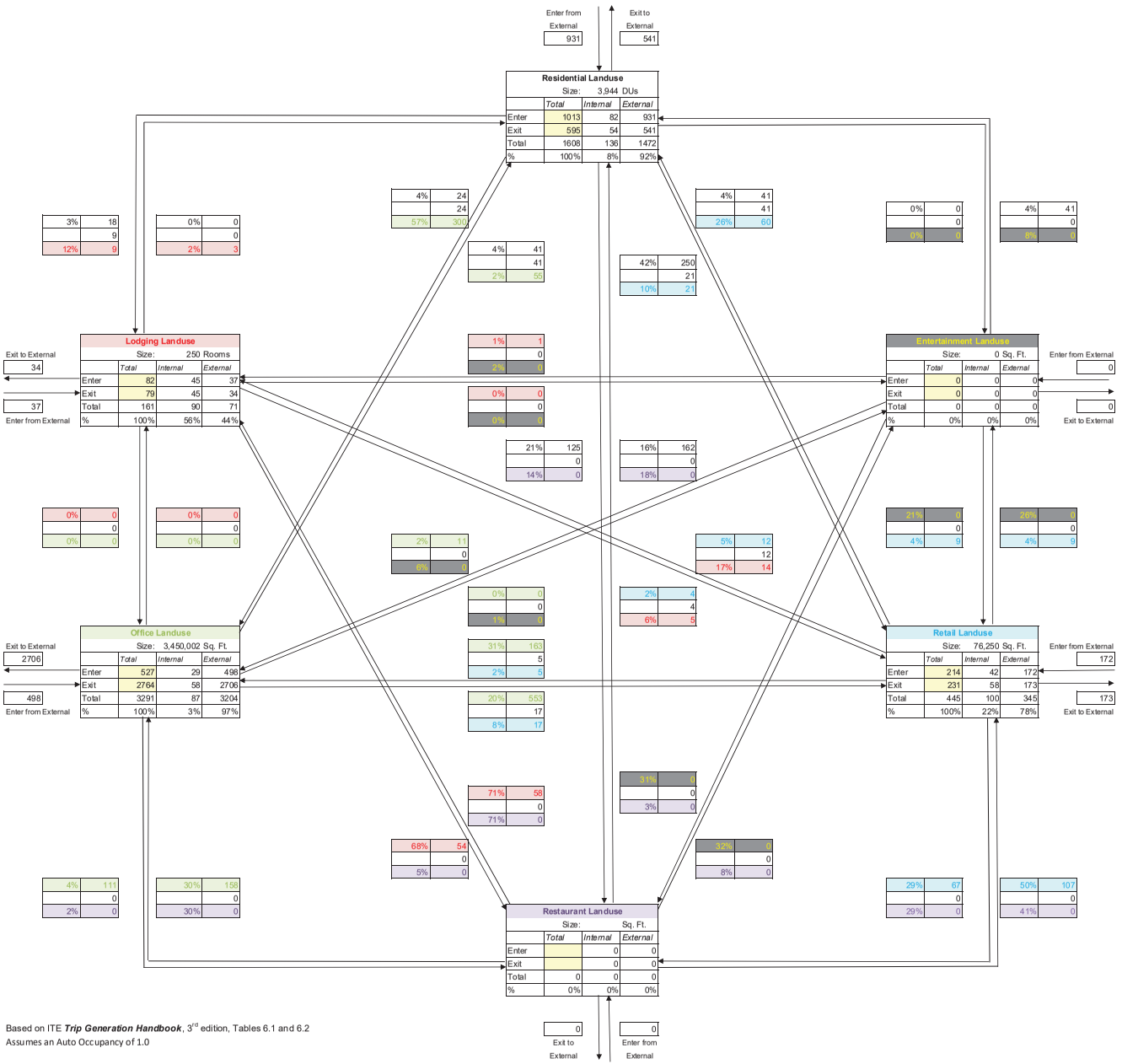
**PM Peak Hour**
**Approved Uses Trip Generation Estimates**
**Internal Capture Matrix**




Based on ITE ***Trip Generation Handbook***, 3rd edition, Tables 6.1 and 6.2
Assumes an Auto Occupancy of 1.0


PM Peak Hour
Scenario B Trip Generation Estimates
Internal Capture Matrix
Residential Landuse
Size: 3,944 DUs
Lodging Landuse
Size: 250 Rooms
Entertainment Landuse
Size: 0 Sq. Ft.
Retail Landuse
Size: 200,000 Sq. Ft.
Office Landuse
Size: 3,138,002 Sq. Ft.
Restaurant Landuse
Size: Sq. Ft.
Enter from External
Exit to External
Based on ITE Trip Generation Handbook, 3rd edition, Tables 6.1 and 6.2
Assumes an Auto Occupancy of 1.0

**PM Peak Hour**
**Scenario C Trip Generation Estimates**
**Internal Capture Matrix**




Based on ITE ***Trip Generation Handbook***, 3rd edition, Tables 6.1 and 6.2
Assumes an Auto Occupancy of 1.0

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

231 E. Forsyth Street
Jacksonville, FL 32202

## General Collection Receipt

Account No: CR787642 Date: 8/28/2025
User: Hetzel, Andrew - PDCU Email: AHetzel@coj.net
**REZONING/VARIANCE/EXCEPTION**

**Name**: Ray Spofford - ETM
**Address**: Property located at 1400 Citicards Way
**Description**: Application for Minor Modification submittal Z-6302; within the Flagler Center PUD.

| Fund | Center | Account | Project | Activity | Interfund | Future | Debit Amount | Credit Amount |
|---|---|---|---|---|---|---|---|---|
| 00111 | 000000 | 104001 | 000000 | 00000000 | 00000 | 0000000 | 1401.00 | 0.00 |
| 00111 | 140302 | 342218 | 000000 | 00000000 | 00000 | 0000000 | 0.00 | 1401.00 |

**Control Number: 7771987 | Paid Date: 9/4/2025** **Total Due: $1,401.00**

---

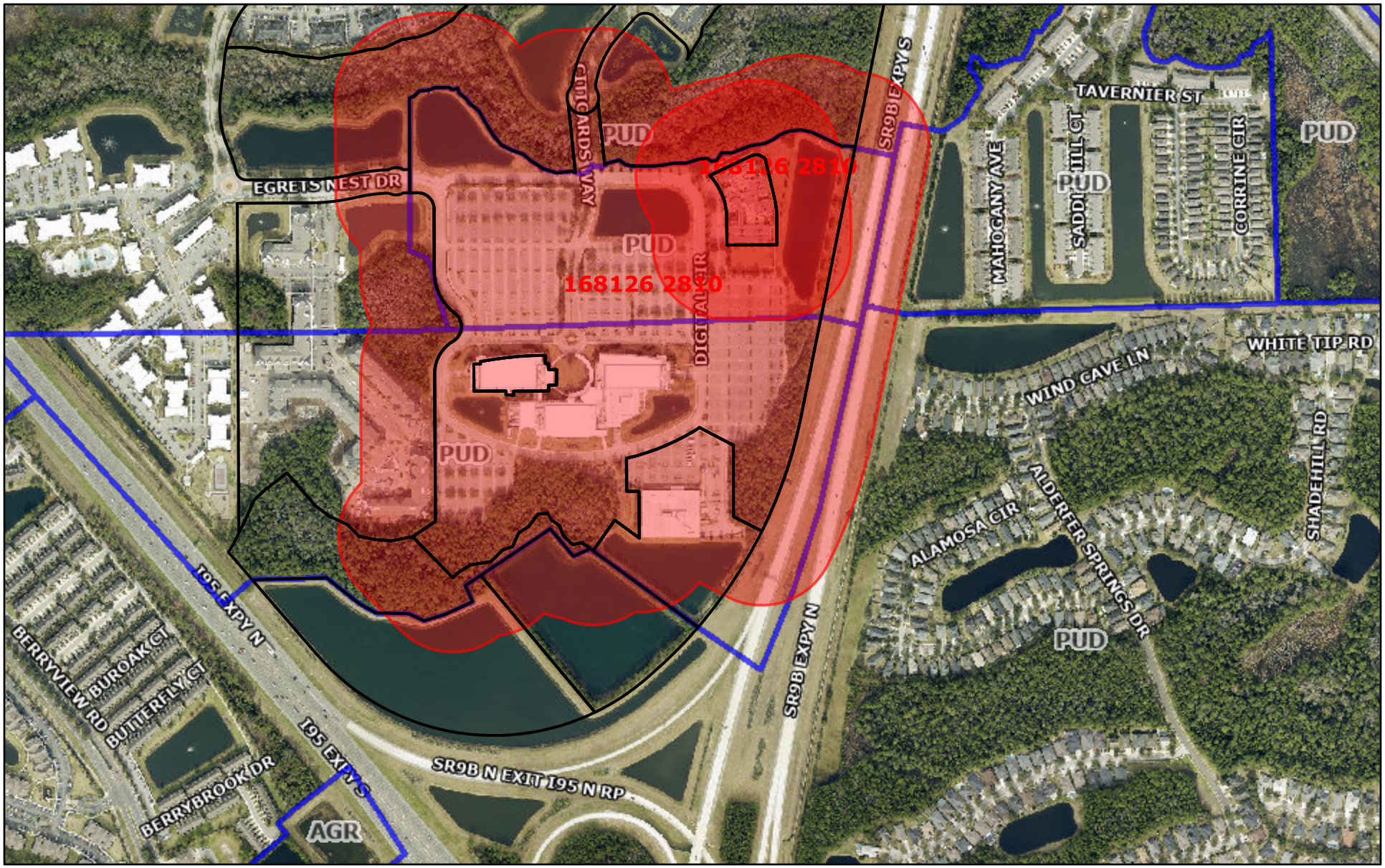

# Jim Overton , Tax Collector
# General Collections Receipt
# City of Jacksonville, Duval County

Account No: CR787642 Date: 8/28/2025
**REZONING/VARIANCE/EXCEPTION**

**Name**: Ray Spofford - ETM
**Address**: Property located at 1400 Citicards Way
**Description**: Application for Minor Modification submittal Z-6302; within the Flagler Center PUD.

**Total Due: $1,401.00**

# Land Development Review




June 23, 2025

Zoning

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

| RE | LNAME | LNAME2 | MAIL_ADD | MAIL_ADD | MAIL_ADD | MAIL_CITY | MAIL_STA | MAIL_ZIP |
|---|---|---|---|---|---|---|---|---|
| 168126 24 | BEACON DOCK HOLDING LLC | | 7357 DIGITAL CIR | | | JACKSONV | FL | 32258 |
| 168125 02 | BENJIE SPERLING TRUSTEE | | P O BOX 817058 | | | HOLLYWO | FL | 33081 |
| 168084 09 | BW GRAN BAY LLC | | 192 LEXINGTON AVE STE 901 | | | NEW YORK | NY | 10016 |
| 168084 00 | DD FGL 32.4 LLC | | 403 CORP | STE 201 | | STOCKBRI | GA | 30281 |
| 168084 12 | FLAGLER CENTER OWNERS ASSOCIATION INC | | 450 STATE RD 13 N SUITE 106 22 | | | SAINT JOH | FL | 32259 |
| 168126 27 | JAX LC OWNER 1 LLC | | 333 S GARLAND AVE SUITE 1300 | | | ORLANDO | FL | 32801 |
| 168126 26 | JAX LC OWNER 2 LLC | | 333 S GARLAND AVE SUITE 1300 | | | ORLANDO | FL | 32801 |
| 168126 28 | JAX LC OWNER 3 LLC | | 333 S GARLAND AVE SUITE 1300 | | | ORLANDO | FL | 32801 |
| 168125 01 | STATE OF FLORIDA DEPARTMENT OF TRANSPOR | | 1109 S MA MAIL STATION 2020 | | | LAKE CITY | FL | 32025-5874 |
| | SOUTHEAS | JOANNE PARKER GRIFFIN | 4222 LALOSA DR | | | JACKSONV | FL | 32217 |

# Land Use Amendments, Companion Rezonings, and Text Amendments

# 2025-0495

# (L-6041-25C)

## (Companion 2025-0496)

# *Report of the Jacksonville Planning Department*

## *Small-Scale Future Land Use Map Amendment – August 15, 2025*

| | |
|---|---|
| **Ordinance/Application No.:** | **2025-495 / L-6041-25C** |
| **Property Location:** | 860 and 1000 Riverside Avenue and 1049 May Street |
| **Real Estate Number(s):** | 090198-0000, 090204-0010, and 090211-0000 |
| **Property Acreage:** | 1.90 acres |
| **Planning District:** | District 1, Urban Core |
| **City Council District:** | District 7 |
| **Applicant:** | Cyndy Trimmer, Esq. |
| **Current Land Use:** | Residential-Professional-Institutional (RPI) |
| **Proposed Land Use:** | Community / General Commercial (CGC) |
| **Current Zoning:** | Planned Unit Development (PUD) |
| **Proposed Zoning:** | PUD |
| **Development Area:** | Urban Priority Development Area |
| **RECOMMENDATION:** | **Approve** |

## APPLICANT'S JUSTIFICATION FOR THE LAND USE MAP AMENDMENT

The applicant seeks this land use amendment to permit hotel and other uses consistent with the CGC land use category.

## BACKGROUND

The 1.90-acre subject site is made up of two sites that are on the north and south side of Post Street (SR-228), between May Street to the west and Riverside Avenue to the east. Riverside Avenue and Post Street are both minor arterial roadways and May Street is a local road. The site is in the Urban Core Planning District (District 1), Council District 7, and the Urban Priority Development Area. Pending concurrently with this application is companion rezoning from PUD (2017-010-E) to PUD, pursuant to Ordinance 2025-496.

The site is in the Riverside Zoning Overlay District. A discussion of the overlay may be found in the companion rezoning report.

The 0.15 acre separate portion of the site on the north side of Post Street is a small parking lot. The larger portion of the site on the south side of Post Street contains the Corner Lot Tower, built in 1963, which is a commercial office building with the River & Post restaurant occupying the ground floor and rooftop, with an associated parking lot serving the building.

The rezoning to PUD in 2017 encompassed the same three parcels as this land use amendment and rezoning. For the 2017 rezoning, the applicant did not need to apply for a companion land use amendment, so it remained in the RPI land use category. According to the 2017 staff report, the rezoning allowed for the construction and operation of what became the River & Post restaurant, which is still in operation at the site.

The uses surrounding the site include professional offices, multi-family residences of various heights, churches, schools, and parks, the Cummer Museum, the Garden Club of Jacksonville and the St. Johns River to the east.

The adjacent land use categories, zoning districts and property uses are as follows:

*North:* Land Use: RPI
Zoning: Commercial-Residential-Office (CRO) and
PUDs (1999-046-E, 1999-613-E, 2005-485-E, 2014-304-E, 2017-705-E)
Property Use: Professional offices including several medical offices, multi-family two-story dwelling units. I-95 is 850 feet north of site.

*South:* Land Use: RPI, Neighborhood Commercial (NC), Recreation and Open Space (ROS – Memorial Park), High Density Residential (HDR)
Zoning: CRO, PUDs (2003-242-E, 2020-333-E), and Public Buildings and Facilities – 1 (PBF-1)
Property Use: Professional offices including several medical offices.

*East:* Land Use: RPI and HDR
Zoning: PUDs (2016-790-E, 2014-304-E, and 2019-550-E), CRO
Property Use: Garden Club of Jacksonville, the Cummer Museum is one block northeast of the site. The St. Johns River is 500 feet east of the site.

*West:* Land Use: RPI and CGC
Zoning: PUDs (1992-1015-1195 and 2023-394-E),
Commercial/Community General – 1 (CCG-1), CRO
Property Use: Commercial uses, restaurants, and apartments.

## IMPACT ASSESSMENT

Potential impacts of a proposed land use map amendment have been analyzed by comparing the Development Impact Standards for the subject site's existing vs. proposed land use categories unless maximum density/intensity is noted on the Annotated FLUM or is in a site-specific policy. Development Impact Standards are detailed in FLUE Policy

1.2.16, *Development Standards for Impact Assessment*. These standards produce development potential as shown in this section.

| **Development Analysis (1.9 Acres / 82,764 sq. ft.)** | | |
|---|---|---|
| Development Boundary | Urban Priority Area | |
| Roadway Frontage Classification / State Road | Riverside Avenue: Minor Arterial<br>Post Street: Minor Arterial<br>May Street: Local Road | |
| Plans and/or Studies | 1 - Urban Core Vision Plan | |
| Site Utilization | Current:<br>Restaurant/Office/Parking | Proposed:<br>To permit a hotel and other CGC uses. |
| Land Use / Zoning | Current:<br>RPI / PUD | Proposed:<br>CGC / PUD |
| Development Standards for Impact Assessment | Current:<br>Scenario 1: UPA: 0.5 FAR<br>Scenario 2: UPA: 30 DU/Acre | Proposed:<br>Scenario 1: 0.35 FAR<br>Scenario 2: UPA: 45 DU/Acre |
| Development Potential | Current:<br>Scenario 1: 41,382 Sq. ft.<br>Scenario 2: 57 DU | Proposed:<br>Scenario 1: 28,967 Sq. ft.<br>Scenario 2: 85 DU |
| Net Increase or Decrease in Maximum Density | Scenario 1: N/A<br>Scenario 2: Increase of 28 DU | |
| Net Increase or Decrease in Potential Floor Area | Scenario 1: Decrease of 12,415 sq. ft.<br>Scenario 2: N/A | |
| Population Potential | Current:<br>Scenario 1: N/A<br>Scenario 2: 133 people | Proposed:<br>Scenario 1: N/A<br>Scenario 2: 199 people |
| **Public Facilities Impacts** | | |
| Potential Roadway Impact | Scenario 1: 1,128 net new daily trips<br>Scenario 2: 512 net new daily trips | |
| Potential Public School Impact | Increase of 19 students | |
| Water Provider | JEA | |
| Potential Water Impact | Scenario 1: Decrease of 1,455 gpd<br>Scenario 2: Increase of 6,580 gpd | |
| Sewer Provider | JEA | |
| Potential Sewer Impact | Scenario 1: Decrease of 1,091 gpd<br>Scenario 2: Increase of 4,935 gpd | |
| Potential Solid Waste Impact | Scenario 1: Decrease of 19.86 tpy<br>Scenario 2: Increase of 72.8 tpy | |
| **Environmental Features** | | |
| Aquatic Preserve | No | |

| Development Analysis (1.9 Acres / 82,764 sq. ft.) | |
|---|---|
| Brownfields | Study Area |
| Boat Facility Siting Zone | N/A |
| Contours/Elevations | North Portion across Post Street: 11'-12'<br>South Portion: 10'-14' |
| Drainage Basin/Sub-basin | Upstream of Trout River / St. Johns River |
| Groundwater Aquifer Recharge Area | Discharge |
| Land Cover | 1400: Commercial and services |
| Recreation and Parks | Riverside Park, Memorial Park, and Northbank Riverwalk Artists Square (all within 3 blocks of the subject site) |
| Wellhead Protection Zone | No |
| Coastal High Hazard Area (CHHA) | No |
| Flood Zones | No |
| Soils | 69: Urban Land |
| Wetlands | None |
| Wildlife *(applicable to sites greater than 50 acres)* | N/A |
| **Historic Features** | |
| Archaeological Sensitivity | Low and High (very small portion is in the high sensitivity area) |
| Cultural Resources | None |
| Historic District | No |
| **Land Use & Zoning Features** | |
| Industrial Preservation Area | No |
| Adaptation Action Area | No |
| **Transportation Features** | |
| Airport Environment Zone | 500' HRZ for Herlong and NAS Jax |
| Mass Transit Access | Routes 14, 16, and 31 |
| Evacuation Zone | Evacuation Zone C |

**Utility Capacity**

The calculations to determine the water and sewer flows contained in this report and/or this spreadsheet have been established by the City of Jacksonville Planning and Development Department and have been adopted by JEA solely for the purpose of preparing this report and/or this spreadsheet. The method of calculating water and sewer flows in order to properly size infrastructure shall continue to be based on JEA's Water, Sewer and Reuse for New Development Projects document (latest edition).

The applicant has provided a JEA Availability Letter, dated April 28, 2025, as part of the companion rezoning application. According to the letter, there is a 12-inch water main along Riverside Avenue and a 10-inch water main along Post Street. There is also an 8-inch gravity sewer main along May Street and an 8-inch gravity sewer main along Riverside Avenue.

The letter provides that any food service establishment or commercial/institutional kitchen that is connected to the JEA sewer system is required to participate in the FOG program. If gravity flow cannot be achieved, connection to the JEA owned sewer system will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4-inch diameter).

Both the land use amendment application and the companion rezoning application indicate that the site will be served by JEA water and sewer, thus providing consistency with FLUE Policy 1.2.8.

Future Land Use Element

Policy 1.2.8 Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance the following provisions:

1. Single family/non-residential (estimated flows of 600 gpd or less) where 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. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.

3. Subdivision (non-residential and residential) where:
    a. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.

    b. Each lot is a minimum of ½ acre unsubmerged property.

    c. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections to the JEA Collection Systems available within a five (5) year period.

**Transportation**

The subject site is 1.9 acres and is located on the southwest and northwest portions of the intersection of Riverside Avenue and Post Street, both of which are minor arterial

roadways. The proposed land use amendment is located within the Urban Priority Area and Mobility Zone 7. The applicant proposes to change the existing land use from Residential/Professional/Institutional (RPI) to Community/General Commercial (CGC).

**Comprehensive Plan Consistency:**
The Trip Generation Analysis is consistent with the most recent version of the Transportation Element (TE) of the City of Jacksonville Comprehensive Plan (TE Objective 2.4 and Policies 1.2.1 and 2.4.2).

Transportation Element

Objective 2.4 The City shall plan for future multi-modal transportation needs, including the need for right-of-way, in order to support future land uses shown on the Future Land Use Map series.

Policy 1.2.1 The City shall use the Institute of Transportation Engineers *Trip Generation Manual*, latest edition, to determine the number of trips to be produced or attracted to a particular land use when assessing a traffic impact.

Policy 2.4.2 The City shall amend the adopted Comprehensive Plan to incorporate the data and analysis generated by a periodic regional transportation model and study and facilitate the implementation of the study recommendations.

**Trip Generation Estimation:**
Table A provides the daily trip generation comparison between the current and proposed comprehensive plan land uses and the potential transportation impacts on the roadway network. The current RPI land use would result in 449 or 167 trips depending on the scenario. If the land use is amended to allow for this proposed CGC development, this will result in 1,577 or 679 daily trips depending on the scenario.

**Transportation Planning Division RECOMMENDS the following:**
The difference in daily trips for the proposed land use amendment is 1,128 and 512 net new daily trips when compared to the existing land use. The Transportation Planning Division recommends ongoing coordinating efforts with the City of Jacksonville Traffic Engineer to determine if a traffic operational analysis is needed.

**Table A**
**Trip Generation Estimation Scenarios**

| Current Land Use Scenario 1 | ITE Land Use Code | Potential Number of Units | Estimation Method | Daily Trips |
|---|---|---|---|---|
| RPI | 710 | 41,382 SF | T = 10.84 (X) / 1000 | 449 |
| | | ***Total Trips for Existing Land Use- Scenario 1*** | | **449** |
| | | | | |
| **Current Land Use Scenario 2** | **ITE Land Use Code** | **Potential Number of Units** | **Estimation Method** | **Daily Trips** |
| RPI | 221 | 57 DUs | T = 2.93 (X) | 167 |

| | | | | |
|---|---|---|---|---|
| | | ***Total Trips for Existing Land Use- Scenario 2*** | | **167** |
| | | | | |
| **Proposed Land Use Scenario 1** | **ITE Land Use Code** | **Potential Number of Units** | **Estimation Method** | **Daily Trips** |
| CGC | 822 | 28,967 SF | T = 54.45 (X) / 1000 | 1,577 |
| | | ***Total Trips for Proposed Land Use- Scenario 1*** | | **1,577** |
| | | | | |
| **Proposed Land Use Scenario 2** | **ITE Land Use Code** | **Potential Number of Units** | **Estimation Method** | **Daily Trips** |
| CGC | 310 | 85 DUs | T = 7.99 (X) | 679 |
| | | ***Total Trips for Proposed Land Use- Scenario 2*** | | **679** |
| | | | | |
| | | **Scenario 1 Difference in Daily Trips** | | **1,128** |
| | | **Scenario 2 Difference in Daily Trips** | | **512** |

Source: Trip Generation Manual, 11th Edition, Institute of Engineers

**School Capacity**

Based on the impact assessment standards detailed in FLUE Policy 1.2.16, the 1.9-acre proposed land use map amendment has a development potential of 85 dwelling units. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented:

**Application Review Request:** COJ PDD: School Impact Analysis

**Proposed Name:** L-6041-25C Riverside Ave and Mary St

**Requested By:** Eric Hinton

**Reviewed By:** Levonne Griggs

**Due:** 7/18/2025

Analysis based on maximum dwelling units: 85

| School Type | CSA[1] | 2024-25 Enrollment/CSA | Current Utilization (%) | New Student/ Development[3] | 5-Year Utilization (%) | Available Seats - CSA[2] | Available Seats - Adjacent CSA 1,7 & 8 |
|---|---|---|---|---|---|---|---|
| Elementary | 2 | 5,842 | 72% | 10 | 75% | 626 | 3,599 |
| Middle | 2 | 1,656 | 77% | 3 | 72% | 273 | 2,037 |
| High | 2 | 3,312 | 84% | 6 | 87% | 312 | 1,992 |
| | | | | 19 | | | |

NOTES:

[1] Proposed Development's Concurrency Service Area (CSA)

[2] Available CSA seats include current reservations

[3] Student Distribution Rate

| | |
|---|---|
| ES- | 120 |
| MS- | 041 |
| HS- | 072 |
| | 0.233 |

The Student Distribution Rate is calculated for each school type by dividing the total number of public school students enrolled in that school type in Duval County (103,363) by the number of total permitted housing units (443,232) for the same year, generating a yield of 0.233.

The available seats in the CSA and adjacent CSAs include concurrency reservations.

The analysis of the proposed residential development does not reveal any deficiency for school capacity within the CSA.

Public School Facilities Element

Policy 2.3.2 The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

Policy 2.3.3 The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6)(a), F.S. and development of regional impacts as provided in 380.06, F.S

Objective 3.1 Adopted Level of Service (LOS) Standards
Through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements, school capacity is maximized to the greatest extent feasible.

Policy 3.1.1 The LOS standards set forth herein shall be applied consistently for the purpose of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City's Capital Improvement Plan.

Supplemental School Information:

The following additional information regarding the capacity of the assigned neighborhood schools was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance. Note that the percentage occupied may not appear correct due to ESE space requirements.

**Application Review Request:** COJ PDD: Baseline Checklist Review
**Proposed Name:** L-6041-25C Riverside Ave and Mary St
**Requested By:** Eric Hinton
**Reviewed By:** Levonne Griggs
**Due:** 7/18/2025

Analysis based on maximum dwelling units: 85

| SCHOOL[1] | CSA | STUDENTS GENERATED (Rounded)[3] | SCHOOL CAPACITY[2] (Permanent/Portables) | CURRENT ENROLLMENT 20 Day Count (2024/25) | % OCCUPIED | 4 YEAR PROJECTION |
|---|---|---|---|---|---|---|
| West Riverside ES #12 | 2 | 10 | 420 | 372 | 89% | 92% |
| Lake Shore MS #69 | 2 | 3 | 1194 | 759 | 64% | 62% |
| Riverside HS #33 | 2 | 6 | 1844 | 1628 | 88% | 92% |
| | | 19 | | | | |

**NOTES:**

[1] Attendance school may not be in proposed development's Concurrency Service Area (CSA)

[2] Does not include ESE & room exclusions

[3] Student Distribution Rate

ES-.120
MS-.041
HS-.072
0.233

The Student Distribution Rate is calculated for each school type by dividing the total number of public school students enrolled in that school type in Duval County (103,363) by the number of total permitted housing units (443,232) for the same year, generating a yield of 0.233.

**Airport Environment Height Restriction Zone**
The site is located within the 500' Height and Hazard Zone for Jax Naval Air Station and Herlong Recreational Airport. Zoning will limit development to a maximum height of 500 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

Future Land Use Element

Objective 2.6 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 in accordance with the requirements of Section 163.3177, F.S.

Policy 2.6.16 Airport Height and Hazard zones (HH) exist around all military and civilian airports within the city limits of Jacksonville. The horizontal limits of the zones and limitations on heights of obstructions within these zones are defined for each military airport in Naval Facilities Engineering Command (NAVFAC) P-80.3 01/82, on file with the Planning and Development Department, and for each civilian airport in Title 14, Code of Federal Regulations (CFR), Part 77 guidelines, on file with the Planning and Development Department. In order to assure that Title 14, CFR, Part 77 guidelines and NAVFAC P-80.3 01/82 guidelines are not exceeded and that no structure or obstruction is permitted that would raise a minimal obstruction clearance altitude, a minimum vectoring descent altitude or a decision height, all cell towers and any structure or obstruction that would extend into an Airport (HH) requires, in writing, comment from the U.S. Navy. Although written documentation from the U.S. Navy for military HH and from the FAA or JAA for civilian HH is not required for proposed structure heights below the listed height, United States Code (USC) Title 14, CFR Part 77 still applies.

**Archaeological Sensitivity**
According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low and high sensitivity for the presence of archaeological resources. The small portion in a high sensitivity area is approximately 0.01 of an acre. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey on the portion of the site that is in a high sensitivity area. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

Historic Preservation Element

Policy 1.2.2 The City shall continue to review new development for the potential of archeologically significant sites. The City shall utilize the most current version of the Archeological Sensitivity Predictive Model to identify areas of high probability for artifact concentrations.

Policy 1.2.5 The Planning and Development Department shall maintain and update for planning and permitting purposes, a series of GIS data layers and maps depicting recorded archaeological sites, historic districts and local landmarks.

**Brownfields Study Area**

This site is located within a Brownfields Study Area designated by Resolution 2011-383-A, and as defined in Section 376.79(5), F.S. Since the property is located within a Brownfields Study Area, the owner may request that the property be designated as a Brownfield Site. Not all properties located within the Brownfield Study Area are contaminated. A Brownfield Site is property where the expansion, redevelopment, or reuse of the property may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant. Tax credits may be available for properties designated as a Brownfield Site.

**Evacuation Zone**

The subject site is within Evacuation Zone C. As such, the land use application was routed to the City's Emergency Preparedness Division (EPD) for review and comment. EPD was provided with the land use application and the development potential of the proposed land use amendment change. Per EPD's response, it was determined that the impact of the subject small scale land use amendment on countywide evacuation timing would be negligible. Their complete analysis is provided below.

EPD Response: The Emergency Preparedness Division has reviewed and determined Land Use Amendment L-6041-25C to have a minimal impact on Duval County evacuation clearance time based on the surrounding evacuation Zone A, Zone B and Zone C nearest evacuation route along Stockton Street to the I-10 entrance on Irene Street (1.30 road miles), and the estimated 512-1,128 new daily trips generated by the proposed rezoning of 1.9 acres from Residential/Professional/Institutional (RPI) to Community/General Commercial (CGC) use.

Site design techniques that minimize disruption to existing traffic flow are encouraged. Any development should incorporate appropriate mitigation techniques to reduce flood vulnerability and minimize impacts to the floodplain.

Conservation /Coastal Management Element (CCME)

Policy 7.1.6 The City shall not amend the Future Land Use Element or the Future Land Use Map series unless; the requested change can be determined to not exceed the established hurricane evacuation times; the requested change is for a lower density; or the requested change for increased

density provides adequate remedies to reduce impacts on hurricane evacuation times which exceed the acceptable standard.

## PROCEDURAL COMPLIANCE

Upon site inspection by the Planning Department on July 23, 2025, the 6 required notice of public hearing signs were posted. Thirty four (34) notices were mailed out to adjoining property owners informing them of the proposed land use change and pertinent public hearing and meeting dates.

The Citizen Information Meeting was held on July 28, 2025. No members of the public attended to provide comments or ask questions of the applicant.

## CONSISTENCY EVALUATION

Consistency with 2045 Comprehensive Plan Goals, Objectives and Policies

Future Land Use Element (FLUE)

*Development Area*

*Urban Priority Area (UPA):* The UPA is the first tier Development Area and generally includes the historic core of the City and major connecting corridors. The intent of the UPA is to encourage revitalization and the use of existing infrastructure through redevelopment and infill development at urban densities which are highly supportive of transit and result in the reduction of per capita greenhouse gas emissions and vehicle miles traveled. Development is expected to employ urban development characteristics as defined in this Plan. The UPA does not include the Central Business District Land Use Category boundaries.

Goal 1 To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Policy 1.1.9 Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planing and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the

standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:

- Potential for the development of blighting or other negative influences on abutting properties
- Traffic Impacts
- Site Access
- Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
- Configuration and orientation of the property
- Natural or man-made buffers and boundaries
- Height of development
- Bulk and scale of development
- Building orientation
- Site layout
- Parking layout
- Opportunities for physical activity, active living, social connection, and access to healthy food

Policy 1.1.21 Rezonings and 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 and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business with the intent that this balance of uses shall:

A. Foster vibrant, viable communities and economic development opportunities;

B. Address outdated development patterns; and/or

C. Provide 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.

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 1.1.22 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 1.2.8 Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance the following provisions:

1. Single family/non-residential (estimated flows of 600 gpd or less) where 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. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.

3. Subdivision (non-residential and residential) where:
   a. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.

   b. Each lot is a minimum of ½ acre unsubmerged property.

   c. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections the JEA Collection Systems available within a five (5) year period.

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

Objective 3.2 Promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric

which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

Policy 3.2.6 The City shall apply the locational criteria in the land use categories and the operative provisions of this element when reviewing commercial and industrial development and redevelopment for consistency with the character of the areas served, the availability of public facilities, and market demands.

Property Rights Element (PRE)

Goal 1 The City will recognize and respect judicially acknowledged and constitutionally protected private property rights in accordance with the Community Planning Act established in Chapter 163, Florida Statues.

Objective 1.1 Local decision making shall be implemented and applied with sensitivity for private property rights and shall not be unduly restrictive.

Policy 1.1.1 The City will ensure that private property rights are considered in local decision making.

Policy 1.1.2 The following rights shall be considered in local decision making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

According to the Future Land Use Element, the general intent of the Residential-Professional-Institutional (RPI) category is primarily to accommodate medium to high density residential, office, and institutional uses. Limited neighborhood commercial retail and service establishments which serve a diverse set of neighborhoods may also be a part of single or mixed-use developments. RPI is generally intended to provide transitional uses between commercial, office and residential uses, although it may also provide a transition between industrial and residential uses when industrial uses pose no health or safety risks to residents.

The RPI land use in the Urban Priority Area is intended to provide compact medium to high density residential development and office uses. Development which includes medium to high density residential and office uses is preferred. Limited neighborhood

commercial retail and service establishments which serve a diverse set of neighborhoods are also encouraged in order to reduce the number of Vehicles Miles Traveled. Vertical integration of a mix of uses is encouraged.

The maximum gross density within the Urban Priority Area for the RPI land use category is 30 units per acre and there shall be no minimum density. In the absence of centralized potable water and/or wastewater, the maximum gross density of development permitted in the CGC land use category is the same as allowed in Medium Density Residential (MDR) without such services.

Community General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and neighborhoods in order to reduce the number of Vehicle Miles Traveled. Development within the category should be compact and connected and should support multi-modal transportation. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods.

CGC in the UPA is intended to provide compact development which should generally be developed in nodal and corridor development patterns while promoting the revitalization or advancement of existing commercial districts and the use of existing infrastructure through infill development and redevelopment. Development that includes residential uses is preferred to provide support for commercial and other uses. Vertical integration of a mix of uses is encouraged.

Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services and which abut a roadway classified as a collector or higher on the Functional Highway Classification Map.

The maximum gross density within the Urban Priority Area for the CGC land use category is 60 units per acre and a minimum gross density shall be 20 units/acre. In the absence of centralized potable water and/or wastewater, the maximum gross density of development permitted in the RPI land use category is the same as allowed in Medium Density Residential (MDR) without such services.

The proposed amendment to CGC results in a compact and compatible development pattern in a well-developed portion of the City. The site is a block east of a commercial node centered around the intersection of Margaret Street, Park Street, and Lomax Street. There is a concentration of professional and commercial businesses in the surrounding area and medium and high-density residences close to the site. The proposed amendment is logical given the character of the area and the mix of uses within proximity to the site. Therefore, the amendment is consistent with FLUE Goal 1, Goal 3, Objective 1.1, and Policy 3.2.6

The proposed amendment to CGC would allow for the development of property for additional commercial and retail space within the Urban Priority Area. Additionally, the proposed land use designation would preserve the character of the existing neighborhoods as well as enhance the viability of the non-residential areas. This amendment would follow the current trend in the area of providing the neighborhood with a mix of uses, including retail stores and other commercial businesses, professional offices, and a hotel. There are multiple parks near the site providing recreation opportunities close to the site. Therefore, the amendment is consistent with FLUE Goal 3, Objective 3.2, and Policies 1.1.21 and 1.1.22. Additionally, in consideration of the surrounding conditions, the proposed amendment is also consistent with FLUE Goal 1 and Policy 1.1.9 as the proposed CGC land use, located at the intersection of two minor arterial roads, optimizes economic benefit, while the proposed PUD rezoning allows for appropriate combinations of complementary land uses, densities and intensities.

The applicant has provided a JEA Availability Letter, dated April 28, 2025, as part of the companion rezoning application. According to the letter, there is a 12-inch water main along Riverside Avenue and a 10-inch water main along Post Street. There is also an 8-inch gravity sewer main along May Street and an 8-inch gravity sewer main along Riverside Avenue.

The letter provides that any food service establishment or commercial/institutional kitchen that is connected to the JEA sewer system is required to participate in the FOG program. If gravity flow cannot be achieved, connection to the JEA owned sewer system will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4-inch diameter).

Both the land use amendment application and the companion rezoning application indicate that the site will be served by JEA water and sewer, thus providing consistency with FLUE Policy 1.2.8.

The proposed amendment does not hinder the private property rights of the owner of record; has no impact on the right of the property owner to possess or control his or her interest in the property; maintains the owner's ability to use, maintain, develop and improve the property; protects the owner's right to privacy and security; and maintains the ability of the property owner to dispose of the property at their discretion. Therefore, the amendment is consistent with PRE Goal 1, Objective 1.1 and Policies 1.1.1 and 1.1.2.

**Vision Plan**
The subject site is located within the boundaries of the Urban Core Vision Plan (2010).

Guiding Principle 2.3: Redevelop the Major Road Corridors with Neighborhood Retail and Services.

The CGC category allows for a mix of commercial, retail, and multi-family residential uses that support and strengthen neighborhoods. The site is  at the intersection of Post Street and Riverside Avenue, both minor arterial roadways. The proposed land use amendment

will enhance the character of the area and is therefore consistent with the Urban Core Vision Plan.

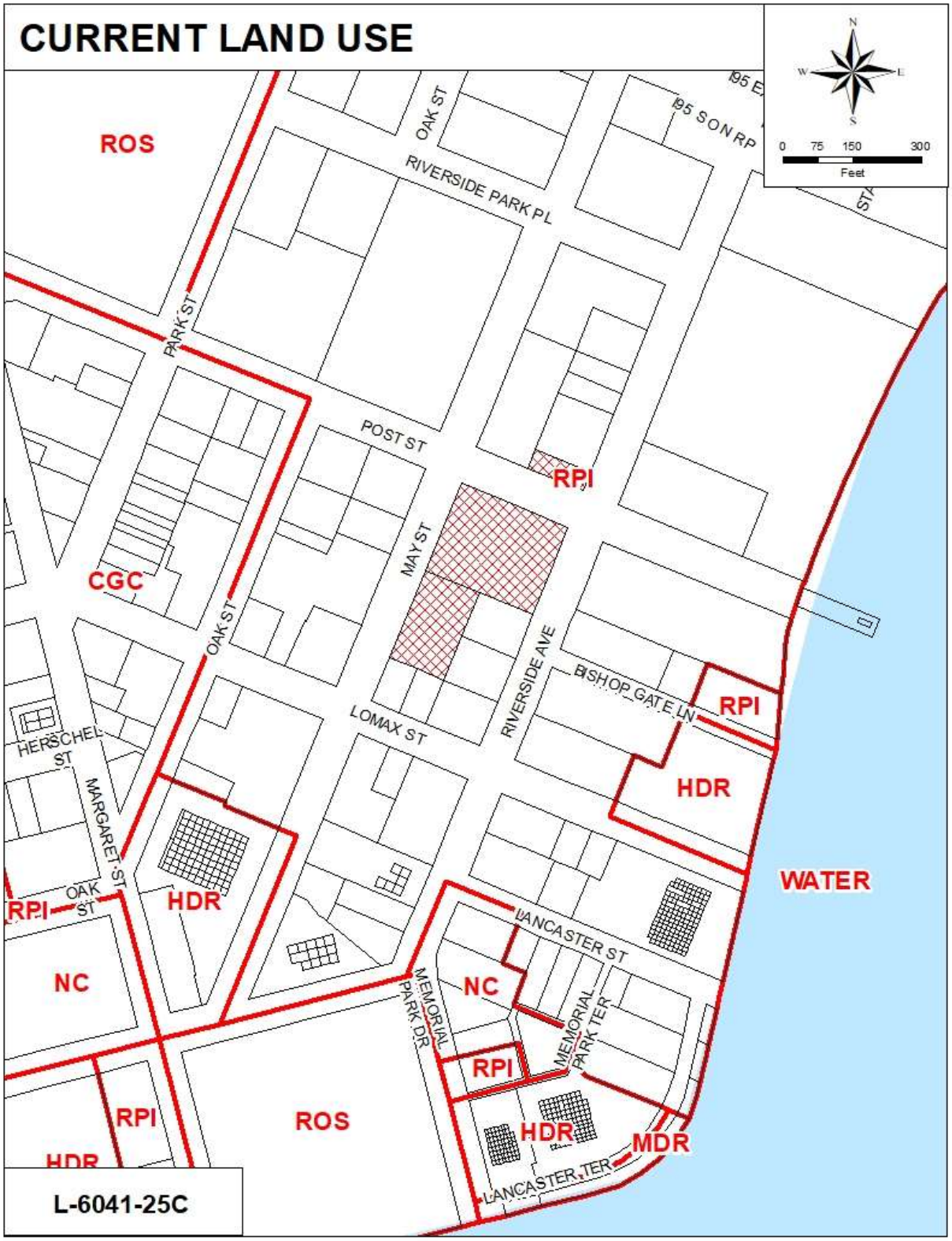
**Strategic Regional Policy Plan**
The proposed amendment is consistent with the following Policy of the Strategic Regional Policy Plan:

Policy 4: The Region supports strategies identified by the Regional Community Institute as they worked on First Coast Vision, including:

- Infill and redevelopment.

The proposed amendment would allow for the re-development of the property, and therefore, allow for an additional infill development opportunity, consistent with Policy 4 of the Strategic Regional Policy Plan.

# CURRENT LAND USE MAP



# LAND UTILIZATION MAP

# 2025-0496

## (Companion 2025-0495)

**REPORT OF THE PLANNING DEPARTMENT FOR**

**APPLICATION FOR REZONING ORDINANCE 2025-0496 TO**

**PLANNED UNIT DEVELOPMENT**

**OCTOBER 9, 2025**

The Planning Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2025-0496** to Planned Unit Development.

| | |
|---|---|
| ***Location:*** | 860, 1000 Riverside Avenue and 1049 May Street between Riverside Park Place and Lomax Street |
| ***Real Estate Number(s):*** | 090198-0000; 090204-0010; 090211-0000 |
| ***Current Zoning District:*** | Planned Unit Development (PUD-2017-0010) |
| ***Proposed Zoning District:*** | Planned Unit Development (PUD) |
| ***Current Land Use Category:*** | Residential Professional Institutional (RPI) |
| ***Proposed Lane Use Category:*** | Community/General Commercial (CGC) |
| ***Planning District:*** | Urban Core, District 1 |
| ***City Council District:*** | District 7 |
| ***Applicant/Agent:*** | Cyndy Trimmer, Esq.<br>One Independent Drive, Suite 1200<br>Jacksonville, Florida 32202 |
| ***Owner:*** | CLL Land I, LLC<br>1000 Riverside Avenue, Suite 600<br>Jacksonville, Florida 32204 |
| ***Staff Recommendation:*** | **APPROVE with CONDITION** |

**GENERAL INFORMATION**

Application for Planned Unit Development **2025-0496** seeks to rezone approximately 1.9 acres of land from PUD to PUD. The rezoning to PUD is being sought to permit a mixed use development of commercial retail and a hotel. Development will additionally include a parking

garage to increase the amount of parking on site to accommodate existing parking demands and those generated by the new development. The site currently is developed with a office tower that includes a first-floor restaurant and rooftop bar. The site is in the Urban Transition Character Area of the Riverside Avondale Zoning Overlay. However, the site is outside of the Riverside Avondale Historic District and is not required to obtain Certificate of Appropriateness for its design.

The PUD differs from the normal zoning code by adopting the existing PUD development standards while allowing for the hotel use and other CGC uses. Additionally, the PUD requires the sidewalks to be a minimum of eight (8) feet wide along May Street. A minimum ten (10) foot landscape area will be established in lieu of on-street parking along the proposed garage frontage. The front setbacks on Riverside Avenue are reduced to account for the outdoor dining area of the existing historic building. Side and rear setbacks for new construction are reduced compared to the normal code requirements. The maximum height is eighty (80) feet as permitted in the existing while the standard CGC districts allow for 60 feet.. Building frontage may occupy less than eighty percent (80%) of the Post Street frontage, and corner entrances are not required. The Parking Garage will not be required to have enclosed commercial or civic floor space and may front May Street as depicted in the Site Plan without an intervening building or landscaped open space as required in the overlay. The walkways and open spaces on the Site Plan are requested satisfy the requirement for public space pursuant to Section 656.399.33. The Proposed Building and Parking Garage may exceed twenty thousand (20,000) square feet in building footprint, and the Parking Garage is exempt from Sections 656.399.24(1) and 656.399.34 of the Zoning Code.

**The existing PUD 2017-0010 was approved with the following conditions:**

1.) The height of the 1000 Riverside building is limited to 130 feet as measured from the finished floor, however any new construction (on the balance of the property) is limited to 80 feet in height as measured from the finished floor, with the exception of elevator structures, external stairwell, mechanical equipment, water closets, spires, cupolas, antennas, chimneys, open-air rooftop terrace area associated appurtenances.

2.) New construction, other than the 1000 Riverside building, measuring from 60 feet to 80 feet in height, and new parking structures, shall comply with the Riverside/Avondale Zoning Overlay, and will also be subject to review by the Jacksonville Historic Preservation Commission.

3.) Only the signs described in the Revised Written Description dated February 22, 2017 and attached to Ordinance 2017-10-E shall be allowed;

4.) For purposes of clarification, the building identification signs located on the upper structure of the existing building, which is stepped back from the main plane of the building, shall be limited to the following:

1. One building identification sign not exceeding 575 square feet, in the location of the existing sign on the side of the building facing Riverside Avenue;
2. One building identification sign not exceeding 300 square feet, on the wall facing Post Street and perpendicular to the existing wall sign. This sign may not be internally

illuminated;

5.) The small parking lot shall be developed in accordance with Revised Exhibit 4 attached to Ordinance 2017-10-E, and shall include a continuous 2-3 foot evergreen hedge along the Post Street and Riverside Avenue sides of the lot. The hedge shall reach a height of 2-3 feet, and be full and continuous (with the exception of the driveways) within 3 years.

Staff has reviewed the following conditions and does not recommend forwarding them onto the new PUD as they have been incorporated into the revised Written Description dated September 26, 2025.

## CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

***(A) Is the proposed zoning district consistent with the 2045 Comprehensive Plan?***

Yes. The 1.90-acre subject site is made up of two sites that are on the north and south side of Post Street (SR-228), between May Street to the west and Riverside Avenue to the east. Riverside Avenue and Post Street are both minor arterial roadways and May Street is a local roadway. The site is in the Urban Core Planning District (District 1), Council District 7, and the Urban Priority Development Area. The site is also in the Urban Transition Character Area of the Riverside Overlay. Pending concurrently with this application is a companion land use amendment from RPI to CGC, pursuant to Ordinance 2025-495.

The separate, 0.15 acre portion of the site on the north side of Post Street is a small parking lot. The larger 1.75-acre portion of the site on the south side of Post Street contains the Corner Lot Tower, built in 1963, which is a commercial office building with the River & Post restaurant occupying the ground floor and rooftop, with an additional associated parking lot serving the building. The subject site and surrounding area are well developed with a mix of commercial, office, and residential uses. and this rezoning to PUD would add to the existing structures on the site.

According to the Category Descriptions of the Future Land Use Element (FLUE), Community General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and neighborhoods in order to reduce the number of Vehicle Miles Traveled. Development within the category should be compact and connected and should support multi-modal transportation. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods.

CGC in the UPA is intended to provide compact development which should generally be developed in nodal and corridor development patterns while promoting the revitalization or advancement of existing commercial districts and the use of existing infrastructure through infill development and redevelopment. Development that includes residential uses is preferred to provide support for commercial and other uses. Vertical integration of a mix of uses is encouraged.

The maximum gross density in the Urban Priority Area shall be 60 units/acre and the minimum gross density shall be 20 units/acre, except as provided elsewhere in the comp plan.

The permitted and permissible uses in the PUD written description are consistent with the allowed uses, secondary uses, and densities of the proposed CGC category of the 2045 Comprehensive Plan.

***(B) Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?***

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

**Goal 1** To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

**Objective 1.1** Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

**Policy 1.1.22** 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.

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

**Objective 3.2** Promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

***(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?***

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

The following additional criteria shall be considered by the Planning and Development Department, the Local Planning Agency, and the City Council when evaluating any land use or zoning application within the Riverside/Avondale Zoning Overlay District:

**(a) Whether the proposed rezoning is consistent with the Riverside/Avondale Zoning Overlay District and the historic district regulations;**

The primary purpose and intent of the Riverside/Avondale Zoning Overlay is to protect the existing historic residential areas. The Written Description references reviews being required by the Historic Planning Division for consistency with the regulations.

**(b) Whether the rezoning will negatively affect or alter the character of the character area or corridor;**

The intended plan of development will not alter the character of the Urban Transition Area (UTA) or the abutting corridors. The proposed uses are similar and compatible to those surrounding the site.

**(c) Whether the rezoning and subsequent future development would result in the destruction of natural resources such as wetlands, protected trees or exceptional specimen trees; and**

The intended plan of development will not destroy protected trees or specimen trees, or wetland areas. If any of these are found on the site, they will be subject to all regulations and permits for removal.

**(d) Whether the rezoning would have a negative effect on any contributing structures within the Riverside Avondale historic district, as defined in Section 656.399.17, historic landmark or landmark site.**

The majority of the subject sites are not within the Historic District outside of a portion of the most southern portion of 1049 May Street. The portion of the site within the boundary is occupied today by a parking lot. Therefore, no contributing structures or landmarks will be affected by the

proposed development.

***(1) Consistency with the 2045 Comprehensive Plan***

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following proposed functional land use category as identified in the Future Land Use Map series (FLUMs): Community/General Commercial (CGC). This proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan, as evaluated in Criteria A and B above.

***(2) Consistency with the Concurrency Mobility and Management System***

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals. **This development is subject to mobility fee review and Pursuant to Policies 4.1.4, 4.1.5, and 4.1.8 of the Transportation Element of the 2045 Comprehensive Plan.**

***(3) Allocation of residential land use***

This proposed Planned Unit Development intends to utilize lands for a commercial development, with the possibility of multi-family mixed use. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2045 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan.

***(4) Internal compatibility***

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

**The use of existing and proposed landscaping:** The site today follows the Landscaping Regulations of the Zoning Code. The proposed written description states the Property shall be developed consistent with the conceptual Site Plan attached as Exhibit 4. In particular, if a parking garage is constructed, Developer will work with the City to improve the May Street right-of-way as shown on the Site Plan to eliminate on-street parking and establish a minimum ten (10) foot landscape buffer along the proposed parking garage frontage. With regard to the small parking lot at the corner of Riverside Avenue and Post Street, so long as it remains a surface parking lot, a three (3) foot landscape buffer to include a two (2) to three (3) foot continuous hedge (not including the drive way) shall be required along the Post Street side of the lot, and a four (4) foot landscape buffer to include a two (2) to three (3) foot continuous hedge shall be required along the Riverside Avenue side of the lot.

**Traffic and pedestrian circulation patterns:** The proposed site plan will alter the entrances and limit them to one entrance to the garage from May Street and one new entrance on Post Street which will access the existing office tower, proposed hotel structure and parking garage on the larger parcel. Pedestrian access will remain in place through the existing sidewalks, and internal walkways from all three frontages of the larger parcel. The smaller parking parcel is not proposed to be altered on the site plan and will remain with its existing drive aisles and pedestrian facilities. The Transportation Divisions Comments on the Proposed Project:

The subject site is approximately 1.9 acres and is located on the southwest and northwest portions of the intersection of Post Street and Riverside Avenue, both of which are minor arterial roadways. Post Street between Margaret Street and Riverside Avenue is currently operating at 14% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 25,200 (vpd) and average daily traffic of 3,549 vpd. Riverside Avenue between Post Street and Acosta Bridge is currently operating at 55% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 40,800 (vpd) and average daily traffic of 22,500 vpd. Riverside Avenue between Lancaster Street and Post Street is currently operating at 34% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 40,800 (vpd) and average daily traffic of 14,000 vpd.

The applicant requests a maximum of 125 hotel rooms (ITE Code 310) which could produce 999 daily trips.

**Compatible relationship between land uses in a mixed use project:** The written description includes permitted and permissible uses commonly found in the CCG-1 Zoning District. The current office and restaurant uses will be compatible with the proposed hotel use and any other permitted use in the written description.

***(5) External Compatibility***

Based on the written description of the intended plan of development and site plan, the Planning Department finds that external compatibility is achieved by the following:

**The type, number and location of surrounding external uses:** The proposed development is located in an area where residential, office, commercial and institutional uses function as a mixed-use development. A hotel and parking garage at this location complements the existing hospital, offices, commercial and residential uses for those in the immediate area.

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

| Adjacent Properties | Land Use Category | Zoning District | Current Property Use |
|---|---|---|---|
| North | RPI | CRO/PUD | Cummer Museum Parking/ Residential Quadplex |
| East | RPI | CRO | Offices |
| South | RPI | CRO/PUD | Garden Club of Jacksonville / Office |
| West | RPI | PUD | Presbyterian Apartments |

***(6) Intensity of Development***

The proposed development is consistent with the proposed CGC functional land use category as a commercial / office development. The PUD is appropriate at this location because it will support the existing offices, service establishments and hospital in the area. Water, sewer and electric connections are to be consistent with JEA design standards, processes, and procedures. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval.

***(7) Usable open spaces plazas, recreation areas.***

The project will contain with the required amount of open space per the 2045 Comprehensive Plan.

***(8) Impact on wetlands***

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site.

***(9) Listed species regulations***

No wildlife survey was required as the project is less than the 50-acre threshold.

***(10) Off-street parking including loading and unloading areas.***

A minimum of two hundred fifty-five (255) parking spaces and one (1) on-site loading area shall be provided. Parking spaces may be located on a different lot or parcel than they are intended to serve. A minimum of two (2) public bike racks will be provided on site.

***(11) Sidewalks, trails, and bikeways***

As required by City regulations except that sidewalks a minimum of eight (8) feet wide shall be provided along the May Street frontage.

## SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on October 2, 2025, the required Notice of Public Hearing sign **was** posted.

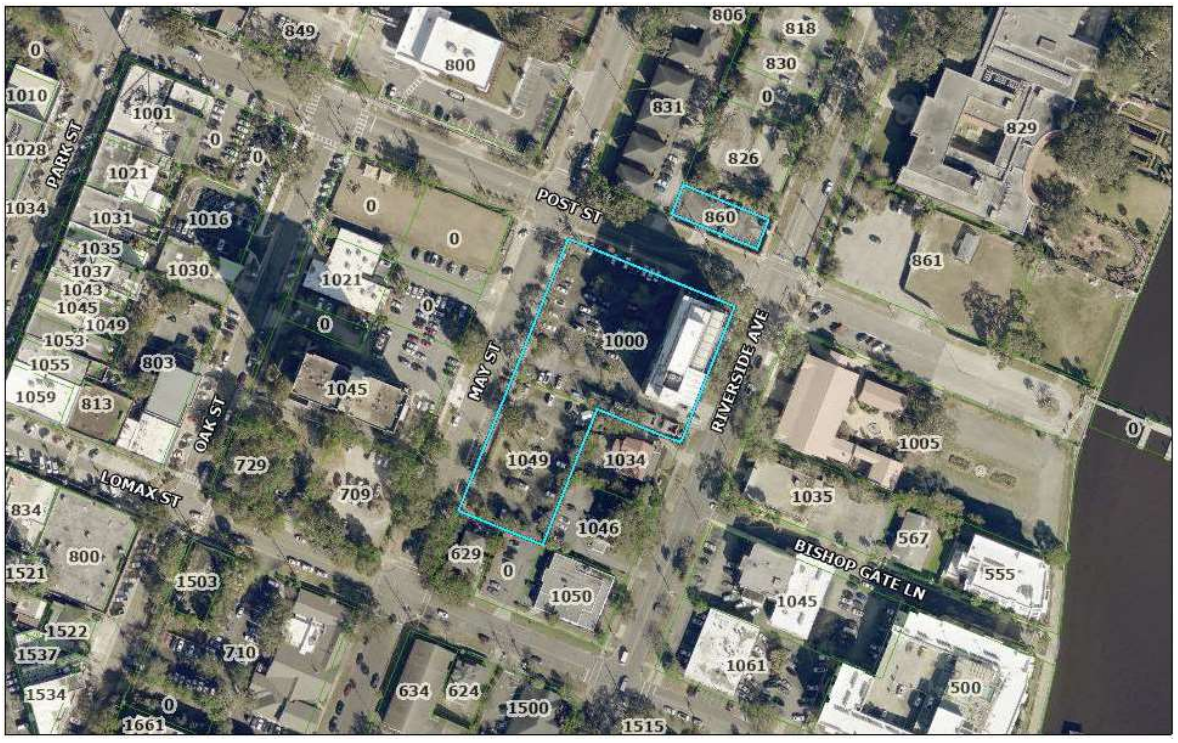
## RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning **2025-0496** be **APPROVED with the following exhibits:**

1. The original legal description dated February 14, 2025
2. The revised written description dated September 26, 2025
3. The revised site plan dated September 18, 2025.

Based on the foregoing, it is the recommendation of the Planning Department that the application for Rezoning **2025-0496** be **APPROVED with ONE CONDITION:**

**1.) A traffic study shall be undertaken by the developer upon PUD verification. The methodology of the study shall be determined by the developer's Traffic Engineer, the Chief of Transportation Planning (or their designee), and the Chief of Traffic Engineering (or their designee).**

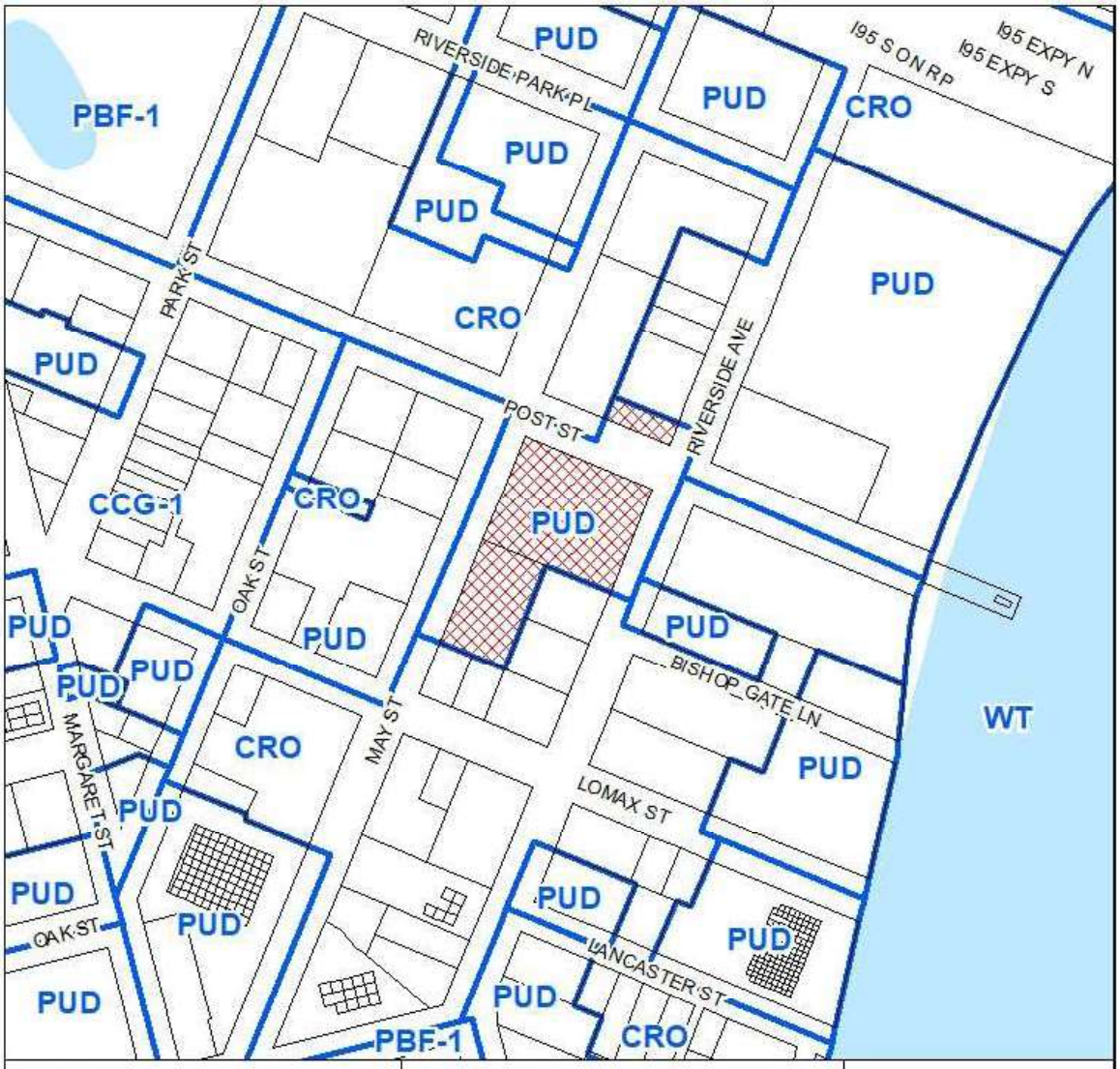


Aerial Photo

View of the existing office tower with the proposed hotel location in front

View of the proposed parking garage location

View of the existing surface lot across Post Street


PBF-1
PUD
RIVERSIDE PARK PL
I95 S ON RP
I95 EXPY N
I95 EXPY S
CRO
PARK ST
POST ST
RIVERSIDE AVE
CCG-1
OAK ST
MAY ST
BISHOP GATE LN
WT
MARGARET ST
LOMAX ST
LANCASTER ST
REQUEST SOUGHT:
FROM: PUD
TO: PUD
LOCATION MAP:
0 100 200 400
Feet
COUNCIL DISTRICT:
7
ORDINANCE NUMBER
ORD-2025-0496
TRACKING NUMBER
T-2025-6255
EXHIBIT 2
PAGE 1 OF 1

Legal Map

# Application For Rezoning To PUD

## Planning and Development Department Info

**Ordinance #** 2025-0496 **Staff Sign-Off/Date** CMC / 07/03/2025
**Filing Date** 07/18/2025 **Number of Signs to Post** 7

**Hearing Dates:**
**1st City Council** 08/26/2025 **Planning Commission** 08/21/2025
**Land Use & Zoning** 09/03/2025 **2nd City Council** 09/09/2025

**Neighborhood Association** RIVERSIDE AVONDALE PRESERVATION SOCIETY; OPEN VOLUNTEER; SAN JULINE CONDOMINIUM ASSOCIATION, INC.
**Neighborhood Action Plan/Corridor Study** N/A

## Application Info

**Tracking #** 6255 **Application Status** FILED COMPLETE
**Date Started** 05/02/2025 **Date Submitted** 05/02/2025

## General Information On Applicant

**Last Name** TRIMMER **First Name** CYNDY **Middle Name**
**Company Name** DRIVER, MCAFEE, HAWTHORNE AND DIEBENOW, PLLC
**Mailing Address** 1 INDEPENDENT DRIVE, SUITE 1200
**City** JACKSONVILLE **State** FL **Zip Code** 32202
**Phone** 9048070185 **Fax** 904 **Email** CKT@DRIVERMCAFEE.COM

## General Information On Owner(s)

☐ **Check to fill first Owner with Applicant Info**

**Last Name** N/A **First Name** N/A **Middle Name**
**Company/Trust Name** CLL LAND I, LLC
**Mailing Address** 1000 RIVERSIDE AVE, SUITE 600
**City** JACKSONVILLE **State** FL **Zip Code** 32204
**Phone** **Fax** **Email**

## Property Information

**Previous Zoning Application Filed For Site?** ☑
**If Yes, State Application No(s)** 2017-0010

| Map | RE# | Council District | Planning District | From Zoning District(s) | To Zoning District |
|---|---|---|---|---|---|
| Map | 090198 0000 | 7 | 1 | PUD | PUD |
| Map | 090204 0010 | 7 | 1 | PUD | PUD |
| Map | 090211 0000 | 7 | 1 | PUD | PUD |

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

**Existing Land Use Category**
RPI

**Land Use Category Proposed?** ☑

**If Yes, State Land Use Application #**

**Total Land Area (Nearest 1/100th of an Acre)** 1.90

**Development Number**

**Proposed PUD Name** 1000 RIVERSIDE PUD

## Justification For Rezoning Application

THIS PUD AND THE COMPANION CGC LAND USE AMENDMENT ARE FILED TO PERMIT A MIXED-USE RETAIL AND HOTEL BUILDING IDENTIFIED AS "HOTEL PROGRAM" ON THE SITE PLAN (THE "PROPOSED BUILDING") TO MEET THE GROWING TOURISM AND COMMERCIAL NEEDS OF THE RIVERSIDE AND BROOKLYN NEIGHBORHOODS.

## Location Of Property

**General Location**
WEST OF RIVERSIDE AVENUE AND POST STREET INTERSECTION

| House # | Street Name, Type and Direction | Zip Code |
|---|---|---|
| 1000 | RIVERSIDE AVE | 32204 |

**Between Streets**
RIVERSIDE AVENUE **and** POST STREET

## Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to 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 and the PUD Check List for inclusion of information required.

**Exhibit 1** ☑ A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.

**Exhibit A** ☐ Property Ownership Affidavit – Notarized Letter(s).

**Exhibit B** ☐ Agent Authorization - Notarized letter(s) designating the agent.

**Exhibit C** ☑ Binding Letter.

**Exhibit D** ☑ Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.

**Exhibit E** ☑ Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.

**Exhibit F** ☑ Land Use Table

**Exhibit G** ☑ Copy of the deed to indicate proof of property ownership.

## Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

**Exhibit H** ☑ Aerial Photograph.

**Exhibit I** ☐ Listed Species Survey (If the proposed site is greater than fifty acres).

**Exhibit J** ☐ Other Information as required by the Department (i.e.-*building elevations, *signage details, traffic analysis, etc.).

**Exhibit K** ☑ Site Location Map.

## 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 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:** | $2,269.00 |
| **2) Plus Cost Per Acre or Portion Thereof** | |
| **1.90 Acres @ $10.00 /acre:** | $20.00 |
| **3) Plus Notification Costs Per Addressee** | |
| **23 Notifications @ $7.00 /each:** | $161.00 |
| **4) Total Rezoning Application Cost (Not to Exceed $15,000.00):** | $2,450.00 |

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

# EXHIBIT 1

## LEGAL DESCRIPTION

**February 14, 2025**

Parcel 1:

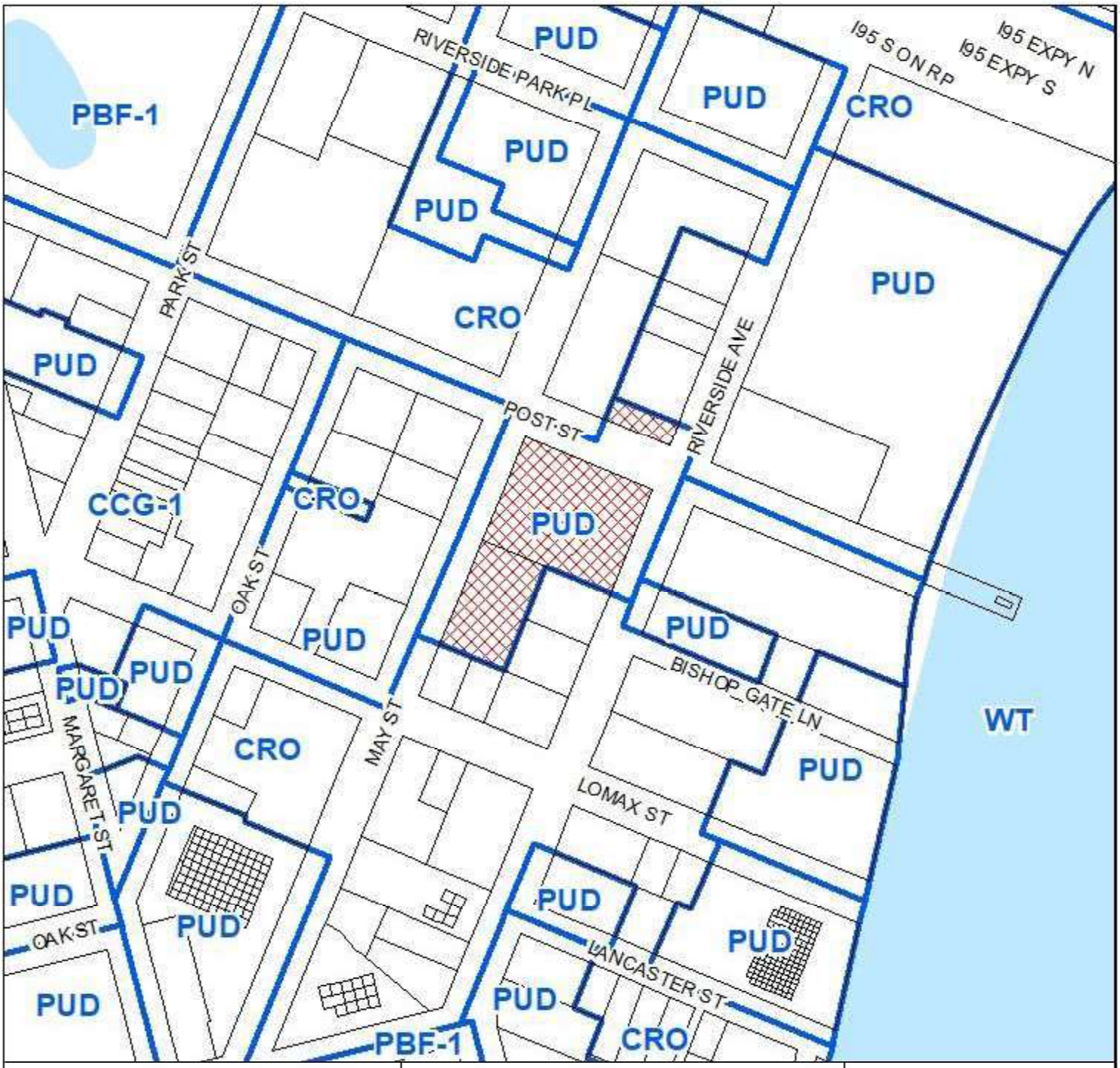
Lot(s) 1, 2, 9 and 10, Block 9, Riverside, according to the map or plat thereof, as recorded in Plat Book 1, Page 109, and Plat Book Q, Page 31, of the former Public Records of Duval County, Florida.

Parcel 2:

Lot(s) 7 and 8, Block 9, Riverside, according to the map or plat thereof, as recorded in Plat Book 1, Page 109, and Plat Book Q, Page 31, of the former Public Records of Duval County, Florida.

Parcel 3:

The Southerly 65 feet of Lot 5, Block 10, Riverside, according to the map or plat thereof, as recorded in Plat Book 1, Page 109, and Plat Book Q, Page 31, of the former Public Records of Duval County, Florida.

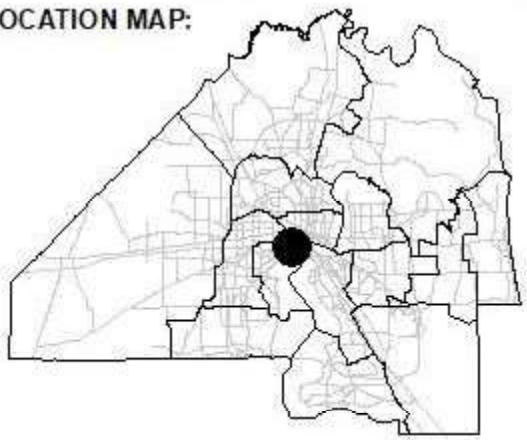



REQUEST SOUGHT:

**FROM:** PUD

**TO:** PUD

LOCATION MAP:



N
W
L
S

0 100 200 400
Feet

COUNCIL DISTRICT:
7

TRACKING NUMBER
T-2025-6255

**EXHIBIT 2**
**PAGE 1 OF 1**

**City of Jacksonville**
**Planning & Development Department**
**214 N. Hogan Street, Suite 300**
**Jacksonville, Florida 32202**

# AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
## Corporation/Partnership/Trust/Other Entity

CLL Land I, LLC
Owner (Affiant) Name

1000 Riverside Avenue, Suite 600, Jacksonville, FL 32204
Address(es) for Subject Property

RE# 090198 0000 and 090211 0000
Real Estate Parcel Number(s) for Subject Property

Driver, McAfee, Hawthorne & Diebenow, PLLC
Appointed or Authorized Agent(s)

Land use amendment, rezoning, administrative deviation and such other applications for entitlement
Type of Request(s)/Application(s)

**STATE OF FLORIDA**

**COUNTY OF DUVAL**

BEFORE ME, the undersigned authority, this day personally appeared George Hearn, who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the manager of CLL Land I, LLC, a Florida limited liability company (the "Entity") that is the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above-noted request(s)/application(s) being made to the City of Jacksonville.*

2. Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.

3. That I, the undersigned, as an authorized representative of the Entity, have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on behalf of said Entity in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent the Entity, I attest that the application(s) is/are made in good faith.

4. Affiant further acknowledges that any change in ownership of the Subject Property and/or the designated agent(s) that occur prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require that a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.

5. I acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

**FURTHER AFFIANT SAYETH NAUGHT.**

Signature of Affiant

George Heine
Printed/Typed Name of Affiant

*** Affiant shall provide documentation illustrating that Affiant is an authorized representative of the entity-owner of the Subject Property. This may be shown through a corporate resolution, power of attorney, printout from Sunbiz.org, trust agreement, etc.**

**NOTARIAL CERTIFICATE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 30, day of October, 2024, by George Heine, who is ☒ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced _____

Tiffany Gayten
Notary Public Signature

[NOTARY SEAL]

NOTARY PUBLIC STATE OF FLORIDA

TIFFANY GAYTON
Commission # HH 305513
Expires December 26, 2026

Tiffany Gayten
Printed/Typed Name - Notary Public

My commission expires: 12-26-26

**NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.**

DIVISION OF CORPORATIONS

Department of State / Division of Corporations / Search Records / Search by Entity Name /

# Detail by Entity Name

Florida Limited Liability Company
CLL LAND I, LLC

**Filing Information**

| | |
|---|---|
| **Document Number** | L21000014402 |
| **FEI/EIN Number** | 86-1588298 |
| **Date Filed** | 01/19/2021 |
| **State** | FL |
| **Status** | ACTIVE |

**Principal Address**

1000 Riverside Ave
Ste 600
Jacksonville, FL 32204

Changed: 02/05/2024

**Mailing Address**

1000 Riverside Ave
Ste 600
Jacksonville, FL 32204

Changed: 02/05/2024

**Registered Agent Name & Address**

ALLEN, CHRISTIAN A
1000 Riverside Ave
Ste 600
Jacksonville, FL 32204

Address Changed: 02/05/2024

**Authorized Person(s) Detail**

**Name & Address**

Title MGR

ALLEN, CHRISTIAN A
1000 Riverside Ave
Ste 600
Jacksonville, FL 32204

Title MGR

LEONE, GEORGE
1000 Riverside Ave
Ste 600
Jacksonville, FL 32204

Title MGR

HOBBY, SCOTT
1000 Riverside Ave
Ste 600
Jacksonville, FL 32204

**Annual Reports**

| Report Year | Filed Date |
|---|---|
| 2022 | 01/24/2022 |
| 2023 | 01/30/2023 |
| 2024 | 02/05/2024 |

**Document Images**

| | |
|---|---|
| 02/05/2024 -- ANNUAL REPORT | View image in PDF format |
| 01/30/2023 -- ANNUAL REPORT | View image in PDF format |
| 08/31/2022 -- AMENDED ANNUAL REPORT | View image in PDF format |
| 01/24/2022 -- ANNUAL REPORT | View image in PDF format |
| 01/19/2021 -- Florida Limited Liability | View image in PDF format |

Florida Department of State, Division of Corporations

Property taxes are subject to change upon change of ownership.
• Past taxes are not a reliable projection of future taxes.
• The sale of property will prompt the removal of all exemptions, assessment caps and special classifications.

**CLL LAND I LLC**
1819 GOODWIN ST
JACKSONVILLE, FL 32204

**Primary Site Address**
1000 RIVERSIDE AVE
Jacksonville FL 32204-

**Official Record Book/Page**
20332-00103

**Tile #**
6423

## 1000 RIVERSIDE AVE

Property Detail

| | |
|---|---|
| **RE #** | 090198-0000 |
| **Tax District** | USD1 |
| **Property Use** | 1800 Office 3+ Sty |
| **# of Buildings** | 1 |
| **Legal Desc.** | For full legal description see Land & Legal section below |
| **Subdivision** | 01556 RIVERSIDE |
| **Total Area** | 51133 |

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 | 2024 Certified | 2025 In Progress |
|---|---|---|
| **Value Method** | Income | Income |
| **Total Building Value** | $0.00 | $0.00 |
| **Extra Feature Value** | $0.00 | $0.00 |
| **Land Value (Market)** | $1,373,982.00 | $1,373,982.00 |
| **Land Value (Agric.)** | $0.00 | $0.00 |
| **Just (Market) Value** | $7,747,200.00 | $7,754,200.00 |
| **Assessed Value** | $7,747,200.00 | $7,754,200.00 |
| **Cap Diff/Portability Amt** | $0.00 / $0.00 | $0.00 / $0.00 |
| **Exemptions** | $0.00 | See below |
| **Taxable Value** | $7,747,200.00 | 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 |
|---|---|---|---|---|---|
| 20332-00103 | 6/21/2022 | $11,000,000.00 | SW - Special Warranty | Unqualified | Improved |
| 16937-01656 | 10/6/2014 | $3,000,000.00 | SW - Special Warranty | Unqualified | Improved |
| 08136-02340 | 6/21/1995 | $2,425,000.00 | WD - Warranty Deed | Unqualified | Improved |
| 06251-02072 | 12/20/1986 | $3,400,000.00 | WD - Warranty Deed | Unqualified | Improved |
| 04929-00102 | 6/18/1979 | $100.00 | WD - Warranty Deed | Unqualified | Improved |
| 04902-00939 | 6/18/1979 | $1,900,000.00 | WD - Warranty Deed | Unqualified | Improved |

## Extra Features

| LN | Feature Code | Feature Description | Bldg. | Length | Width | Total Units | Value |
|---|---|---|---|---|---|---|---|
| 1 | GRCC2 | Garage/Util Bdg Conc | 1 | 21 | 15 | 315.00 | $2,589.00 |
| 2 | GRCC2 | Garage/Util Bdg Conc | 1 | 23 | 15 | 345.00 | $2,836.00 |
| 3 | GRCC2 | Garage/Util Bdg Conc | 1 | 29 | 15 | 435.00 | $3,576.00 |
| 4 | PVAC1 | Paving Asphalt | 1 | 0 | 0 | 31,569.00 | $27,844.00 |
| 5 | PVCC1 | Paving Concrete | 1 | 0 | 0 | 1,605.00 | $2,966.00 |
| 6 | WMCC1 | Wall Masonry/Concrt | 1 | 0 | 0 | 440.00 | $1,289.00 |
| 7 | ELCC6 | Elevator Collective | 1 | 0 | 0 | 2.00 | $75,572.00 |
| 8 | ESCC6 | Elevator Stops Coltv | 1 | 0 | 0 | 18.00 | $30,539.00 |
| 9 | SWSC6 | Sprinkler Wet System | 1 | 0 | 0 | 80,750.00 | $46,835.00 |
| 10 | SDSC6 | Sprinkler Dry System | 1 | 0 | 0 | 700.00 | $736.00 |
| 11 | LPMC1 | Light Pole Metal | 1 | 0 | 0 | 7.00 | $3,796.00 |
| 12 | LITC1 | Lighting Fixtures | 1 | 0 | 0 | 7.00 | $1,916.00 |
| 13 | FWDC1 | Fence Wood | 1 | 0 | 0 | 48.00 | $616.00 |
| 14 | FWIC1 | Fence Wrought Iron | 1 | 0 | 0 | 49.00 | $2,996.00 |

## Land & Legal

Land

Legal

| LN | Legal Description |
|---|---|

| LN | Code | Use Description | Zoning Assessment | Front | Depth | Category | Land Units | Land Type | Land Value |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 1200 | COMM/RES/OFF | PUD | 0.00 | 0.00 | Common | 49,963.00 | Square Footage | $1,373,982.00 |

| | |
|---|---|
| 1 | 1-109 56-2S-26E 1.147 |
| 2 | RIVERSIDE |
| 3 | LOTS 1,2,9,10 BLK 9 |

## Buildings

Building 1

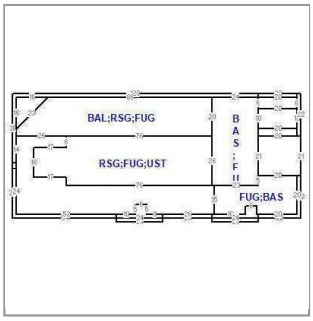
Building 1 Site Address
1000 RIVERSIDE AVE Unit
Jacksonville FL 32204-

| | |
|---|---|
| **Building Type** | 1802 - OFFICE 9+ STY |
| **Year Built** | 1963 |
| **Building Value** | $6,708,331.00 |

| Type | Gross Area | Heated Area | Effective Area |
|---|---|---|---|
| Balcony | 1912 | 0 | 287 |
| Restaurant Good | 1912 | 1912 | 2677 |
| Finished upper story 7 | 13384 | 13384 | 13384 |
| Restaurant Good | 2248 | 2248 | 3147 |
| Finished upper story 7 | 15736 | 15736 | 15736 |
| Unfinished Storage | 2248 | 0 | 899 |
| Base Area | 1104 | 1104 | 1104 |
| Finished upper story 8 | 8832 | 8832 | 8832 |
| Base Area | 462 | 462 | 462 |
| Finished upper story 7 | 3234 | 3234 | 3234 |
| Unfinished Storage | 462 | 0 | 185 |
| Base Area | 80 | 80 | 80 |
| Finished upper story 8 | 640 | 640 | 640 |
| Finished upper story 7 | 364 | 364 | 364 |
| Restaurant Good | 1919 | 1919 | 2687 |
| Finished upper story 7 | 13433 | 13433 | 13433 |
| Finished upper story 7 | 5047 | 5047 | 5047 |
| Base Area | 721 | 721 | 721 |
| Finished upper story 7 | 1092 | 1092 | 1092 |
| Canopy | 48 | 0 | 12 |
| Canopy | 78 | 0 | 20 |
| Finished upper story 7 | 546 | 546 | 546 |
| Finished upper story 7 | 2268 | 2268 | 2268 |
| Canopy | 40 | 0 | 10 |
| Finished upper story 7 | 280 | 280 | 280 |
| Balcony | 120 | 0 | 18 |
| Canopy | 120 | 0 | 30 |
| Finished upper story 7 | 840 | 840 | 840 |
| Canopy | 128 | 0 | 32 |
| Finished upper story 7 | 896 | 896 | 896 |
| Balcony | 128 | 0 | 19 |
| Balcony | 200 | 0 | 30 |
| Base Area | 200 | 200 | 200 |
| Finished upper story 7 | 1400 | 1400 | 1400 |

| Element | Code | Detail |
|---|---|---|
| Exterior Wall | 22 | 22 Precast Panel |
| Roof Struct | 13 | 13 Prestress Con |
| Roofing Cover | 4 | 4 Built Up/T&G |
| Interior Wall | 5 | 5 Drywall |
| Int Flooring | 14 | 14 Carpet |
| Int Flooring | 11 | 11 Cer Clay Tile |
| Heating Fuel | 4 | 4 Electric |
| Heating Type | 4 | 4 Forced-Ducted |
| Air Cond | 5 | 5 Chilled Water |
| Ceiling Wall Finish | 5 | 5 S Ceil Wall Fin |
| Comm Htg & AC | 2 | 2 Htg & AC Zoned |
| Comm Frame | 2 | 2 B-Reinfrcd Con |

| Element | Code | Detail |
|---|---|---|
| Stories | 9.000 | |
| Restrooms | 27.000 | |
| Baths | 145.000 | |
| Rooms / Units | 14.000 | |
| Avg Story Height | 12.000 | |



| | | | |
|---|---|---|---|
| Finished upper story 7 | 308 | 308 | 308 |
| Canopy | 72 | 0 | 18 |
| Finished upper story 7 | 504 | 504 | 504 |
| Finished upper story 7 | 588 | 588 | 588 |
| Canopy | 48 | 0 | 12 |
| Finished upper story 7 | 42 | 42 | 42 |
| Canopy | 6 | 0 | 2 |
| Total | 83690 | 78080 | 82086 |

## 2024 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 | $7,747,200.00 | $0.00 | $7,747,200.00 | $96,370.19 | $87,674.29 | $84,909.31 |
| Urban Service Dist1 | $7,747,200.00 | $0.00 | $7,747,200.00 | $0.00 | $0.00 | $0.00 |
| Public Schools: By State Law | $7,747,200.00 | $0.00 | $7,747,200.00 | $27,105.15 | $23,954.34 | $24,395.93 |
| By Local Board | $7,747,200.00 | $0.00 | $7,747,200.00 | $19,143.07 | $17,415.71 | $17,147.65 |
| FL Inland Navigation Dist. | $7,747,200.00 | $0.00 | $7,747,200.00 | $245.25 | $223.12 | $206.08 |
| Water Mgmt Dist. SJRWMD | $7,747,200.00 | $0.00 | $7,747,200.00 | $1,526.85 | $1,389.07 | $1,306.18 |
| School Board Voted | $7,747,200.00 | $0.00 | $7,747,200.00 | $8,515.60 | $7,747.20 | $7,747.20 |
| Urb Ser Dist1 Voted | $7,747,200.00 | $0.00 | $7,747,200.00 | $0.00 | $0.00 | $0.00 |
| | | | Totals | $152,906.11 | $138,403.73 | $135,712.35 |

| Description | Just Value | Assessed Value | Exemptions | Taxable Value |
|---|---|---|---|---|
| Last Year | $8,515,600.00 | $8,515,600.00 | $0.00 | $8,515,600.00 |
| Current Year | $7,747,200.00 | $7,747,200.00 | $0.00 | $7,747,200.00 |

## 2024 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.

**2024**

**2023**

**2022**

**2021**

**2020**

**2019**

**2018**

**2017**

**2016**

**2015**



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

**More Information**

ontact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record

**EXHIBIT C**
**Binding Letter**

City of Jacksonville
Planning and Development Department
214 North Hogan Street, 3rd Floor
Jacksonville, Florida 32202

**Re: Binding Letter for 1000 Riverside Avenue, Suite 600, Jacksonville, FL 32204 (RE# 090198 0000 and 090211 0000)**

Ladies and Gentlemen:

You are hereby advised that CLL Land I, LLC, a Florida limited liability company, Owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part thereof, hereby agrees to bind its successor(s) in title to development in accordance with (a) the site plan and the written description of the proposed rezoning plan submitted with the rezoning application and (b) any conditions set forth by the City Council of the City of Jacksonville in the rezoning ordinance. Owner also agrees to proceed with the development of the subject property in accordance with items (a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities, which are not to be provided, operated or maintained by the City of Jacksonville.

**CLL Land I, LLC**, a Florida limited liability company

Signed

George Keene
Printed

Manager
Title

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 30, day of October, 2024, by George Keene, who is ☒ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced _____

Tiffany Gayton
Notary Public Signature

[NOTARY SEAL]

Tiffany Gayton
Printed/Typed Name - Notary Public

My commission expires: 12-26-26

NOTARY PUBLIC STATE OF FLORIDA
TIFFANY GAYTON
Commission # HH 305513
Expires December 26, 2026

**PUD WRITTEN DESCRIPTION**
**1000 RIVERSIDE PUD**
**September 26, 2025**

## I. PROJECT DESCRIPTION

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 1.9 acres of property to permit infill development on property at 1000 and 860 Riverside Avenue and 1049 May Street (RE#s 090198 0000, 090204 0010, and 090211 0000) as more particularly described in Exhibit 1 (the "Property") and depicted in the conceptual site plan attached as Exhibit 4 (the "Site Plan"). The Property is located within the RPI land use category, the Urban Priority Development Area, and is zoned PUD pursuant to Ordinance 2017-010-E (the "Existing PUD"). The Property is also located within the Urban Transition Area ("UTA") of the Riverside Avondale Zoning Overlay.

The Property, built in 1963, consists of a nine (9) story mixed-use building with a restaurant on the ground floor and rooftop and office uses on the second through eighth floors identified as "8-story Concrete Building" on the Site Plan (the "Existing Building"). Surface parking currently serves the development. This PUD and the companion CGC land use amendment are filed to permit a mixed-use retail and hotel building identified as "Hotel" on the Site Plan (the "Proposed Building") to meet the growing tourism and commercial needs of the Riverside and Brooklyn neighborhoods. As part of this infill development, integrated structured parking (the "Parking Garage") is provided to increase the amount of parking onsite to accommodate the Existing and Proposed Buildings as well as provide additional public parking. The parcel at 860 Riverside Avenue will remain a surface parking lot until such time that it is developed consistent with this PUD.

The surrounding land use and zoning designations are as follows:

| *Direction* | *Land Use* | *Zoning* | *Existing Use* |
|---|---|---|---|
| North | RPI | CRO / PUD (2014-304) | Office / surface parking |
| East | RPI | CRO / PUD (2019-550) | Garden club of Jacksonville |
| South | RPI | CRO | Office |
| West | RPI | CRO / PUD (1992-1015) | Multi-family |

B. Project name: 1000 Riverside PUD.

C. Project engineer: Envision Design + Engineering.

D. Project architect: Kasper Architects + Associates.

E. Project developer: Corner Lot Development.

F. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.

G. Current land use designation: RPI.

H. Current zoning district: PUD (Ordinance 2017-010-E).

I. Requested land use category: CGC.

J. Requested zoning district: PUD.

K. Real estate numbers: 090198 0000, 090204 0010, and 090211 0000.

## II. QUANTITATIVE DATA

A. Total acreage: 1.9 acres.

B. The Existing Building: Seventy-eight thousand eighty (78,080) square feet of heated area.

C. New Construction:

1. Maximum number of hotel rooms: One hundred twenty-five (125).

2. Maximum number of dwelling units: One hundred fourteen (114).

3. Maximum amount of heated commercial square footage (non-hotel): Fifty thousand (50,000) square feet.

## III. STATEMENTS

A. How does the proposed PUD differ from the usual application of the Zoning Code?

This PUD supplements the Existing PUD by permitting hotels and motels and commercial retail sales and service establishments. The PUD clarifies that sidewalk cafes are permitted subject to compliance with the City's Ordinance Code. A minimum of two hundred fifty-five (255) parking spaces and one (1) on-site loading area shall be provided. Parking spaces may be located on a different lot or parcel than they are intended to serve. The following design accommodations are incorporated in this PUD to account for the proposed development program and negotiations with the community:

1. Sidewalks a minimum of eight (8) feet wide shall be provided along May Street.

2. Developer will work with the City to improve the May Street right-of-way as conceptually depicted on the Site Plan. In particular, a minimum ten (10) foot landscape area will be established in lieu of on-street parking along the proposed garage frontage.

3. Front setbacks on Riverside Avenue are reduced to account for the outdoor dining area of the existing historic building. Side and rear setbacks for new construction are reduced.

4. Maximum height is eighty (80) feet as permitted in the existing PUD but any standalone parking garage not incorporated with another permitted use shall be shorter than any new building constructed on the Property.

5. Building frontage may occupy less than eighty percent (80%) of the Post Street frontage.

6. Corner entrances are not required.

7. The Parking Garage is not required to have enclosed commercial or civic floor space and may front May Street as depicted in the Site Plan without an intervening building or landscaped open space.

8. Interior walkways and open spaces on the Site Plan satisfy the requirement for public space pursuant to Section 656.399.33.

9. The existing parking lot north of Post Street may remain in its current design.

10. The Proposed Building and Parking Garage may exceed twenty thousand (20,000) square feet in building footprint.

11. The Parking Garage is exempt from Sections 656.399.24(1) and 656.399.34 of the Zoning Code.

B. Explanation of proposed deviations or waivers.

The additional uses permitted in this PUD are to promote a mix of uses on the Property. Sidewalk width along May Street is increased to eight (8) feet and right-of-way improvements that eliminate parking and create landscape areas are outlined at the community's request. Setbacks are not required along Riverside Avenue to account for the outdoor dining area of the existing historic building which is built to the lot line. Side setbacks are reduced to allow for building separation and an interior walkway between the proposed hotel and structured parking garage. Rear setbacks for the proposed garage are reduced to account for site constraints on the garage parcel. The requested height is already permitted in the Existing PUD but a new requirement limiting the height of a parking garage is included per negotiation with the community. Building frontage may occupy less than eighty percent (80%) of the Post Street frontage

to allow for interior traffic circulation and loading. Parking is programmed on the ground floor of the Parking Garage, in lieu of additional retail or landscaped open space, to provide additional public parking spaces in excess of the minimum on-site parking required. This allows the project to ameliorate parking deficiencies in the surrounding area while ensuring that the parking garage remains shorter than the new building to be constructed on the Property. Additionally, the Existing and Proposed Buildings have pedestrian-oriented uses on the ground floor, such that May Street will still have street-front activation with the contemplated programming. Hardscape plazas and walkways throughout the project satisfy the public space requirement for twenty (20) square feet of public space per one thousand (1,000) square feet for the Proposed Building and Parking Garage. The existing parking lot conditions north of Post Street are adopted in this PUD to maintain the current look and appearance. The increased building footprint for the Proposed Building and Parking Garage is to account for the size of the Property and available developable area. The Parking Garage requires design relief based on site constraints, construction methodology and use of the structure.

C. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

Owner and/or a POA, or similar entity will be responsible for the operation and maintenance of the areas and functions described herein and any facilities that are not provided, operated or maintained by the City.

## IV. USES AND RESTRICTIONS

A. Permitted Uses:

1. Hotels and motels.

2. Commercial retail sales and service establishments.

3. Medical and dental office or clinics (but not hospitals).

4. Professional and business offices.

5. Multi-family dwellings.

6. Schools meeting the performance standards and development criteria set forth in Part 4.

7. Vocational, trade or business schools.

8. Colleges and universities.

9. Churches, including a rectory or similar uses, meeting the performance standards and development criteria set forth in Part 4.

10. Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.

11. Libraries, museums and community centers.

12. Radio and television broadcasting studios and offices (subject to Part 15).

13. Banks without drive-through, savings and loan institutions, and similar uses.

14. Art galleries, dance, art, gymnastics, fitness centers, martial arts and music studios, and theaters for stage performances (but not motion picture theaters).

15. Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products either in conjunction with a professional service being rendered or in a stand alone structure not exceeding four thousand (4,000) square feet.

16. Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.

17. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

18. Community residential homes of up to six (6) residents meeting the performance standards and development criteria set forth in Part 4.

19. Hospice facilities.

20. Employment office (but not a day labor pool).

21. Restaurants, including the facilities for the sale and service of all alcoholic beverages for on-premises consumption only. Seating shall not exceed a capacity of four hundred thirty-five (435) for the restaurant in the Existing Building.

22. Permanent or restricted outside sale and service in conjunction with a restaurant, including sidewalk cafés subject to applicable ordinance codes.

23. Off-street parking lots including structured parking.

B. Permissible Uses by Exception:

1. Emergency shelter meeting the performance standards and development criteria set forth in Part 4.

2. Essential services meeting the performance standards and development criteria set forth in Part 4.

3. Day care centers meeting the performance standards and development criteria set forth in Part 4.

4. Home occupations meeting the performance standards and development criteria set forth in Part 4.

5. Drive-through facilities in conjunction with a permitted or permissible use or structure.

6. Private clubs.

7. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.

C. Permitted Accessory Uses and Structures:

1. As permitted in Section 656.403 of the Zoning Code.

2. Interior apartments in connection with single-family, owner-occupied properties, meeting the applicable Riverside/Avondale performance standards and development criteria.

3. One free-standing garage apartment in connection with single-family, owner-occupied properties, meeting the applicable Riverside/Avondale performance standards and development criteria.

D. Limitations on Permitted or Permissible Uses by Exception:

1. No vehicles, other than passenger automobiles or trucks of not more than three-quarter-ton payload capacity or five thousand (5,000) pounds actual scale weight shall be used.

## V. DESIGN GUIDELINES

A. Lot requirements:

1. Minimum lot width: None.

2. Minimum lot area: None.

3. Maximum lot coverage by all buildings: None.

4. Minimum yard requirements:

    a. Existing Building: The yards for the Existing Building shall remain unchanged.

    b. New Structures:

        i. Front: None.

        ii. Side: None.

        iii. Rear: None.

5. Maximum height of structures:

    a. The Existing Building: One hundred thirty (130) feet as measured from the finished floor; however, elevator structures, external stairwell, mechanical equipment, water closets, spires, cupolas, antennas, chimneys, open-air rooftop terrace area and associated appurtenances may be placed above the maximum heights provided for herein.

    b. New Buildings: Eighty (80) feet; provided, however, that any standalone parking garage not integrated with another permitted use constructed on the site shall be shorter than any new building constructed on the site.

    c. Accessory Use Structures: Fifteen (15) feet, provided the structure may be higher for each three (3) feet of additional setback up to the height of the primary structure or the structure shall otherwise be required the same setbacks of the primary structure.

B. Building Design Requirements: New construction measuring from sixty (60) feet to eighty (80) feet in height and new parking structures will be subject to review by the Jacksonville Historic Preservation Commission as provided in the Existing PUD. The Proposed Building and Parking Garage shall comply with the design requirements of the Riverside/Avondale Zoning Overlay with the following exceptions:

1. Building frontage may occupy less than eighty percent (80%) of the Post Street frontage to allow for interior traffic circulation and loading.

2. Hotel and restaurant entrances on the Proposed Building may directly front May Street as depicted in the Site Plan.

3. The proposed Parking Garage may be constructed along May Street as conceptually depicted on the Site Plan provided that along the May Street frontage (a) the façade includes treatment compatible with the overall development, (b) the ground floor

includes architectural elements that reduce the separation between columns to no more than twelve (12) feet in width, and (c) landscaping, non-living green walls, or alternate screening shall be incorporated at the pedestrian level.

4. Interior walkways and open spaces as conceptually depicted on the Site Plan satisfy the requirement for public space pursuant to Section 656.399.33.

5. The existing parking lot north of Post Street may remain in its current design or may be developed consistent with this PUD.

6. The Proposed Building and Parking Garage may exceed twenty thousand (20,000) square feet building footprint and may be set back according to this PUD.

7. The Parking Garage is exempt from Sections 656.399.24(1) and 656.399.34 of the Zoning Code.

C. Ingress, Egress and Circulation:

1. *Parking Requirements.* A minimum of two hundred fifty-five (255) parking spaces and one (1) on-site loading area shall be provided. Parking spaces may be located on a different lot or parcel than they are intended to serve. A minimum of two (2) public bike racks will be provided on site.

2. *Vehicular Access.* Vehicular access to the Property shall be by way of May Street, Post Street, and Riverside Avenue, as conceptually shown on the Site Plan.

3. *Pedestrian Access.* As required by City regulations except that sidewalks a minimum of eight (8) feet wide shall be provided along the May Street frontage.

D. Signs: Signs for this development shall be consistent with the requirements for the CRO zoning district as set forth in Part 13 of the Zoning Code, except the below provisions which were adopted as part of the Existing PUD:

<u>Existing Building Signage:</u>

1. Applicant may refinish the existing monument sign located at the corner of Riverside and Post streets together with the wall sign located on the north / west face of the building on the first level of the building façade. Each sign shall maintain non-internally illuminated signage which shall be replaced with like lettering identifying the proposed restaurant use defined in this PUD. The existing sign area shall not be increased or relocated from the current physical positions or orientation. Any illumination shall be provided with appropriately scaled up-lighting at each location.

2. One nonilluminated, backlit or externally illuminated monument sign not exceeding a maximum of 24 square feet in area and 5 feet in height is permitted along May Street.

3. One building identification sign not exceeding 575 square feet shall be permitted on the Riverside Avenue side of the building, and one building identification sign not exceeding 300 square feet shall be permitted on the Post Street side of the building, located above the seventh floor. The new building identification sign on the Post Street side of the building shall not be internally illuminated.

4. One two-sided projecting (blade) sign not exceeding 60 square feet on the northeast corner of the building, having a minimum clearance of 8 feet over the adjacent sidewalk or other grade. The blade sign shall not be internally illuminated.

5. Wall, projecting, marquee, or awning signs shall be clearly integrated with the architecture of the building and shall be consistent in design and materials with the architecture of the proposed building. The use of internal illumination is prohibited.

6. Window Signage shall be limited to 20 percent of one windowpane per storefront and permitted in the restaurant use only.

7. Signs located on the interior of a structure, but visible from the exterior of the building, are permitted and are not charged against the maximum allowable signage area if such signs are not physically attached or painted to the window and do not obscure more than ten percent of ground floor street side building transparency. The ten percent is not to exceed total glass area calculated for both unattached and temporary window signs.

8. Temporary Signs can take the form of banners, window graphics, or as cards integrated with a window display. Temporary signs are permitted on the interior of the business establishment only and shall be no more than five square feet of text and shall not exceed ten square feet in size and no more than ten percent of ground floor street side building transparency. Temporary signs shall not be displayed more than 30 days in a calendar year.

9. Menu Boards. One menu board shall be allowed per street address. Menu boards shall not exceed 4 square feet in size (sign and copy area is calculated on one side only) and shall be positioned so as to be adjacent to that restaurant or business listed on the board and information on that board shall advertise exclusively the goods and services of that business and be placed in a manner which is clearly visible to pedestrian traffic. Said menu boards shall not be placed in the City right-of-way without permission from the City Engineer. All menu boards shall be removed at the end of each business day.

10. Restaurant Menu Box Signs shall be located in a permanently mounted display box on the surface of the building within eight feet to the entry. The allowable area for

restaurant menu signs shall be a maximum of four-square feet and shall not be included in the calculation of allowable copy area.

11. Street art signs shall be permitted by meeting the following standards:

    a. Street art shall be counted toward the maximum allowable copy area; the square footage of the street art shall be calculated by multiplying the greatest width by the greatest height of the object.

    b. The maximum sign area per street art sign is eight square feet. Sign and copy area is calculated on one side only.

    c. One piece of street art shall be allowed per street address. A minimum storefront width of 20 feet is required to be permitted street art.

    d. The street art shall not encroach into the right-of-way more than two feet and shall not be placed in the right-of-way without a encroachment permit as required by Chapter 61. Street art shall not be secured to the tree guards or tree grates or disturb the sidewalk pavement within the right-of-way.

    e. Street art shall be removed at the end of the business day.

    f. Street art shall be located in the front of the business and address named on the sign permit and advertise that business exclusively.

    g. The applicant may have one street art piece or a menu board, but not both.

E. Landscaping: The Property shall be developed consistent with the conceptual Site Plan attached as Exhibit E. In particular, if a parking garage is constructed, Developer will work with the City to improve the May Street right-of-way as shown on the Site Plan to eliminate on-street parking and establish a minimum ten (10) foot landscape buffer along the proposed parking garage frontage. With regard to the small parking lot at the corner of Riverside Avenue and Post Street, so long as it remains a surface parking lot, a three (3) foot landscape buffer to include a two (2) to three (3) foot continuous hedge (not including the drive way) shall be required along the Post Street side of the lot, and a four (4) foot landscape buffer to include a two (2) to three (3) foot continuous hedge shall be required along the Riverside Avenue side of the lot.

F. Recreation and Open Space: Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.

G. Utilities: Essential services, including water, sewer, and gas, as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.

H. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

I. Modifications: The Site Plan is conceptual in nature and subject to change. This PUD may be modified administratively, by minor modification, or by major modification (rezoning) subject to the procedures set forth in Section 656.341 of the Zoning Code or as set forth herein.

## VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

In accordance with Section 656.341(d) of the Code the PUD meets the applicable Criteria for review as follows:

A. **Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the general purpose and intent of the City's 2045 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City's 2045 Comprehensive Plan and specifically contributes to:

*Future Land Use Element*

1. Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

2. Objective 1.1 - Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

3. Policy 1.1.6 - Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.

4. Policy 1.1.9 - Promote the use of Planned Unit Development (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal

regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:

a. Potential for the development of blighting or other negative influences on abutting properties
b. Traffic Impacts
c. Site Access
d. Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
e. Configuration and orientation of the property
f. Natural or man-made buffers and boundaries
g. Height of development
h. Bulk and scale of development
i. Building orientation
j. Site layout
k. Parking layout
l. Opportunities for physical activity, active living, social connection, and access to healthy food

5. Policy 1.1.13 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:

   a. Creation of complementary uses;
   b. Enhancement of transportation connections;
   c. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
   d. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.

6. 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.

7. Objective 1.2 - Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.

8. Policy 1.2.8 - 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.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance with the following provisions:

a. Single family/non-residential (estimated flows of 600 gpd or less) where 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.
b. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
c. Subdivision (non-residential and residential) where:

    i. The collection system of a regional utility company is greater than ¼ mile from the proposed subdivision.
    ii. Each lot is a minimum of ½ acre unsubmerged property.
    iii. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections to the JEA Collection Systems available within a five-year period.

9. 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.

10. Policy 4.1.2 - The City shall require that all development conform to the densities and intensities established in the Future Land Use Map series and Operative Provisions of this element and be consistent with the plan.

B. **Consistency with the Concurrency Management System.** All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.

C. **Allocation of residential land use.** Although not currently contemplated, this PUD permits multi-family uses which must meet the CGC land use category requirements.

D. **Internal compatibility.** The Site Plan conceptually depicts access and circulation within the site. Access to the site is available from May Street, Post Street, and Riverside Avenue. Location of the access points shown on the Site Plan as well as final design of the access points are subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.

E. **External compatibility / Intensity of development.** The proposed development is consistent with and complimentary to existing uses in the area. The proposed hotel use will be an amenity to the community and encourage tourism in the area, serving as a magnet to draw visitors to local establishments in the community. The Riverside neighborhood is one of the premier areas in Jacksonville for restaurant and retail uses, and the hotel and restaurant will provide additional foot traffic and establishments for locals and tourists to enjoy.

F. **Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2045 Comprehensive Plan will be substantially provided as shown on the Site Plan attached as Exhibit E.

G. **Impact on wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

H. **Listed species regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.

I. **Off-Street parking including loading and unloading areas.** A minimum of two hundred fifty-five (255) parking spaces and one (1) on-site loading area shall be provided. Parking spaces may be located on a different lot or parcel than they are intended to serve.

J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.

K. **Riverside/Avondale Overlay Criteria.**

1. Whether the proposed rezoning is consistent with the Riverside/Avondale Zoning Overlay District and the historic district regulations;

   *This PUD is consistent with the Riverside/Avondale Zoning Overlay District and historic district regulations by outlining the development program and permitting a mix of uses supportive of the established neighborhood fabric.*

2. Whether the rezoning will negatively affect or alter the character of the character area or corridor;

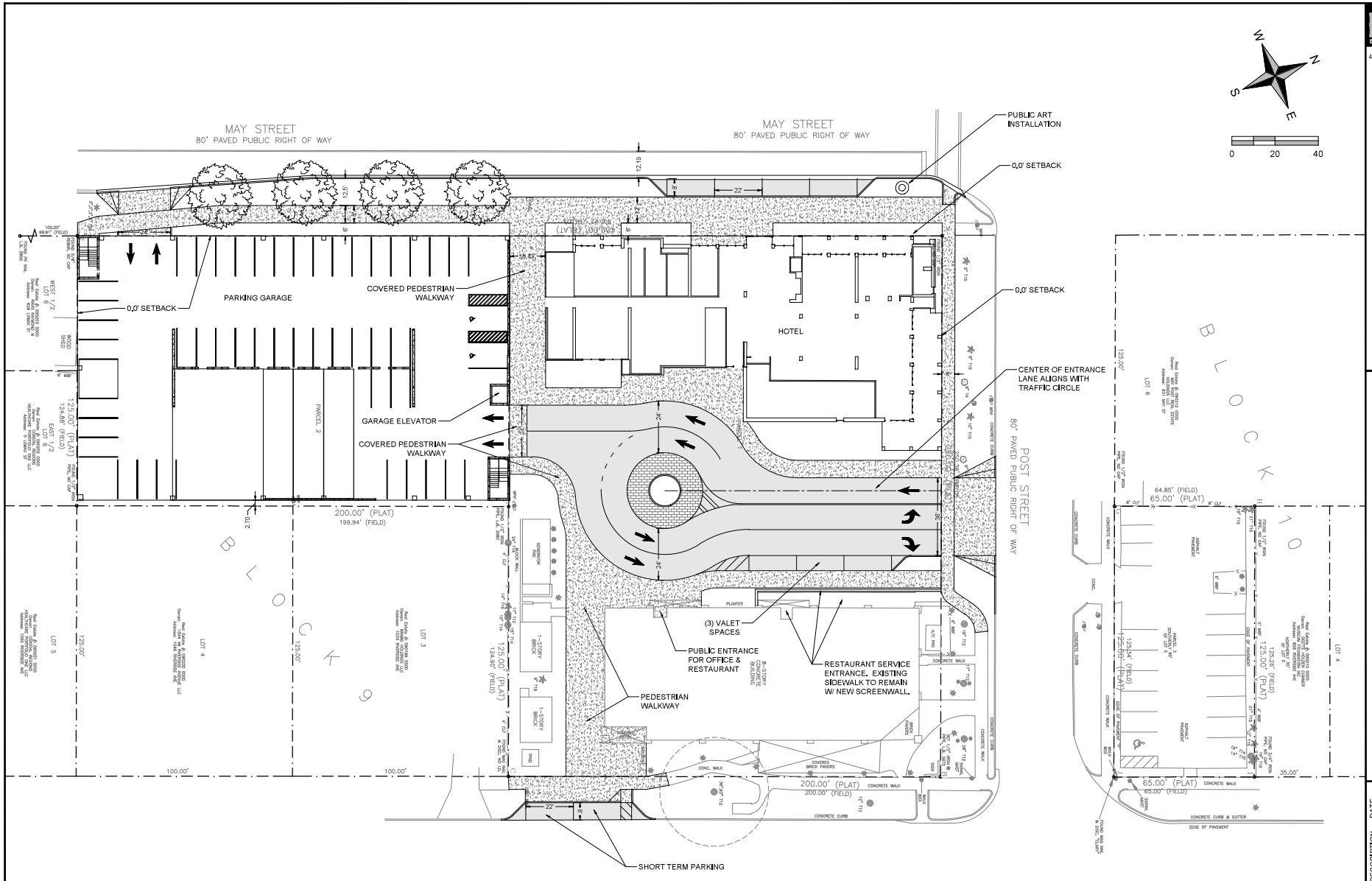
   *The PUD is consistent with the Riverside Avondale Zoning Overlay plan for the UTA. The overlay provides that the UTA should be a predominantly mixed-use category primarily for commercial, office and multi-family residential uses.*

3. Whether the rezoning and subsequent future development would result in the destruction of natural resources such as wetlands, protected trees or exceptional specimen trees; and

*This PUD will not result in the destruction of natural resources. The Property is developed with a high-rise office building and surface parking lots. The proposed infill structures will be a more efficient utilization of the land.*

4. Whether the rezoning would have a negative affect on any contributing structures within the Riverside Avondale historic district, as defined in Section 656.399.17, historic landmark or landmark site.

   *The Property is located outside of the Riverside Avondale historic district. The Property's Riverside Avenue frontage is largely maintaining its current condition, such that there will be no effect to the Garden Club of Jacksonville, which is a historic landmark.*




ENVISION DESIGN + ENGINEERING
4446-1A Hendricks Ave, #406
Jacksonville, FL 32207
(904)881-5145
www.envisionplusjax.com

# Riverside Boutique Hotel

Jacksonville, Florida

| ISSUE/DESCRIPTION | DATE |
|---|---|
| Review | 09/19/2025 |

Site Plan

C-1

**EXHIBIT F**

**Land Use Table**

| | | |
|---|---|---|
| Total gross acreage | 1.9 Acres | 100 % |
| Amount of each different land use by acreage<br><br>Single family<br><br>Total number of dwelling units | <br><br>_____ Acres<br><br>_____ D.U. | <br><br>_____% |
| Multiple family<br><br>Total number of dwelling units | _____ Acres<br><br>_____ D.U. | _____% |
| Commercial | 1.9 Acres | 100 % |
| Industrial | _____ Acres | _____% |
| Other land use (Hospital and related uses) | _____ Acres | _____% |
| Active recreation and/or open space | _____ Acres | _____% |
| Passive open space | _____ Acres | _____% |
| Public and private right-of-way | _____ Acres | _____% |

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in the PUD Written Description. The maximum coverage by buildings and structures is subject to the PUD Written Description.

# Parking Generation Study

## 1000 Riverside Avenue
## Jacksonville, Florida

Prepared by | Peters and Yaffee, Inc.

Prepared for | The City of Jacksonville

# Introduction

At the request of Kelco CL. LLC, a study of the projected parking generation of the proposed development at 1000 Riverside Avenue in the Riverside Area of Jacksonville has been developed. The current site consists of 61,284 square feet of office uses along with 10,335 square feet of fine dining restaurant (6,853 square feet first floor restaurant and 3,482 square feet of rooftop bar), named River and Post. The proposal is to add a 115 room hotel, including ancillary restaurant, bar, meeting rooms, and amenities. These uses logically have a peak parking demand that do not overlap. The purpose of this study is to determine the peak parking demand for this site. The current edition of the ITE Parking Generation Manual has been used to project the peak parking demand. The ITE Parking Generation Manual provides a method to calculate the peak parking demand of the individual use for the weekday and weekend as well as an hourly breakdown of what percentage of the peak demand occurs at any given hour. This site is directly served by JTA route 16 and within ¼ mile walking distance to the First Coast Flyer Orange Line. This study assumes that the site is in a general urban/suburban location and cannot quantify the reduction in parking demand due to nearby transit options using ITE methodologies.

# Single-Use Peak Parking Demand

The first step to determine the maximum parking generation is to determine the single-use peak parking demand. Table 1 provides the peak single-use parking demand for each use on a weekday and Table 2 provides the peak single-use parking demand for each use on a weekend. Where there is a difference between days within the day period, the higher parking generation day was used. The single-use parking generation source is in Appendix A. Note, the $R^2$ for each land use was greater than 0.75 except for hotel on the weekend; therefore, the equation was used for all land uses except the hotel on the weekend where the average rate was used.

*Table 1: Peak Single-Use Parking Demand – Weekday*

| Land Use | Units | Size | Equation | Total Parking Demand | Notes |
|---|---|---|---|---|---|
| 310 (Hotel) | Room | 115 | Ln(P) = 0.82Ln(X)+0.55 | 85 | Weekday |
| 710 (Office) | 1,000 SF | 61.284 | Ln(P) = 0.99Ln(X)+0.66 | 114 | Weekday |
| 931 (Fine Dining) | 1,000 SF | 10.335 | Ln(P) = 0.81Ln(X)+3.25 | 171 | Friday |
| TOTAL | | | | 370 | |

*Table 2: Peak Single-Use Parking Demand – Weekend*

| Land Use | Units | Size | Equation | Total Parking Demand | Notes |
|---|---|---|---|---|---|
| 310 (Hotel) | Room | 115 | P = 0.65(X) | 75 | Saturday |
| 710 (Office) | 1,000 SF | 61.284 | (Ln(P) = 0.99Ln(X)+0.66)*0.13 | 15 | Weekend |
| 931 (Fine Dining) | 1,000 SF | 10.335 | P=15.80(X) + 15.37 | 179 | Saturday |
| TOTAL | | | | 269 | |

# Peak Parking Demand by Hour

The second step to determine the maximum parking generation is to determine hourly parking demand on the weekday and weekend for each use. The percentage of peak parking demand per hour per use during the weekday and weekend can be found in Appendix A. The maximum parking generation for each use is multiplied by the percentage of parking demand for each hour. Where no data exists, the maximum logical percentage has been used. It should be noted that there is no data for a restaurant at 11:00 PM or midnight, therefore the 10:00 PM percentage has been used for those hours. River and Post currently closes at midnight on the weekend. Table 3 shows the hourly parking demand for each weekday hour and Table 4 shows the hourly parking demand for each weekend hour.

*Table 3: Hourly Parking Demand – Weekday*

| Time | Hotel | Office | Restaurant | Total |
|---|---|---|---|---|
| 12:00–4:00 a.m. | 85 | 15 | 109 | 209 |
| 5:00 a.m. | 85 | 15 | 22 | 122 |
| 6:00 a.m. | 77 | 15 | 22 | 114 |
| 7:00 a.m. | 77 | 15 | 22 | 114 |
| 8:00 a.m. | 77 | 54 | 22 | 153 |
| 9:00 a.m. | 68 | 99 | 22 | 189 |
| 10:00 a.m. | 63 | 113 | 22 | 198 |
| 11:00 a.m. | 57 | 114 | 22 | 193 |
| 12:00 p.m. | 55 | 98 | 65 | 218 |
| 1:00 p.m. | 52 | 96 | 74 | 222 |
| 2:00 p.m. | 50 | 106 | 67 | 223 |
| 3:00 p.m. | 49 | 106 | 55 | 210 |
| 4:00 p.m. | 52 | 97 | 56 | 205 |
| 5:00 p.m. | 51 | 65 | 70 | 186 |
| 6:00 p.m. | 53 | 24 | 133 | 210 |
| 7:00 p.m. | 55 | 24 | 162 | 241 |
| 8:00 p.m. | 60 | 24 | 171 | 255 |
| 9:00 p.m. | 64 | 24 | 150 | 238 |
| 10:00 p.m. | 75 | 24 | 109 | 208 |
| 11:00 p.m. | 82 | 24 | 109 | 215 |
| Maximum Parking Demand | | | | 255 |

*Table 4: Hourly Parking Demand – Weekend*

| Time | Hotel | Office | Restaurant | Total |
|---|---|---|---|---|
| 12:00–4:00 a.m. | 75 | 2 | 158 | 235 |
| 5:00 a.m. | 75 | 2 | 36 | 113 |
| 6:00 a.m. | 60 | 2 | 36 | 98 |
| 7:00 a.m. | 61 | 2 | 36 | 99 |
| 8:00 a.m. | 60 | 7 | 36 | 103 |
| 9:00 a.m. | 59 | 13 | 36 | 108 |
| 10:00 a.m. | 53 | 15 | 36 | 104 |
| 11:00 a.m. | 49 | 15 | 36 | 100 |
| 12:00 p.m. | 46 | 13 | 72 | 131 |
| 1:00 p.m. | 43 | 13 | 111 | 167 |
| 2:00 p.m. | 36 | 14 | 124 | 174 |
| 3:00 p.m. | 38 | 14 | 88 | 140 |
| 4:00 p.m. | 41 | 13 | 118 | 172 |
| 5:00 p.m. | 44 | 9 | 141 | 194 |
| 6:00 p.m. | 50 | 3 | 152 | 205 |
| 7:00 p.m. | 57 | 3 | 177 | 237 |
| 8:00 p.m. | 57 | 3 | 177 | 237 |
| 9:00 p.m. | 59 | 3 | 179 | 241 |
| 10:00 p.m. | 65 | 3 | 158 | 226 |
| 11:00 p.m. | 71 | 3 | 158 | 232 |
| Maximum Parking Demand | | | | 241 |

# Summary

A parking generation study has been prepared to determine the parking spaces needed if a 115-room hotel were added to the existing office and restaurant uses at 1000 Riverside Avenue using ITE Parking Generation Manual Methods. As single-use developments, the uses would need 370 parking spaces on a weekday and 269 parking spaces on a weekend. When considering that the peak demand for these uses do not coincide, it has been determined that the maximum parking spaces that are needed is 255 at 8:00 PM on a weekday and 241 at 9:00 PM on a weekend. Therefore, it is anticipated that a maximum of 255 parking spaces will be used by this development.

# Appendix A

## Single Use Parking Generation

# Land Use: 310 Hotel

## Description

A hotel is a place of lodging that provides sleeping accommodations and supporting facilities such as a full-service restaurant, concierge service, valet parking, cocktail lounge, meeting rooms, banquet room, and convention facilities. A hotel typically provides a swimming pool or another recreational facility such as a fitness room.

## Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (four study sites) and a Saturday (three study sites) in a general urban/suburban setting.

| Hour Beginning | Percent of Peak Parking Demand | |
|---|---|---|
| | Weekday | Saturday |
| 12:00–4:00 a.m. | 100 | 100 |
| 5:00 a.m. | No Data, 100 Used | No Data, 100 Used |
| 6:00 a.m. | 90 | 80 |
| 7:00 a.m. | 90 | 81 |
| 8:00 a.m. | 90 | 80 |
| 9:00 a.m. | 80 | 79 |
| 10:00 a.m. | 74 | 70 |
| 11:00 a.m. | 67 | 65 |
| 12:00 p.m. | 65 | 61 |
| 1:00 p.m. | 61 | 57 |
| 2:00 p.m. | 59 | 48 |
| 3:00 p.m. | 58 | 50 |
| 4:00 p.m. | 61 | 55 |
| 5:00 p.m. | 60 | 59 |
| 6:00 p.m. | 62 | 66 |
| 7:00 p.m. | 65 | 76 |
| 8:00 p.m. | 70 | 76 |
| 9:00 p.m. | 75 | 78 |
| 10:00 p.m. | 88 | 87 |
| 11:00 p.m. | 97 | 95 |

## Additional Data

Parking demand at a hotel is related to the presence of supporting facilities. A hotel with a convention facility, meeting rooms, restaurant, or banquet space, may include parking demand generated by event attendees who are not hotel guests. As a result, peak parking demand for the hotel may occur during the afternoon or evening instead of the typical hotel peak parking demand that occurs overnight. To illustrate, for four of the 12 study sites in the database, the time-of-day parking demand distribution clearly demonstrates that an event took place during the evening of the study period. The peak parking demand at these four sites ranged between 50 and 100 percent greater than that of the peak overnight parking demand for hotel guests.

The database for this land use does not include information on potential independent variables for the generation of event-related parking demand (such as meeting facility GFA or event attendees) during the count period. For that reason, the peak parking demand displayed in the data plots only includes a site's overnight peak parking demand (i.e., parking demand associated with overnight guests and hotel staff). The plots do not contain peak parking demands generated by other supporting facilities or events that occur outside of the typical overnight peak parking period.

Parking demand at all lodging land uses may be related to the recent emergence of transportation network companies (TNCs) (also referred to as ride-share or ride-hailing companies). Hotel parking demand may be reduced if a hotel guest uses a TNC service for hotel drop-off or pick-up rather than using a rental car and parking on-site. Additional data are needed in order to measure and understand the potential impact of TNCs on lodging land use parking demand.

The average parking supply ratio for the nine study sites with parking supply information is 1.1 spaces per room. The average peak parking occupancy at the four sites with event parking is 69 percent. For the nine sites with overnight parking demand counted, the average peak parking occupancy is 54 percent.

The sites were surveyed in the 1990s, the 2000s, and the 2020s in California, and Washington.

*For all lodging uses, it is important to collect data on occupied rooms as well as total rooms. Future data submissions should indicate the presence of supporting facilities and the level of activity/event taking place during the count period (e.g., full, empty, partially active; number of people attending a meeting/banquet). Data on the presence and usage of TNC service should be documented for all lodging land uses for future analysis purposes.*

## Source Numbers

217, 315, 401, 438, 603

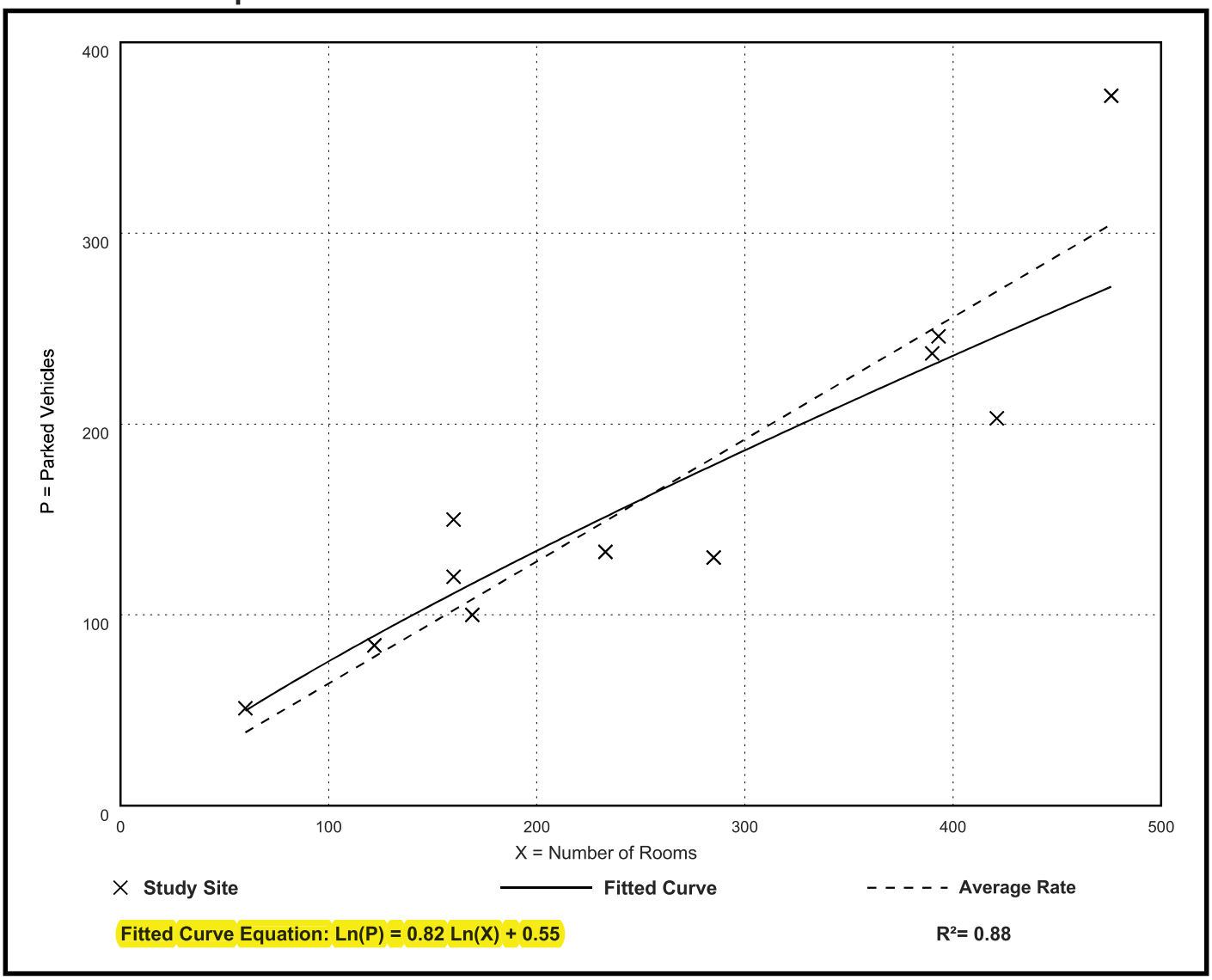
# Hotel
# (310)

**Peak Period Parking Demand vs: Rooms**
**On a: Weekday (Monday - Friday)**
**Setting/Location: General Urban/Suburban**
Number of Studies: 11
Avg. Num. of Rooms: 261

## Peak Period Parking Demand per Room

| Average Rate | Range of Rates | 33rd / 85th Percentile | 95% Confidence Interval | Standard Deviation (Coeff. of Variation) |
|---|---|---|---|---|
| 0.64 | 0.46 - 0.94 | 0.59 / 0.87 | *** | 0.14 ( 22% ) |

## Data Plot and Equation




**Fitted Curve Equation: Ln(P) = 0.82 Ln(X) + 0.55**

**$R^2$= 0.88**

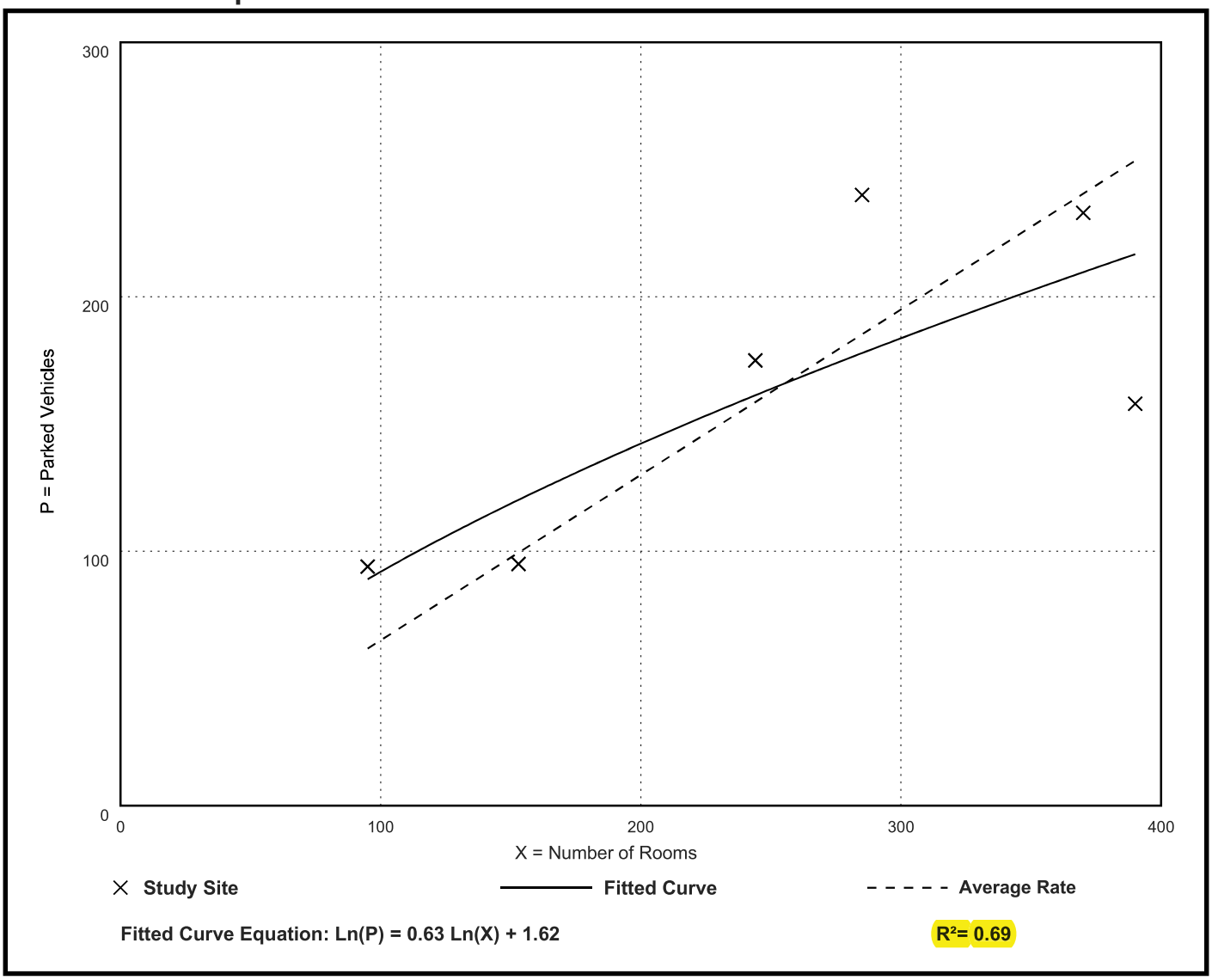
# Hotel
# (310)

**Peak Period Parking Demand vs: Rooms**
**On a: Saturday**
**Setting/Location: General Urban/Suburban**
Number of Studies: 6
Avg. Num. of Rooms: 256

## Peak Period Parking Demand per Room

| Average Rate | Range of Rates | 33rd / 85th Percentile | 95% Confidence Interval | Standard Deviation (Coeff. of Variation) |
|---|---|---|---|---|
| 0.65 | 0.41 - 0.99 | 0.62 / 0.98 | *** | 0.19 ( 29% ) |

## Data Plot and Equation




**Fitted Curve Equation: Ln(P) = 0.63 Ln(X) + 1.62**

**$R^2$= 0.69**

# Land Use: 710 General Office Building

## Description

A general office building is a building with multiple tenants that employ persons in the management, direction, or conduct of legal, accounting, engineering, consulting, real estate, insurance, financial, or other professional services. A general office building with a gross floor area of 10,000 square feet or less is classified as a small office building (Land Use 712).

## Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 19 study sites in a general urban/suburban setting.

| Hour Beginning | Percent of Weekday Peak Parking Demand |
|---|---|
| | General Urban/Suburban |
| 12:00-4:00 a.m. | No Data, 100 Used — |
| 5:00 a.m. | — |
| 6:00 a.m. | — |
| 7:00 a.m. | 13 |
| 8:00 a.m. | 47 |
| 9:00 a.m. | 87 |
| 10:00 a.m. | 99 |
| 11:00 a.m. | 100 |
| 12:00 p.m. | 86 |
| 1:00 p.m. | 84 |
| 2:00 p.m. | 93 |
| 3:00 p.m. | 93 |
| 4:00 p.m. | 85 |
| 5:00 p.m. | 57 |
| 6:00 p.m. | 21 |
| 7:00 p.m. | No Data, 100 Used — |
| 8:00 p.m. | — |
| 9:00 p.m. | — |
| 10:00 p.m. | — |
| 11:00 p.m. | — |

## Additional Data

For the seven study sites with parking supply information and located in a dense multi-use urban setting, the average parking supply ratio is 2.9 spaces per 1,000 square feet GFA. At these sites, the average peak parking occupancy is 56 percent.

For the 63 study sites with parking supply information and located in a general urban/suburban setting, the average parking supply ratio is 3.3 spaces per 1,000 square feet GFA. At these sites, the average peak parking occupancy is 60 percent.

For nine study sites, parking demand data were collected on a Saturday as well as a weekday. For those sites, peak Saturday parking demand averages 13 percent of the peak weekday parking demand.

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alabama, Arizona, California, Colorado, District of Columbia, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, Montana, New Jersey, New York, Ontario (CAN), Oregon, Pennsylvania, Texas, Utah, Virginia, Washington, and Wisconsin.

## Source Numbers

122, 201, 211, 217, 276, 425, 431, 433, 436, 438, 440, 516, 531, 540, 551, 555, 556, 567, 571, 572, 588, 607, 618, 622, 633

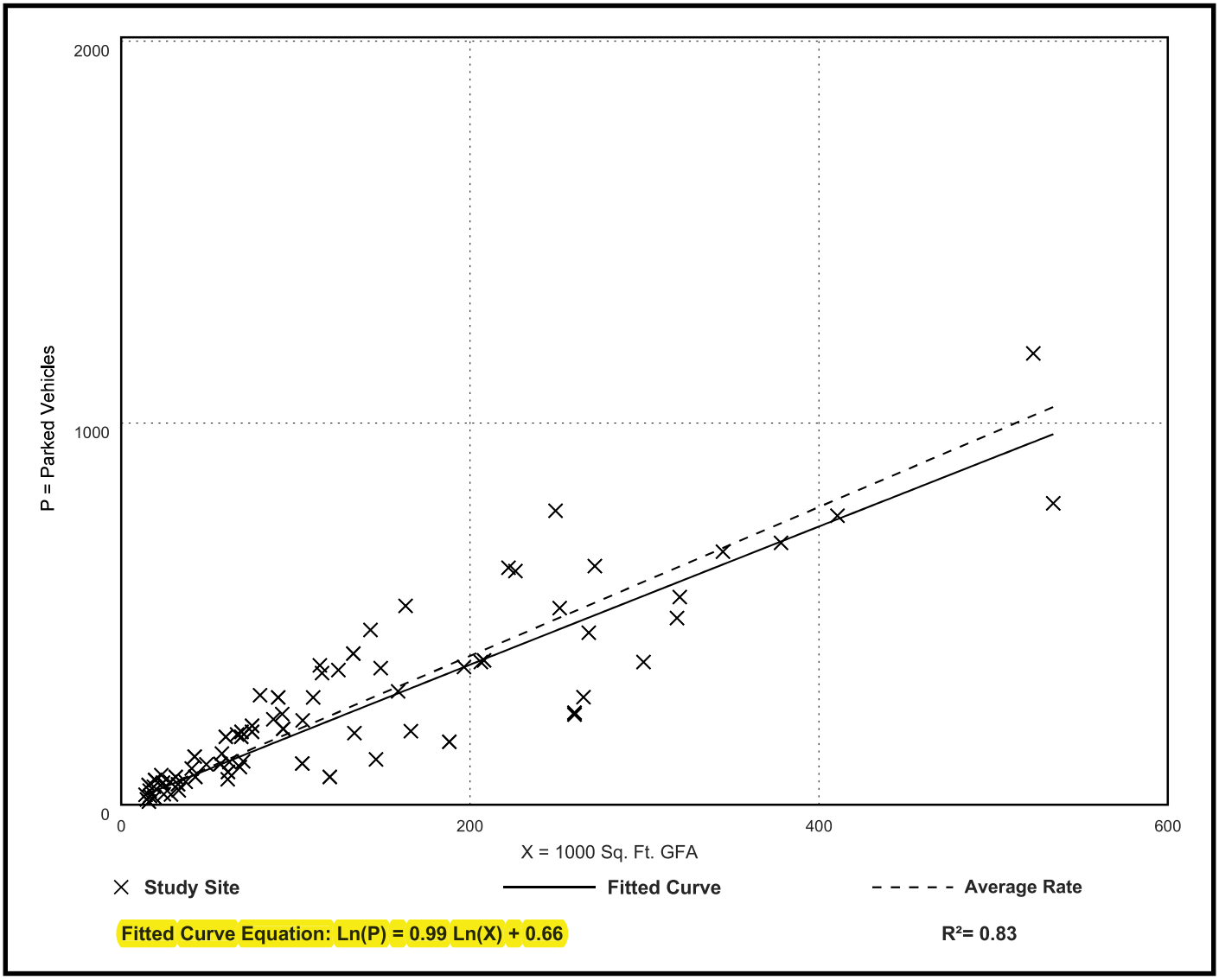
# General Office Building
# (710)

**Peak Period Parking Demand vs: 1000 Sq. Ft. GFA**
**On a: Weekday (Monday - Friday)**
**Setting/Location: General Urban/Suburban**
Number of Studies: 77
Avg. 1000 Sq. Ft. GFA: 131

## Peak Period Parking Demand per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | 33rd / 85th Percentile | 95% Confidence Interval | Standard Deviation (Coeff. of Variation) |
|---|---|---|---|---|
| 1.95 | 0.50 - 3.60 | 1.68 / 2.98 | 1.79 - 2.11 | 0.70 ( 36% ) |

## Data Plot and Equation




**Fitted Curve Equation: Ln(P) = 0.99 Ln(X) + 0.66**

**$R^2$= 0.83**

# Land Use: 931 Fine Dining Restaurant

## Description

A fine dining restaurant is a full-service eating establishment with a typical duration of stay of at least 1 hour. A fine dining restaurant generally does not serve breakfast; some do not serve lunch; all serve dinner. This type of restaurant often requests and sometimes requires a reservation and is generally not part of a chain. A patron commonly waits to be seated, is served by wait staff, orders from a menu and pays after the meal. Some of the study sites have lounge or bar facilities (serving alcoholic beverages), but meal service is the primary draw to the restaurant.

No Data, 13 Used

## Time-of-Day Distribution for Parking Demand

No Data, 64 Used

No Data, 88 Used

The following table presents a time-of-day distribution of parking demand for three study sites in a general urban/suburban setting on a Monday-through-Thursday, a Friday, a Saturday, and a Sunday.

| Hour Beginning | Percent of Peak Parking Demand | | | |
|---|---|---|---|---|
| | Monday through Thursday | Friday | Saturday | Sunday |
| 12:00–4:00 a.m. | – | – | – | – |
| 5:00 a.m. | – | – | – | – |
| 6:00 a.m. | – | – | – | – |
| 7:00 a.m. | – | – | – | – |
| 8:00 a.m. | – | – | – | – |
| 9:00 a.m. | – | – | – | – |
| 10:00 a.m. | – | – | – | – |
| 11:00 a.m. | 17 | 13 | 20 | 21 |
| 12:00 p.m. | 39 | 38 | 40 | 47 |
| 1:00 p.m. | 53 | 43 | 62 | 69 |
| 2:00 p.m. | 47 | 39 | 69 | 75 |
| 3:00 p.m. | 35 | 32 | 49 | 76 |
| 4:00 p.m. | 41 | 33 | 66 | 74 |
| 5:00 p.m. | 50 | 41 | 79 | 69 |
| 6:00 p.m. | 70 | 78 | 85 | 88 |
| 7:00 p.m. | 94 | 95 | 99 | 100 |
| 8:00 p.m. | 100 | 100 | 99 | 88 |
| 9:00 p.m. | 87 | 88 | 100 | 71 |
| 10:00 p.m. | 57 | 64 | 88 | 35 |
| 11:00 p.m. | – | – | – | – |

No Data, 20 Used

No Data, 64 Used

No Data, 88 Used

## Additional Data

If the restaurant has outdoor seating, its area is not included in the overall gross floor area. For a restaurant that has significant outdoor seating, the number of seats may have a more direct relationship to site-generated parking demand than GFA.

The average parking supply ratio for the seven study sites in a general urban/suburban setting and with parking supply information is 22 spaces per 1,000 square feet GFA. The average peak parking occupancy at these sites is 78 percent. The average parking supply ratio for the five study sites in a dense multi-use urban setting and with parking supply information is 12 spaces per 1,000 square feet GFA. The average peak parking occupancy at these sites is 100 percent.

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in California, Illinois, Indiana, Maine, New Jersey, Oregon, and Pennsylvania.

## Source Numbers

168, 274, 418, 431, 531, 606, 619

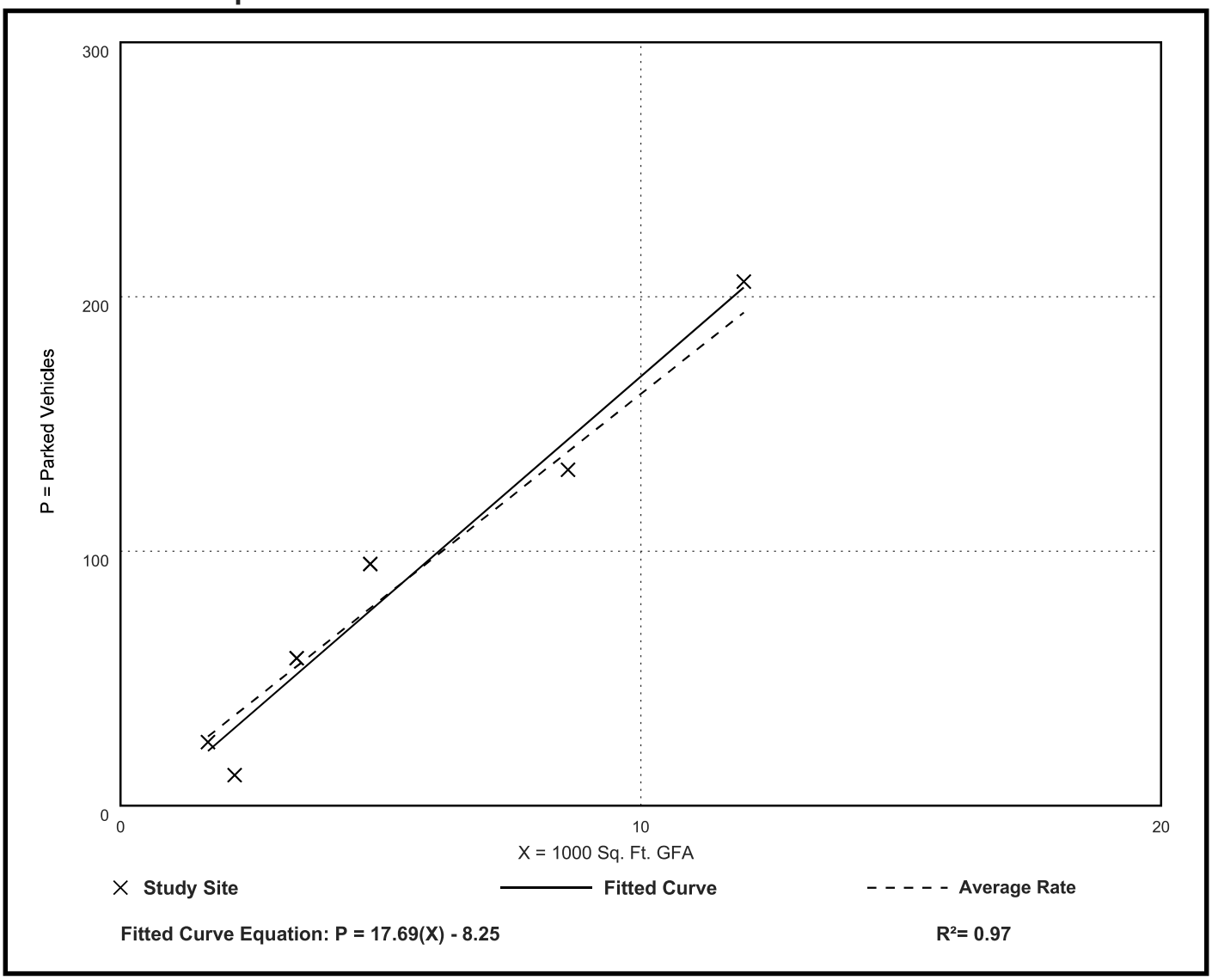
# Fine Dining Restaurant
# (931)

**Peak Period Parking Demand vs: 1000 Sq. Ft. GFA**
**On a: Weekday (Monday - Thursday)**
**Setting/Location: General Urban/Suburban**
Number of Studies: 6
Avg. 1000 Sq. Ft. GFA: 5.4

## Peak Period Parking Demand per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | 33rd / 85th Percentile | 95% Confidence Interval | Standard Deviation (Coeff. of Variation) |
|---|---|---|---|---|
| 16.18 | 5.46 - 19.79 | 15.03 / 19.66 | *** | 3.53 ( 22% ) |

## Data Plot and Equation




**Fitted Curve Equation: P = 17.69(X) - 8.25**

**$R^2$= 0.97**

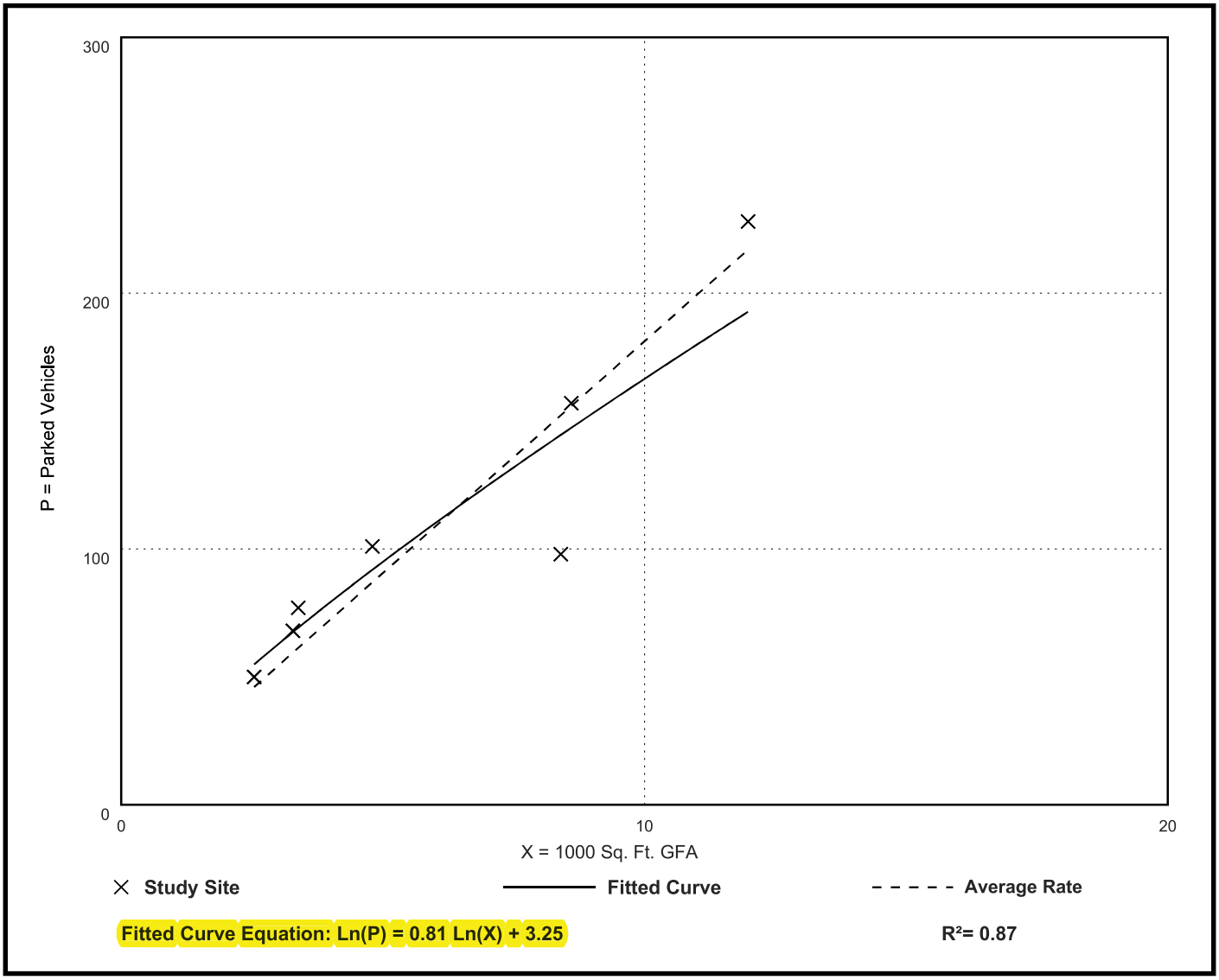
# Fine Dining Restaurant
# (931)

**Peak Period Parking Demand vs: 1000 Sq. Ft. GFA**
**On a: Friday**
**Setting/Location: General Urban/Suburban**
Number of Studies: 7
Avg. 1000 Sq. Ft. GFA: 6.1

## Peak Period Parking Demand per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | 33rd / 85th Percentile | 95% Confidence Interval | Standard Deviation (Coeff. of Variation) |
|---|---|---|---|---|
| 18.12 | 11.67 - 22.75 | 18.76 / 22.41 | *** | 3.69 ( 20% ) |

## Data Plot and Equation




**Fitted Curve Equation: Ln(P) = 0.81 Ln(X) + 3.25**

**$R^2$= 0.87**

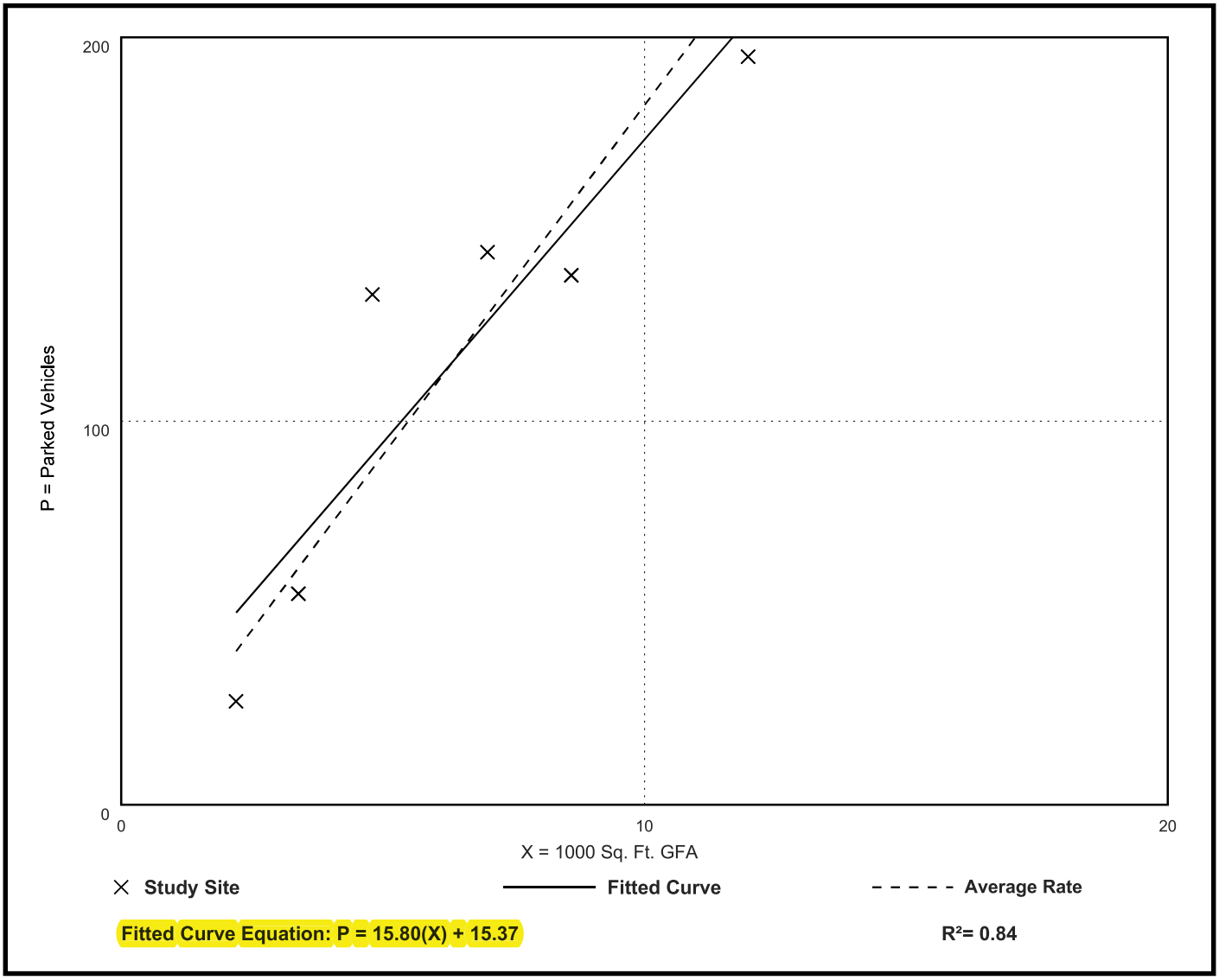
# Fine Dining Restaurant
# (931)

**Peak Period Parking Demand vs: 1000 Sq. Ft. GFA**
**On a: Saturday**
**Setting/Location: General Urban/Suburban**
Number of Studies: 6
Avg. 1000 Sq. Ft. GFA: 6.3

## Peak Period Parking Demand per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | 33rd / 85th Percentile | 95% Confidence Interval | Standard Deviation (Coeff. of Variation) |
|---|---|---|---|---|
| 18.23 | 12.30 - 27.71 | 16.11 / 27.35 | *** | 4.52 ( 25% ) |

## Data Plot and Equation



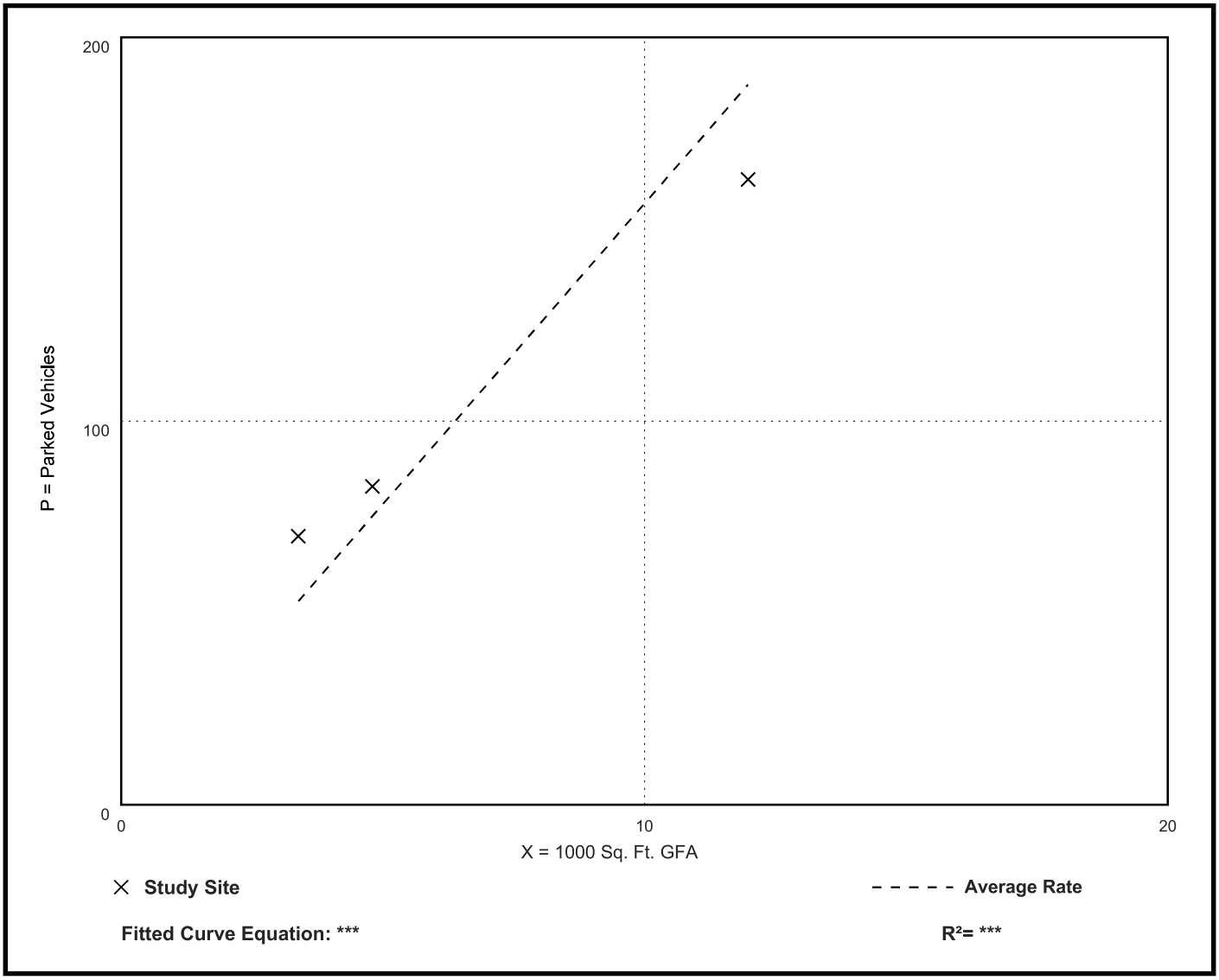
# Fine Dining Restaurant
# (931)

**Peak Period Parking Demand vs: 1000 Sq. Ft. GFA**
**On a: Sunday**
**Setting/Location: General Urban/Suburban**
Number of Studies: 3
Avg. 1000 Sq. Ft. GFA: 6.7

## Peak Period Parking Demand per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | 33rd / 85th Percentile | 95% Confidence Interval | Standard Deviation (Coeff. of Variation) |
|---|---|---|---|---|
| 15.67 | 13.61 - 20.68 | 14.79 / 20.68 | *** | 3.32 ( 21% ) |

## Data Plot and Equation




**Fitted Curve Equation: *****

**$R^2$= *****

# Fine Dining Restaurant
# (931)

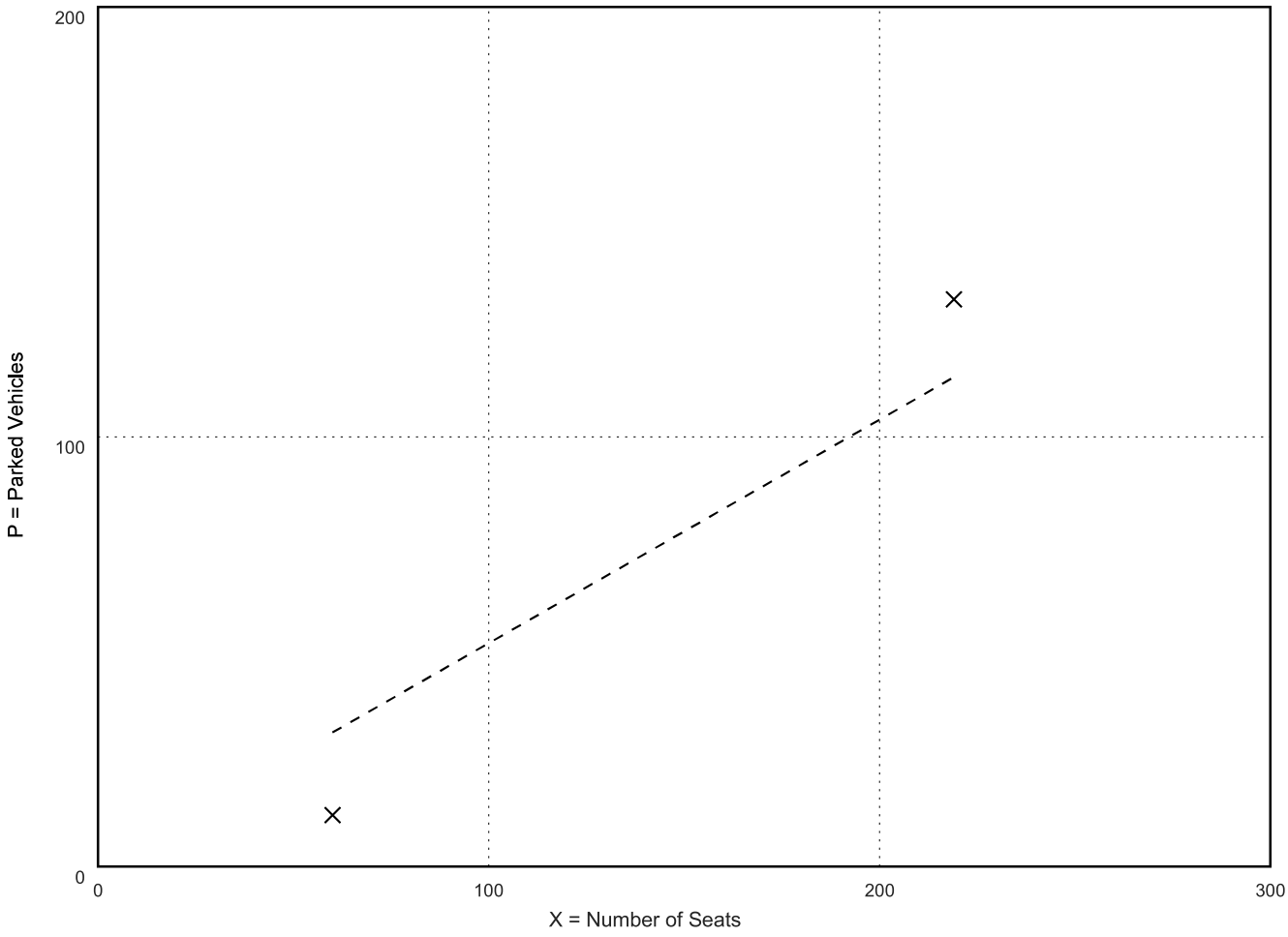
**Peak Period Parking Demand vs: Seats**
**On a: Weekday (Monday - Thursday)**
**Setting/Location: General Urban/Suburban**
Number of Studies: 2
Avg. Num. of Seats: 140

## Peak Period Parking Demand per Seat

| Average Rate | Range of Rates | 33rd / 85th Percentile | 95% Confidence Interval | Standard Deviation (Coeff. of Variation) |
|---|---|---|---|---|
| 0.52 | 0.20 - 0.60 | *** / *** | *** | *** ( *** ) |

## Data Plot and Equation

***Caution – Small Sample Size***




**Fitted Curve Equation: *****

**$R^2$= *****

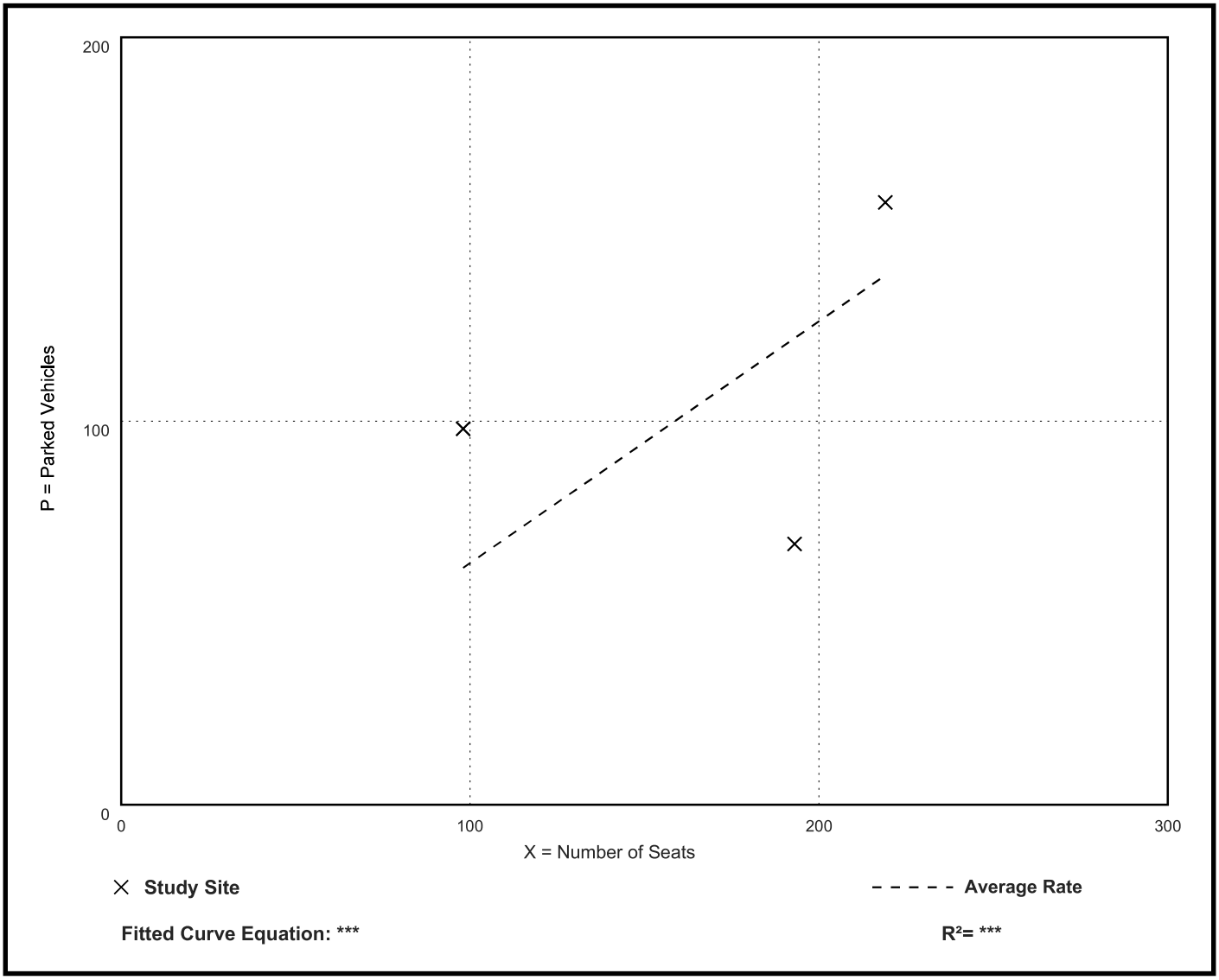
# Fine Dining Restaurant
# (931)

**Peak Period Parking Demand vs: Seats**
**On a: Friday**
**Setting/Location: General Urban/Suburban**
Number of Studies: 3
Avg. Num. of Seats: 170

## Peak Period Parking Demand per Seat

| Average Rate | Range of Rates | 33rd / 85th Percentile | 95% Confidence Interval | Standard Deviation (Coeff. of Variation) |
|---|---|---|---|---|
| 0.63 | 0.35 - 1.00 | 0.47 / 1.00 | *** | 0.30 ( 48% ) |

## Data Plot and Equation




**Fitted Curve Equation: *****

**$R^2$= *****

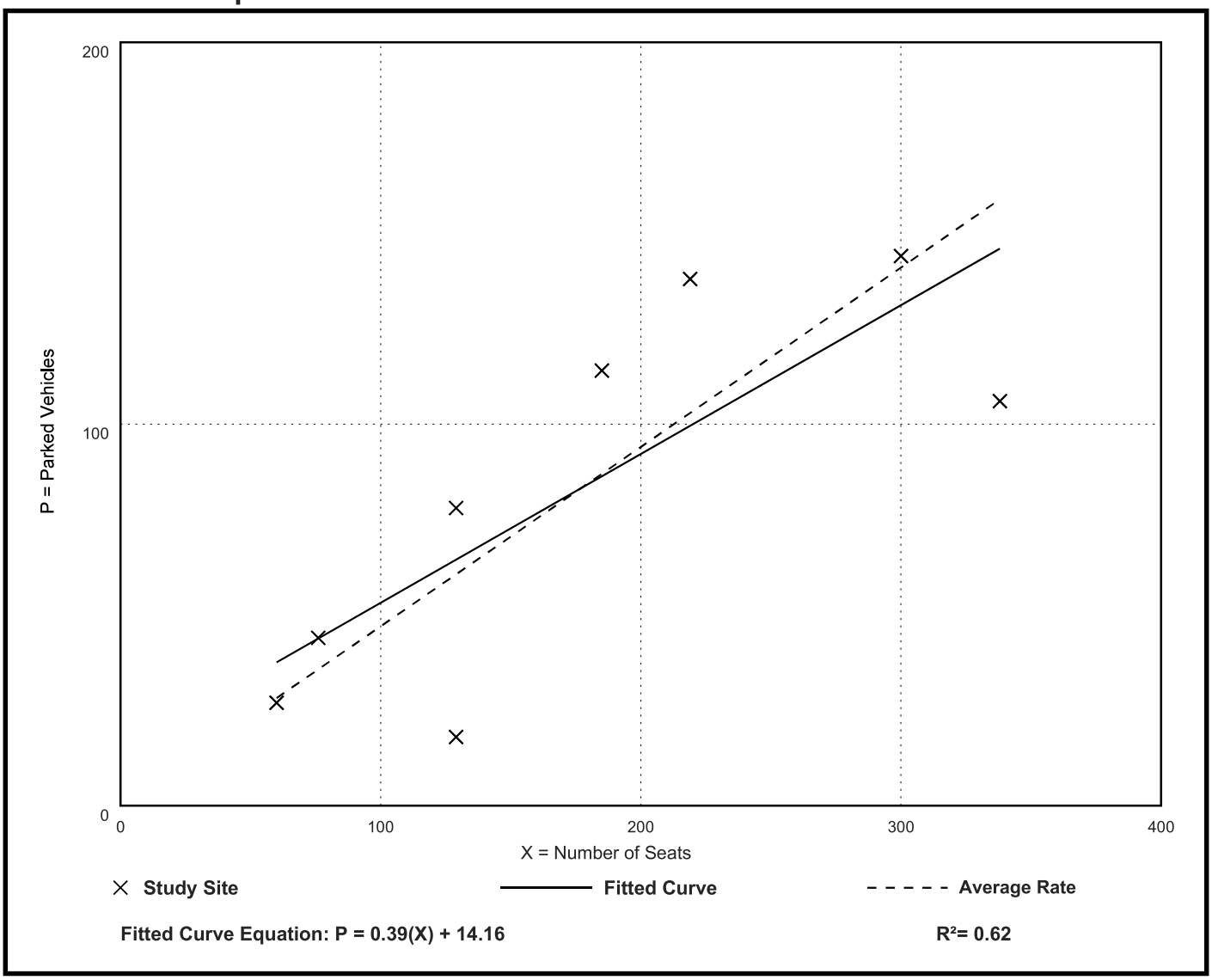
# Fine Dining Restaurant
# (931)

**Peak Period Parking Demand vs: Seats**
**On a: Saturday**
**Setting/Location: General Urban/Suburban**
Number of Studies: 8
Avg. Num. of Seats: 180

## Peak Period Parking Demand per Seat

| Average Rate | Range of Rates | 33rd / 85th Percentile | 95% Confidence Interval | Standard Deviation (Coeff. of Variation) |
|---|---|---|---|---|
| 0.47 | 0.14 - 0.63 | 0.45 / 0.63 | *** | 0.17 ( 36% ) |

## Data Plot and Equation




**Fitted Curve Equation: P = 0.39(X) + 14.16**

**$R^2$= 0.62**

Doc # 2022165535, OR BK 20332 Page 103, Number Pages: 5,
Recorded 06/23/2022 08:43 AM, JODY PHILLIPS CLERK CIRCUIT COURT DUVAL COUNTY
RECORDING $44.00 DEED DOC ST $77000.00

Prepared by and return to:

Thomas G. Wilson, III, Esquire
Driver, McAfee, Hawthorne & Diebenow, PLLC
One Independent Drive, Suite 1200
Jacksonville, Florida 32202

Parcel IDs: 090198-0000; 090204-0010; and 090211-0000.

# SPECIAL WARRANTY DEED

This Special Warranty Deed is made as of June 21, 2022, by **Padgett Premiere Properties, LLC,** a Florida limited liability company ("Grantor"), whose post office address is 7595 Baymeadows Way, Suite 100, Jacksonville, Florida 32256, to **CLL Land I, LLC**, a Florida limited liability company ("Grantee"), whose post office address is 1819 Goodwin St., Jacksonville, Florida 32204.

**WITNESSETH:** Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee all that certain land situated in Duval County, Florida as more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

**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**, Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and Grantor hereby covenants that Grantor will warrant and defend title to the Property against the lawful claims of all persons claiming by, through, or under Grantor alone, but against none other, subject to the matters set forth on Exhibit B attached hereto and incorporated herein by this reference (the "Permitted Exceptions"); provided, however, this reference shall not serve to reimpose the same

GRANTOR HEREBY EXPRESSLY DISCLAIMS AND NEGATES ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, RELATING TO THE CONDITION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, IT BEING THE INTENTION OF GRANTOR AND GRANTEE THAT THE PROPERTY BE CONVEYED "AS IS," IN ITS PRESENT CONDITION AND STATE OF REPAIR AND THAT GRANTEE HAS MADE OR CAUSED TO BE MADE SUCH INSPECTION AS IT DEEMS APPROPRIATE. GRANTEE, FOR ITSELF AND ITS HEIRS AND ASSIGNS, HEREBY WAIVES AND RELEASES GRANTOR FROM ANY AND ALL CONTRACTUAL, STATUTORY, COMMON LAW, AND/OR OTHER LIABILITIES, OBLIGATIONS, CLAIMS OR CAUSES OF ACTION, KNOWN OR

UNKNOWN, THAT GRANTEE OR ITS HEIRS AND ASSIGNS MAY BE ENTITLED TO ASSERT AGAINST GRANTOR ARISING IN WHOLE OR IN PART OF, OR RELATING OR CONNECTED IN ANY WAY TO, THE CONDITION OF THE PROPERTY INCLUDING, BUT NOT LIMITED TO ANY SUCH LIABILITIES, OBLIGATIONS, CLAIMS OR CAUSES OF ACTION BASED IN WHOLE OR IN PART UPON ANY APPLICABLE FEDERAL, STATE OR LOCAL ENVIRONMENTAL LAW, RULE OR REGULATION OR THE ENVIRONMENTAL CONDITION OF THE PROPERTY.

[*remainder of page intentionally left blank; signature page follows*]

**IN WITNESS WHEREOF**, Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

Signed, sealed, and delivered
in the presence of:

Margaret Howell Travis

Print Name: Margaret Howell Travis

Patricia H. Todd

Print Name: Patricia H. Todd

**GRANTOR:**

**Padgett Premiere Properties, LLC**, a Florida limited liability company

By: _____

Name: Bryan Judah

Title: Authorized Representative

**STATE OF** FLORIDA

**COUNTY OF** DUVAL

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 20th day of June, 2022, by Bryan Judah, as Authorized Representative of Padgett Premiere Properties, LLC, a Florida limited liability company, on behalf of the company, who is ☐ personally known to me or ☑ produced FL drivers license as identification.

PATRICIA H. TODD
Commission # HH 006806
Expires June 7, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

Patricia H. Todd

Signature

Print Name: Patricia H. Todd
Notary Public, State and County aforesaid
Commission No.: _____
My Commission Expires: _____

## EXHIBIT A

### Legal Description of the Property

PARCEL 1:

Lot (s) 1, 2, 9 and 10, Block 9, Riverside, according to the map or plat thereof, as recorded in Plat Book 1, Page 109, and Plat Book Q, Page 31, of the former Public Records of Duval County, Florida.

PARCEL 2:

Lot(s) 7 and 8, Block 9, Riverside, according to the map or plat thereof, as recorded in Plat Book 1, Page 109, and Plat Book Q, Page 31, of the former Public Records of Duval County, Florida.

PARCEL 3:

The Southerly 65 feet of Lot 5, Block 10, Riverside, according to the map or plat thereof, as recorded in Plat Book 1, Page 109, and Plat Book Q, Page 31, of the former Public Records of Duval County, Florida.

## EXHIBIT B

### Permitted Exceptions

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.

2. Any matter that would be disclosed by an accurate and complete survey of the Property.

3. Agreement recorded in Official Records Book 8493, Page 474.

4. Memorandum of Lease between Padgett Premiere Properties, LLC and 1000 Riverside Partners, LLC recorded in Official Records Book 17932, Page 126.

5. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements, as tenants only.

NOTE: All recording references in this form shall refer to the public records of Duval County, Florida, unless otherwise noted.

**EXHIBIT H**
**Aerial Photograph**

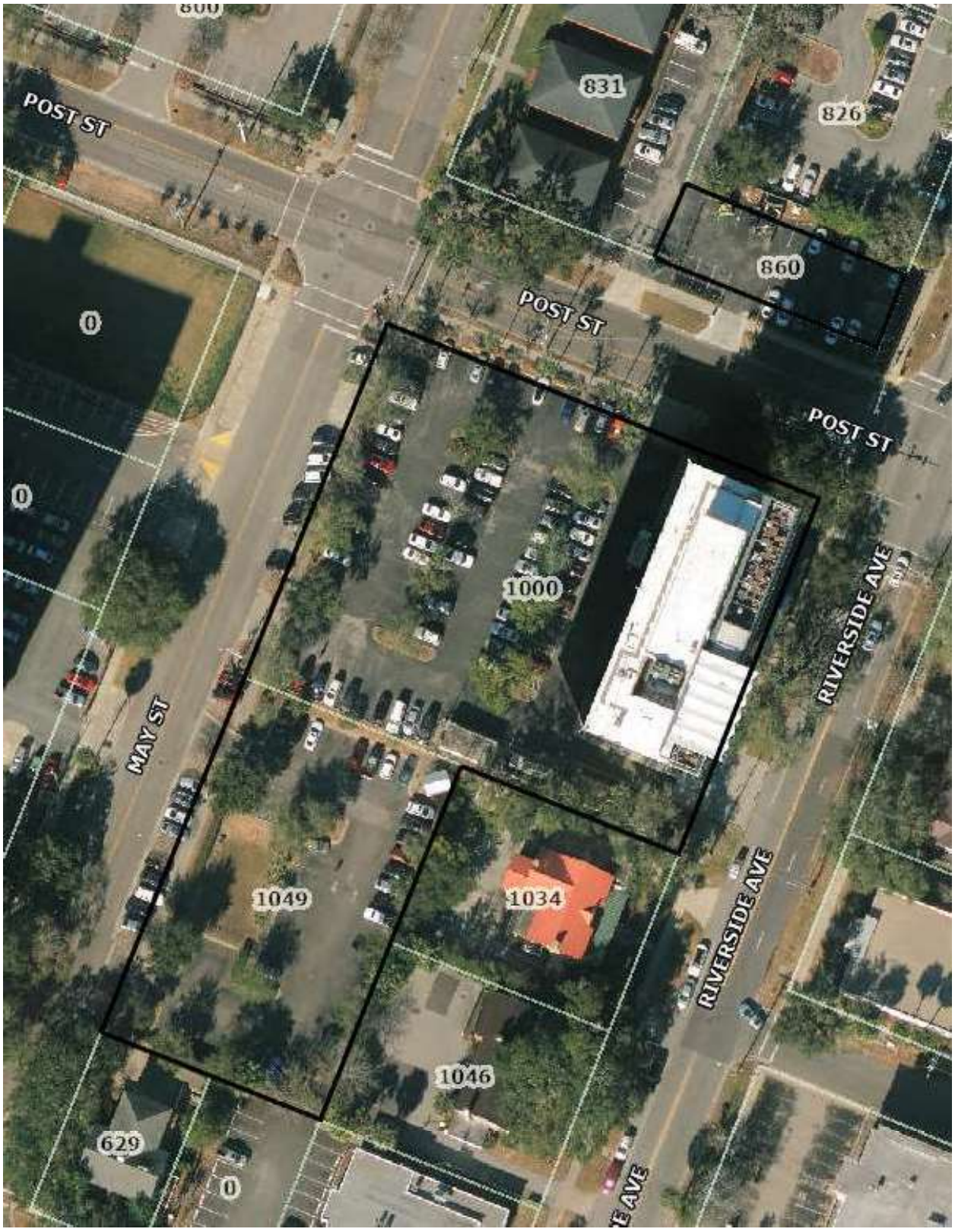
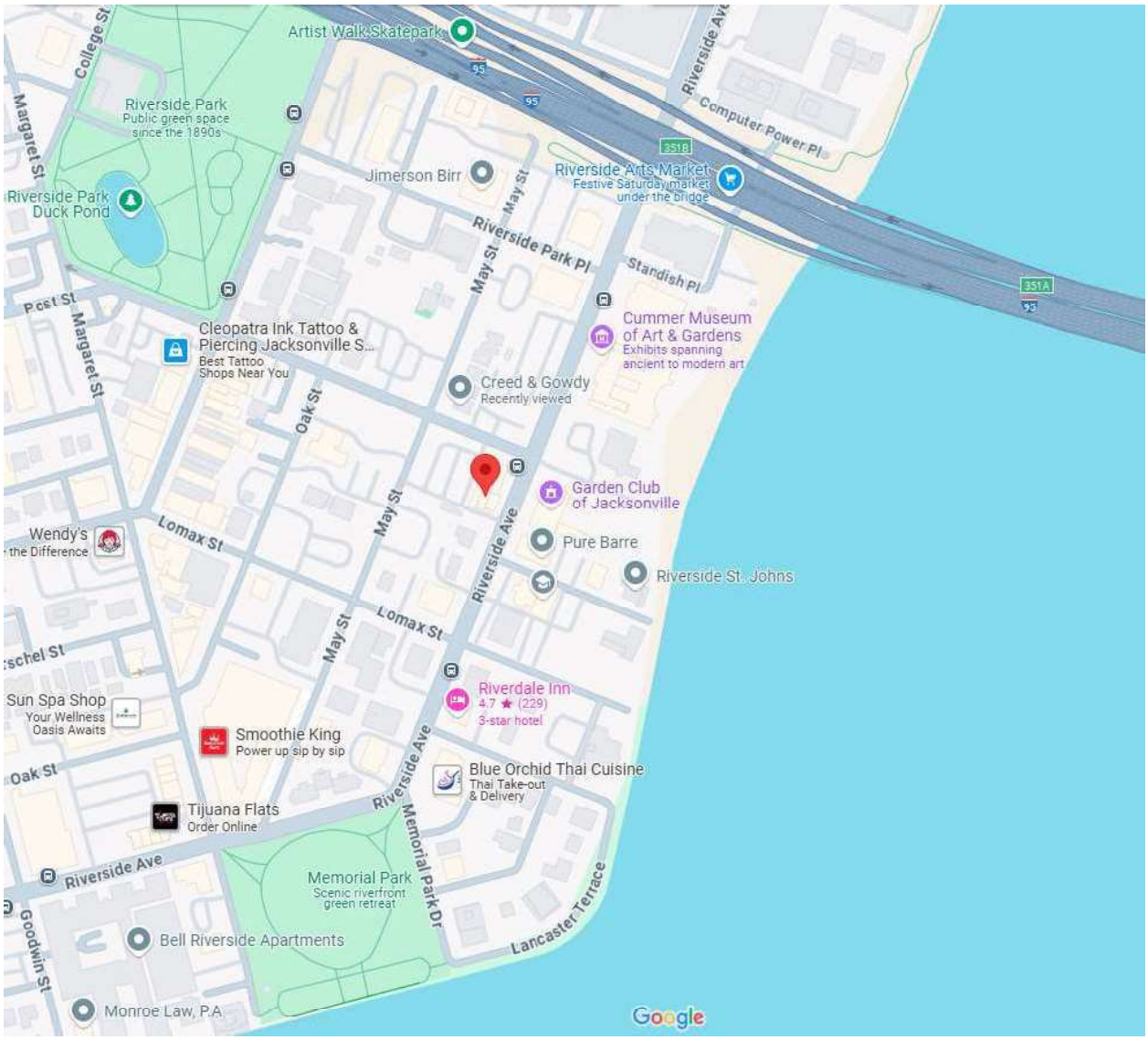


**EXHIBIT K**
**Site Location Map**



Jim Overton
Duval County
Date/Time: 07/02/2025 03:11PM
Drawer: P04
Clerk: ME
Transaction: 7575228

| | Paid |
|---|---|
| Item | $3,858.50 |
| CR Processing: CR778317 Cyndy Trimmer, Esq. 1 Independent Dr. Suite 1200, Jacksonville, FL 32202 | |
| Total: | $3,858.50 |
| Receipt: 460-26-0053912-4 | |
| Total Tendered | $3,858.50 |
| Check: | $3,858.50 |
| Chk#1052 | |
| Balance: | $0.00 |

Paid By: Kelco CL LLC

# Duval County, City Of Jacksonville
## Jim Overton , Tax Collector
231 E. Forsyth Street
Jacksonville, FL 32202

## General Collection Receipt

Date: 6/18/2025
Email: EHinton@coj.net

**Fees**
: Cyndy Trimmer, Esq.
**ss**: 1 Independent Dr. Suite 1200, Jacksonville, FL 32202
**iption**: Land Use Change Application Fee: L-6041-25C RPI to CGC on 1.9 acres made up of 2
: Riverside Avenue and Post Planner: Eric Hinton

| Activity | Interfund | Future | Debit Amount | Credit Amount |
|---|---|---|---|---|
| 00000000 | 00000 | 0000000 | 3858.50 | 0.00 |
| 00000000 | 00000 | 0000000 | 0.00 | 3858.50 |

**Total Due: $3,858.50**

---

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

Account No: CR778317
**Land Use Amendment Application Filing Fees**

Date: 6/18/2025

**Name**: Cyndy Trimmer, Esq.
**Address**: 1 Independent Dr. Suite 1200, Jacksonville, FL 32202
**Description**: Land Use Change Application Fee: L-6041-25C RPI to CGC on 1.9 acres made up of 2 sites at Riverside Avenue and Post Planner: Eric Hinton

**Total Due: $3,858.50**

**Jim Overton**
**Duval County**
Date/Time: 07/02/2025 03:10PM
Drawer: P04
Clerk: ME
Transaction: 7575152

| Item | Paid |
|---|---|
| CR Processing: | $2,450.00 |
| CR778105 | |
| Cyndy Trimmer / CLL Land I, LLC | |
| 1 INDEPENDENT DRIVE, SUITE 1200 | |
| Total: | $2,450.00 |
| Receipt: 460-26-00539114 | |
| Total Tendered | $2,450.00 |
| Check: | $2,450.00 |
| Chk#1053 | |
| Balance: | $0.00 |

Paid By: Kelco CL LLC

## Duval County, City Of Jacksonville
## Jim Overton , Tax Collector
231 E. Forsyth Street
Jacksonville, FL 32202

## General Collection Receipt

Date: 6/16/2025
Email: CCorrigan@coj.net

Cyndy Trimmer / CLL Land I, LLC
**ss**: 1 INDEPENDENT DRIVE, SUITE 1200
**ption**: 1000 Riverside PUD Rezoning Z-6255

| Activity | Interfund | Future | Debit Amount | Credit Amount |
|---|---|---|---|---|
| 00000000 | 00000 | 0000000 | 2450.00 | 0.00 |
| 00000000 | 00000 | 0000000 | 0.00 | 2450.00 |

**Total Due: $2,450.00**

---

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

Account No: CR778105
**REZONING/VARIANCE/EXCEPTION**

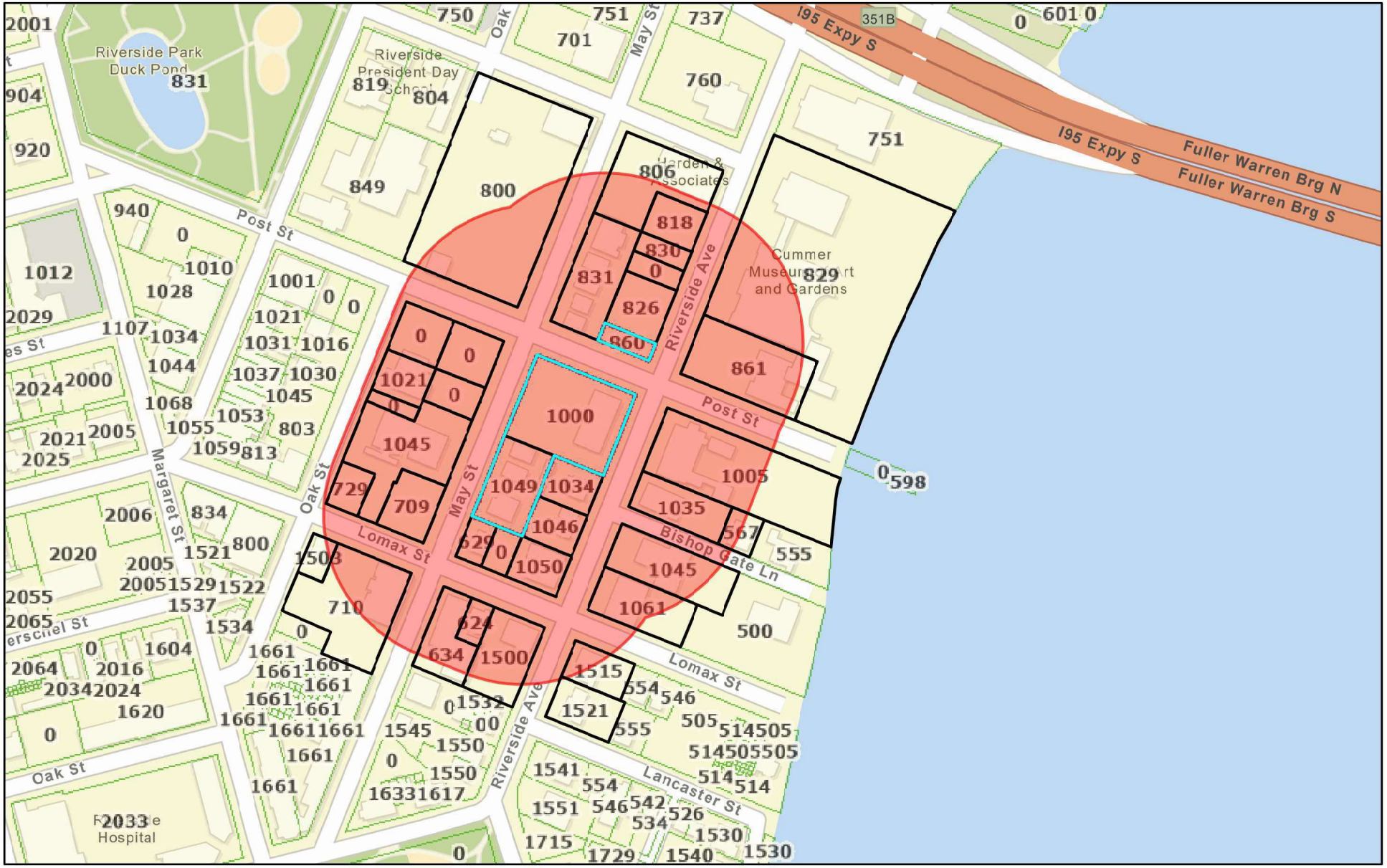
Date: 6/16/2025

**Name**: Cyndy Trimmer / CLL Land I, LLC
**Address**: 1 INDEPENDENT DRIVE, SUITE 1200
**Description**: 1000 Riverside PUD Rezoning Z-6255

**Total Due: $2,450.00**

| RE | LNAME | LNAME2 | MAIL_ADDR1 | MAIL_ADDR2 | MAIL_ADDR3 | MAIL_CITY | MAIL_STATE | MAIL_ZIP |
|---|---|---|---|---|---|---|---|---|
| 090321 0000 | MIDNIGHT SUN PROPERTIES LLC | | 1055 PARK STREET | | | JACKSONVILLE | FL | 32204 |
| 090308 0010 | MMOF IV JACKSONIVILLE LOMAX LLC | | 3807 CLEGHORN AVE SUITE 903 | | | NASHBILLE | TN | 37215 |
| 090301 0000 | PRESBYTERIAN RETIREMENT | | 80 W LUCERNE CIR | | | ORLANDO | FL | 32801-3779 |
| 090298 0000 | RIVERSIDE PRESBYTERIAN | | 80 W LUCERNE CIR | | | ORLANDO | FL | 32801-3779 |
| 090297 0000 | PRESBYTERIAN RETIREMENT COMMUNITIES INC | | 80 W LUCERNE CIR | | | ORLANDO | FL | 32801-3779 |
| 090281 0020 | RIVERSIDE PRESBYTERIAN CHURCH OF JACKSONVILLE | | 849 PARK ST | | | JACKSONVILLE | FL | 32204-3322 |
| 090212 0000 | MAY POST REAL ESTATE HOLDINGS LLC | | 707 PENINSULAR PL | | | JACKSONVILLE | FL | 32204 |
| 090206 0010 | 806 RIVERSIDE LLC | | 501 RIVERSIDE AVE STE 1000 | | | JACKSONVILLE | FL | 32202 |
| 090204 0010 | CLL LAND I LLC | | 1819 GOODWIN ST | | | JACKSONVILLE | FL | 32204 |
| 090203 0000 | RAVIS RAYMOND M | | 629 LOMAX ST | | | JACKSONVILLE | FL | 32204 |
| 090202 0000 | COASTAL REGIONS HEALTHCARE PORTFOLIO ONE LLC | | 13553 ATLANTIC BLVD STE 201 | | | JACKSONVILLE | FL | 32225 |
| 090200 0000 | 1044 46 RIVERSIDE AVENUE LLC | | 13028 NORMEDS RD | | | JACKSONVILLE | FL | 32223-0831 |
| 090199 0000 | BRAMD HOLDINGS LLC | | 1034 RIVERSIDE AVE | | | JACKSONVILLE | FL | 32204 |
| 090197 0000 | DESERT ISLAND HOLDINGS LLC | | 3705 DUVAL DR | | | JACKSONVILLE BEACH | FL | 32250 |
| 090196 0000 | UNITY CHURCH | | 634 LOMAX ST | | | JACKSONVILLE | FL | 32204-4002 |
| 090191 0000 | ADB REAL ESTATE HOLDINGS LLC | | 1500 RIVERSIDE AVE | | | JACKSONVILLE | FL | 32204 |
| 090170 0000 | LEBAC INC | | 1521 RIVERSIDE AVE | | | JACKSONVILLE | FL | 32204 |
| 090163 0000 | WATSON MAX T JR PA ET AL | | 1515 RIVERSIDE AVE SUITE C | | | JACKSONVILLE | FL | 32204-4134 |
| 090153 0000 | 1061 RIVERSIDE AVENUE LLC | | 1061 RIVERSIDE AVE | | | JACKSONVILLE | FL | 32204 |
| 090150 0000 | 1045 RIVERSIDE LLP | | 6100 KENNERLY RD SUITE 101 | | | JACKSONVILLE | FL | 32216 |
| 090145 0000 | BLANDING ORANGE PARK LLC | | 8650 OLD KINGS RD S STE | | | JACKSONVILLE | FL | 32217 |
| 090142 0000 | GARDEN CLUB OF JACKSONVILLE | | 1005 RIVERSIDE AVE | | | JACKSONVILLE | FL | 32204-4122 |
| 090141 0000 | DE ETTE HOLDEN CUMMER MUSEUM FOUNDATION INC | | 829 RIVERSIDE AVE | | | JACKSONVILLE | FL | 32204-3336 |
| | GARDEN CLUB OF JACKSONVILLE | DENISE REAGAN | 1005 RIVERSIDE AVE | | | JACKSONVILLE | FL | 32204 |
| | OPEN VOLUNTEER | RANDALL JACKSON | 5807 GILCHRIST OAKS CT | | | JACKSONVILLE | FL | 32219 |
| | RIVERSIDE AVONDALE PRESERVATION SOCIETY | SHANNON BLANKINSHIP | 2623 HERSCHEL ST. | | | JACKSONVILLE | FL | 32204 |
| | SAN JULINE CONDOMINIUM ASSOCIATION, INC. | AUSTIN TUCKER | 1625 RIVERSIDE AVE | | | JACKSONVILLE | FL | 32204 |
| | URBAN CORE | BRYANT SHUMAKER | 303 4TH ST W | | | JACKSONVILLE | FL | 32206 |

# Land Development Review




June 16, 2025

16161837_T-2025-6255

Parcels

1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

Esri Community Maps Contributors, City of Jacksonville, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,

*Planning Department*

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

**M E M O R A N D U M**

**TO:** Connor Corrigan
Current Planning Division

**FROM:** Eric Hinton
Community Planning Division

**RE:** Ordinance 2025-496 – 1000 Riverside PUD

**DATE:** September 12, 2025

---

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

**Description of Proposed Rezoning Application**

| | |
|---|---|
| Current Land Use: | Residential-Professional-Institutional (RPI) |
| Proposed Land Use: | Community / General Commercial (CGC) pursuant to Ordinance 2025-495 |
| Current Zoning: | Planned Unit Development (PUD) |
| Proposed Zoning: | PUD |
| Land Development Area: | Urban Priority Development Area |
| Real Estate #: | 090198-0000; 090204-0010; and 090211-0000 |
| Acres: | 1.90 acres |

**Comprehensive Land Use Policy Analysis**

**Is the proposed rezoning district consistent with the functional land use category identified in the 2045 Comprehensive Plan?**

**YES** [X*] **NO** [ ]

***Subject to approval of companion land use application, L-6041-25C, Ordinance 2025-495.**

**ZONING REQUEST:**
This PUD and the companion CGC land use amendment are filed to permit a mixed-use retail and hotel building.

**LAND USE CATEGORY CONSISTENCY REVIEW:**
The 1.90-acre subject site is made up of two sites that are on the north and south side of Post Street (SR-228), between May Street to the west and Riverside Avenue to the east. Riverside Avenue and Post Street are both minor arterial roadways and May Street is a local roadway. The site is in the Urban Core Planning District (District 1), Council District 7, and the Urban Priority Development Area. The site is also in the Urban Transition Character Area of the Riverside Overlay. Pending concurrently with this application is a companion land use amendment from RPI to CGC, pursuant to Ordinance 2025-495.

The separate, 0.15 acre portion of the site on the north side of Post Street is a small parking lot. The larger 1.75-acre portion of the site on the south side of Post Street contains the Corner Lot Tower, built in 1963, which is a commercial office building with the River & Post restaurant occupying the ground floor and rooftop, with an additional associated parking lot serving the building. The subject site and surrounding area are well developed with a mix of commercial, office, and residential uses. and this rezoning to PUD would add to the existing structures on the site.

According to the Category Descriptions of the Future Land Use Element (FLUE), Community General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and neighborhoods in order to reduce the number of Vehicle Miles Traveled. Development within the category should be compact and connected and should support multi-modal transportation. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods.

CGC in the UPA is intended to provide compact development which should generally be developed in nodal and corridor development patterns while promoting the revitalization or advancement of existing commercial districts and the use of existing infrastructure through infill development and redevelopment. Development that includes residential uses is preferred to provide support for commercial and other uses. Vertical integration of a mix of uses is encouraged.

The maximum gross density in the Urban Priority Area shall be 60 units/acre and the minimum gross density shall be 20 units/acre, except as provided elsewhere in the comp plan.

<u>The permitted and permissible uses in the PUD written description are consistent with the allowed uses, secondary uses, and densities of the proposed CGC category of the 2045 Comprehensive Plan.</u>

**To ensure compliance with the provisions of the Comprehensive Plan, zoning staff should analyze the proposed rezoning application in relation to the following goals, objectives, policies and/or text of the 2045 Comprehensive Plan. This analysis should be included within the staff report for the zoning application.**

<u>Future Land Use Element:</u>

Goal 1 To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of

urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Policy 1.1.9 Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planing and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:

- Potential for the development of blighting or other negative influences on abutting properties
- Traffic Impacts
- Site Access
- Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
- Configuration and orientation of the property
- Natural or man-made buffers and boundaries
- Height of development
- Bulk and scale of development
- Building orientation
- Site layout
- Parking layout
- Opportunities for physical activity, active living, social connection, and access to healthy food

Policy 1.1.21 Rezonings and 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 and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business with the intent that this balance of uses shall:

A. Foster vibrant, viable communities and economic development opportunities;

B. Address outdated development patterns; and/or

C. Provide 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.

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 1.1.22 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 1.2.8 Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance the following provisions:

1. Single family/non-residential (estimated flows of 600 gpd or less) where 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. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.

3. Subdivision (non-residential and residential) where:
   a. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.

   b. Each lot is a minimum of ½ acre unsubmerged property.

   c. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections the JEA Collection Systems available within a five (5) year period.

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

Objective 3.2 Promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

Policy 3.2.6 The City shall apply the locational criteria in the land use categories and the operative provisions of this element when reviewing commercial and industrial development and redevelopment for consistency with the character of the areas served, the availability of public facilities, and market demands.

<u>Property Rights Element (PRE)</u>

Goal 1 The City will recognize and respect judicially acknowledged and constitutionally protected private property rights in accordance with the Community Planning Act established in Chapter 163, Florida Statues.

Objective 1.1 Local decision making shall be implemented and applied with sensitivity for private property rights and shall not be unduly restrictive.

Policy 1.1.1 The City will ensure that private property rights are considered in local decision making.

Policy 1.1.2 The following rights shall be considered in local decision making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

**The proposed rezoning has been identified as being related to the following issues identified in the 2045 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:**

Future Land Use Element

Development Area:

Urban Priority Area (UPA): The UPA is the first tier Development Area and generally includes the historic core of the City and major connecting corridors. The intent of the UPA is to encourage revitalization and the use of existing infrastructure through redevelopment and infill development at urban densities which are highly supportive of transit and result in the reduction of per capita greenhouse gas emissions and vehicle miles traveled. Development is expected to employ urban development characteristics as defined in the Comprehensive Plan. The UPA does not include the Central Business District Land Use Category boundaries.

**Airport Environment Height Restriction Zone**

The site is located within the 500' Height and Hazard Zone for Jax Naval Air Station and Herlong Recreational Airport. Zoning will limit development to a maximum height of 500 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

Future Land Use Element

Objective 2.6 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 in accordance with the requirements of Section 163.3177, F.S.

Policy 2.6.16 Airport Height and Hazard zones (HH) exist around all military and civilian airports within the city limits of Jacksonville. The horizontal limits of the zones and limitations on heights of obstructions within these zones are defined for each military airport in Naval Facilities Engineering Command (NAVFAC) P-80.3 01/82, on file with the Planning and Development Department, and for each civilian airport in Title 14, Code of Federal Regulations (CFR), Part 77 guidelines, on file with the Planning

and Development Department. In order to assure that Title 14, CFR, Part 77 guidelines and NAVFAC P-80.3 01/82 guidelines are not exceeded and that no structure or obstruction is permitted that would raise a minimal obstruction clearance altitude, a minimum vectoring descent altitude or a decision height, all cell towers and any structure or obstruction that would extend into an Airport (HH) requires, in writing, comment from the U.S. Navy. Although written documentation from the U.S. Navy for military HH and from the FAA or JAA for civilian HH is not required for proposed structure heights below the listed height, United States Code (USC) Title 14, CFR Part 77 still applies.

**Archaeological Sensitivity**

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low and high sensitivity for the presence of archaeological resources. The small portion in a high sensitivity area is approximately 0.01 of an acre. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey on the portion of the site that is in a high sensitivity area. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

Historic Preservation Element

Policy 1.2.2 The City shall continue to review new development for the potential of archeologically significant sites. The City shall utilize the most current version of the Archeological Sensitivity Predictive Model to identify areas of high probability for artifact concentrations.

Policy 1.2.5 The Planning and Development Department shall maintain and update for planning and permitting purposes, a series of GIS data layers and maps depicting recorded archaeological sites, historic districts and local landmarks.

**Brownfields Study Area**

This site is located within a Brownfields Study Area designated by Resolution 2011-383-A, and as defined in Section 376.79(5), F.S. Since the property is located within a Brownfields Study Area, the owner may request that the property be designated as a Brownfield Site. Not all properties located within the Brownfield Study Area are contaminated. A Brownfield Site is property where the expansion, redevelopment, or reuse of the property may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant. Tax credits may be available for properties designated as a Brownfield Site.

**Evacuation Zone (in response to request for evaluation of companion land use amendment)**

The subject site is within Evacuation Zone C. As such, the land use application was routed to the City's Emergency Preparedness Division (EPD) for review and comment. EPD was provided with the land use application and the development potential of the proposed land use amendment change. Per EPD's response, it was determined that the impact of the subject small scale land use amendment on countywide evacuation timing would be negligible. Their complete analysis is provided below.

EPD Response: The Emergency Preparedness Division has reviewed and determined Land Use Amendment L-6041-25C to have a minimal impact on Duval County evacuation clearance time based on the surrounding evacuation Zone A, Zone B and Zone C nearest evacuation route along Stockton Street to the I-10 entrance on Irene Street (1.30 road miles), and the estimated 512-1,128 new daily trips generated by the proposed rezoning of 1.9 acres from Residential/Professional/Institutional (RPI) to Community/General Commercial (CGC) use.

Site design techniques that minimize disruption to existing traffic flow are encouraged. Any development should incorporate appropriate mitigation techniques to reduce flood vulnerability and minimize impacts to the floodplain.

Conservation /Coastal Management Element (CCME)

Policy 7.1.6 The City shall not amend the Future Land Use Element or the Future Land Use Map series unless; the requested change can be determined to not exceed the established hurricane evacuation times; the requested change is for a lower density; or the requested change for increased density provides adequate remedies to reduce impacts on hurricane evacuation times which exceed the acceptable standard.

# 2025-0623

# (L-6049-25C)

## (Companion 2025-0624)

# *Report of the Jacksonville Planning Department*

## *Small-Scale Future Land Use Map Amendment – September 12, 2025*

| | |
|---|---|
| **Ordinance/Application No.:** | **2025-623 / L-6049-25C** |
| **Property Location:** | 425 and 431 Stockton Street, between Lewis Street and Edison Avenue |
| **Real Estate Number(s):** | 055840-0000 and 055841-0000 |
| **Property Acreage:** | 0.45 of an acre |
| **Planning District:** | District 5, Northwest |
| **City Council District:** | District 7 |
| **Applicant:** | Muhammed Tuncer, North Royal Construction |
| **Current Land Use:** | Medium Density Residential (MDR) |
| **Proposed Land Use:** | Community / General Commercial (CGC) |
| **Development Boundary:** | Urban Priority Area |
| **Current Zoning:** | Residential Medium Density – A (RMD-A) |
| **Proposed Zoning:** | Planned Unit Development (PUD) |
| **RECOMMENDATION:** | **APPROVE** |

## APPLICANT'S JUSTIFICATION FOR THE LAND USE MAP AMENDMENT

The proposed amendment from MDR to CGC is to allow the development of a warehouse at 425 and 431 Stockton Street, Jacksonville, FL 32204. This use aligns better with the character and current uses of surrounding parcels, many of which are commercial or industrial in nature. The site's location and access make it more suitable for commercial use, contributing to the area's economic vitality and more efficient land utilization.

## BACKGROUND

The 0.45 of an acre subject site is located on the east side of Stockton Street, between Edison Avenue and Lewis Street. According to the City's Functional Highways Classification Map, both Stockton Street and Edison Avenue are classified as collector roadways, and Lewis Street is classified as a local roadway.

The applicant is proposing a Future Land Use Map (FLUM) amendment from Medium Density Residential (MDR) to Community / General Commercial (CGC) to allow for the development of a warehouse. The applicant has filed a companion rezoning from Residential Medium Density – A (RMD-A) to Planned Unit Development (PUD), which is pending concurrently with this application, pursuant to Ordinance 2025-624.

The adjacent land use categories, zoning districts and property uses are as follows:

| | | |
|---|---|---|
| *North:* | Land Use: | MDR |
| | Zoning: | RMD-A |
| | Property Use: | Church and residential |
| *South:* | Land Use: | CGC and Light Industrial (LI) |
| | Zoning: | Commercial Community/General-2 (CCG-2) and Industrial Light (IL) |
| | Property Use: | Service garage, restaurant, and light industrial uses |
| *East:* | Land Use: | MDR and CGC |
| | Zoning: | RMD-A and CCG-2 |
| | Property Use: | Single family residential and commercial uses adjacent to railroad |
| *West:* | Land Use: | MDR, Residential-Professional-Institutional (RPI), and CGC |
| | Zoning: | Commercial Office (CO), RMD-A, and CCG-2 |
| | Property Use: | Office, single family residential, and commercial uses along Edison Avenue |

## IMPACT ASSESSMENT

Potential impacts of a proposed land use map amendment have been analyzed by comparing the Development Impact Standards for the subject site's existing vs. proposed land use categories unless maximum density/intensity is noted on the Annotated FLUM or is in a site-specific policy. Development Impact Standards are detailed in FLUE Policy 1.2.16, *Development Standards for Impact Assessment.* These standards produce development potentials as shown in this section.

| DEVELOPMENT ANALYSIS (0.45 of an acre) | | |
|---|---|---|
| Development Boundary | Urban Priority Area | |
| Roadway Frontage Classification / State Road | Stockton St – Collector | |
| Plans and/or Studies | Northwest Vision Plan and North Riverside Neighborhood Action Plan | |
| Site Utilization | Current:<br>Vacant Land | Proposed:<br>Warehouse |
| Land Use / Zoning | Current:<br>MDR/RMD-A | Proposed:<br>CGC/PUD |
| Development Standards for Impact Assessment | Current:<br>15 DU/Acre | Proposed:<br>Scenario 1: 0.35 FAR<br>Scenario 2: 45 DU/Acre |
| Development Potential | Current:<br>6 DU | Proposed:<br>Scenario 1: 6,860 SQFT<br>Scenario 2: 20 DU |
| Net Increase or Decrease in Maximum Density | Scenario 1: Decrease 6 dwelling units<br>Scenario 2: Increase 14 dwelling units | |
| Net Increase or Decrease in Potential Floor Area | Scenario 1: Increase 6,860 SQFT<br>Scenario 2: N/A | |
| Population Potential | Current:<br>14 people | Proposed:<br>Scenario 1: N/A<br>Scenario 2: 47 people |
| **PUBLIC FACILITIES IMPACTS** | | |
| Potential Roadway Impact | Scenario 1: Increase of 337 daily trips<br>Scenario 2: Increase of 87 daily trips | |
| Potential Public School Impact | Increase of 3 students | |
| Water Provider | JEA | |
| Potential Water Impact | Scenario 1: Decrease 1,067 gallons per day<br>Scenario 2: Increase 3,290 gallons per day | |
| Sewer Provider | JEA | |
| Potential Sewer Impact | Scenario 1: Decrease 800.25 gallons per day<br>Scenario 2: Increase 2,467.5 gallons per day | |
| Potential Solid Waste Impact | Scenario 1: Decrease 4.624 tons per year<br>Scenario 2: Increase 36.4 tons per year | |
| **ENVIRONMENTAL FEATURES** | | |
| Aquatic Preserve | No | |
| Brownfields | Brownfields study area | |
| Boat Facility Siting Zone | No | |
| Contours/Elevations | 23 – 24 feet above sea level | |
| Drainage Basin/Sub-basin | Upstream of Trout River/ McCoy Creek | |
| Groundwater Aquifer Recharge Area | Discharge | |
| Land Cover | 1300: residential, high density - 6 or more dwelling units/acre<br>1400: commercial and services | |

| DEVELOPMENT ANALYSIS (0.45 of an acre) | |
|---|---|
| Recreation and Parks | Mccoy's Creek Boulevard Park (0.25 miles away) |
| Wellhead Protection Zone | No |
| Coastal High Hazard Area (CHHA) | No |
| Flood Zones | No |
| Soils | (72) Urban Land-Ortega-Kershaw complex, 0 to 8 percent slopes |
| Wetlands | No |
| Wildlife *(applicable to sites greater than 50 acres)* | N/A |
| **HISTORIC FEATURES** | |
| Archaeological Sensitivity | Low |
| Cultural Resources | No |
| Historic District | No |
| **LAND USE & ZONING FEATURES** | |
| Industrial Preservation Area | No |
| Adaptation Action Area | No |
| **TRANSPORTATION FEATURES** | |
| Airport Environment Zone | 500' height restriction zone – Jax NAS & Herlong Recreational Airport |
| Mass Transit Access | 200 feet from JTA route 14 – off Edison Ave |
| Evacuation Zone | Zone C |

**UTILITY CAPACITY**

The calculations to determine the water and sewer flows contained in this report and/or this spreadsheet have been established by the City of Jacksonville Planning Department and have been adopted by JEA solely for the purpose of preparing this report and/or this spreadsheet. The method of calculating water and sewer flows in order to properly size infrastructure shall continue to be based on JEA's Water, sewer and Reuse for New Development Projects document (latest addition).

The applicant has provided a JEA Availability Letter, dated May 9, 2025, as part of the companion rezoning application. According to the letter, there is an existing 12-inch water main along Stockton Street. Additionally, there is an 8-inch gravity sewer main along Stockton Street.

Both the land use amendment application and the companion rezoning application indicate that the site will be served by JEA water and sewer. Plan amendment requests for the CGC land use category are preferred in locations supplied with full urban services.

Future Land Use Element

Policy 1.2.8 Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and

Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance the following provisions:

1. Single family/non-residential (estimated flows of 600 gpd or less) where 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. Non-residential (above 600 gpd) where the collection system or a regional utility company is not within 50 feet of the property.
3. Subdivision (non-residential and residential) where:
   a. The collection system of a regional utility company is greater than ¼ mile from the proposed subdivision.
   b. Each lot is a minimum of ½ acre unsubmerged property.
   c. Installation of greyline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections.

**TRANSPORTATION**

The subject site comprises approximately 0.45 acres and is located on Stockton Street, a designated collector roadway situated north of the I-10 West Expressway (an FDOT facility). The property lies within the Urban Priority Area and Mobility Zone 9. The applicant is requesting a land use amendment to change the designation from Medium Density Residential (MDR) to Community/General Commercial (CGC) to allow for a broader range of commercial uses.

**Comprehensive Plan Consistency:**

The Trip Generation Analysis is consistent with the most recent version of the Transportation Element (TE) of the City of Jacksonville Comprehensive Plan, specifically TE Objective 2.4 and Policies 1.2.1 and 2.4.2.

<u>Transportation Element</u>

Policy 1.2.1 The City shall use the Institute of Transportation Engineers Trip Generation Manual, latest edition, to determine the number of trips to be produced or attracted to a particular land use when assessing a traffic impact.

Objective 2.4 The City shall plan for future multi-modal transportation needs for right-of-way, in order to support future land uses shown on the Future Land Use Map series.

Policy 2.4.2 The City shall amend the adopted Comprehensive Plan to incorporate the data and analysis generated by a periodic regional transportation model and study and facilitate the implementation of the study recommendations.

**Trip Generation Estimation:**
Table A provides the daily trip generation comparison between the existing MDR designation and the proposed CGC designation, illustrating the potential transportation impacts on the roadway network.

**Tabel A - Trip Generation Estimation Scenarios**

| Land Use Scenario | ITE Land Use Code | Potential Units / SF | Estimation Method | Daily Trips |
|---|---|---|---|---|
| Current Land Use (MDR) | 220 | 6 DUs | T = 6.21(X) | 37 |
| *Total Trips – Existing Land Use (Scenario 1)* | | | | *37* |
| Proposed Land Use (CGC – Scenario 1) | 822 | 6,860 SF | T = 54.45(X) / 1000 | 374 |
| *Total Trips – Proposed Land Use (Scenario 1)* | | | | *374* |
| Proposed Land Use (CGC – Scenario 2) | 220 | 20 DUs | T = 6.21 (X) | 124 |
| *Total Trips – Proposed Land Use (Scenario 2)* | | | | *124* |
| **Scenario 1 Difference in Daily Trips** | | | | **337** |
| **Scenario 2 Difference in Daily Trips** | | | | **87** |

Source: Trip Generation Manual, 12th Edition, Institute of Transportation Engineers (ITE)

**Summary of Scenarios**
Under the current MDR designation, the site would generate approximately 37 daily trips. If amended to CGC, two potential development scenarios were evaluated:

- Scenario 1 (ITE 822 – Shopping Center): Estimated 6,860 square feet of commercial use could generate approximately 374 daily trips, representing a net increase of 337 daily trips.

- Scenario 2 (ITE 220 – Multifamily Housing, Low-Rise): Estimated 20 dwelling units could generate approximately 124 daily trips, representing a net increase of 87 daily trips.

These scenarios illustrate the potential range of transportation impacts depending on the ultimate development under the CGC designation.

**Transportation Analysis**
Based on the ITE Trip Generation Manual, the proposed amendment could generate between 87and 337 net new daily trips compared to the existing land use designation.

**Transportation Planning Division Recommendation**
The Transportation Planning Division recommends ongoing coordination with the City of Jacksonville Traffic Engineer to determine whether a traffic operational analysis will be required to evaluate potential site-specific impacts.

**SCHOOL CAPACITY**
The 0.45 of an acre proposed land use map amendment has a development potential of 20 dwelling units and 3 new students. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented:

**Application Review Request:** COJ PDD: School Impact Analysis
**Proposed Name:** L-6049-25C 425 Stockton St & 431 Stockton St
**Requested By:** Jermaine Anderson
**Reviewed By:** Levonne Griggs
**Due:** 8/29/2025

Analysis based on maximum dwelling units: 20

| School Type | CSA[1] | 2024-25 Enrollment/CSA | Current Utilization (%) | New Student/ Development[3] | 5-Year Utilization (%) | Available Seats - CSA[2] | Available Seats - Adjacent CSA 1,7, & 8 |
|---|---|---|---|---|---|---|---|
| Elementary | 1 | 10,189 | 62% | 2 | 67% | 2,331 | 2,369 |
| Middle | 2 | 1,656 | 77% | 0 | 72% | 278 | 2,087 |
| High | 2 | 3,312 | 85% | 1 | 87% | 319 | 2,056 |
| | | | | 3 | | | |

NOTES:
[1] Proposed Development's Concurrency Service Area (CSA)
[2] Available CSA seats include current reservations

[3] Student Distribution Rate
ES-.120
MS-.041
HS-.072
0.233
The Student Distribution Rate is calculated for each school type by dividing the total number of public school students enrolled in that school type in Duval County (103,363) by the number of total permitted housing units (443,232) for the same year, generating a yield of 0.233.

The available seats in the CSA and adjacent CSAs include concurrency reservations.

The analysis of the proposed residential development reveals no deficiency for school capacity within the CSA and adjacent CSAs. Potential school capacity impacts will be addressed through the Concurrency and Mobility Management System Office.

Public School Facilities Element

Policy 2.3.2 The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

Policy 2.3.3 The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6)(a), F.S. and development of regional impacts as provided in 1380.06, F.S

Objective 3.2 Adopted Level of Service (LOS) Standards
Through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements, school capacity is maximized to the greatest extent feasible.

Policy 3.1.1 The LOS standards set forth herein shall be applied consistently for the purpose of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City's Capital Improvement Plan.

Supplemental School Information:

The following additional information regarding the capacity of the assigned neighborhood schools was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance. Note that the percentage occupied may not appear correct due to ESE space requirements.

| | |
|---|---|
| Application Review Request: | COJ PDD: Baseline Checklist Review |
| Proposed Name: | L-6049-25C 425 Stockton St & 431 Stockton St |
| Requested By: | Jermaine Anderson |
| Reviewed By: | Levonne Griggs |
| Due: | 8/29/2025 |
| Analysis based on maximum dwelling units: | 20 |

| SCHOOL | CSA[1] | STUDENTS GENERATED (Rounded)[3] | SCHOOL CAPACITY[2] (Permanent/Portables) | CURRENT ENROLLMENT 20 Day Count (2024/25) | % OCCUPIED | 4 YEAR PROJECTION |
|---|---|---|---|---|---|---|
| S.P. Livingston ES #149 | 1 | 2 | 852 | 402 | 47% | 84% |
| Lake Shore MS #69 | 2 | 0 | 1194 | 759 | 64% | 62% |
| Riverside HS #33 | 2 | 1 | 1806 | 1628 | 90% | 94% |
| | | 3 | | | | |

NOTES:

[1] Attendance school may not be in proposed development's Concurrency Service Area (CSA)

[2] Does not include ESE & room exclusions

[3] Student Distribution Rate

ES-.120
MS-.041
HS-.072
0.233

The Student Distribution Rate is calculated for each school type by dividing the total number of public school students enrolled in that school type in Duval County (103,363) by the number of total permitted housing units (443,232) for the same year, generating a yield of 0.233.

## AIRPORT ENVIRONMENT ZONE

### *Height Restriction Zone*

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

Future Land Use Element

Objective 2.6 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 in accordance with the requirements of Section 163.3177, F.S.

Policy 2.6.16 Airport Height and Hazard zones (HH) exist around all military and civilian airports within the city limits of Jacksonville. The horizontal limits of the zones and limitations on heights of obstructions within these zones are defined for each military airport in Naval Facilities Engineering Command (NAVFAC) P-80.3 01/82, on file with the Planning and Development Department, and for each civilian airport in Title 14, Code of Federal Regulations (CFR), Part 77 guidelines, on file with the Planning and Development Department. In order to assure that Title 14,

CFR, Part 77 guidelines and NAVFAC P-80.3 01/82 guidelines are not exceeded and that no structure or obstruction is permitted that would raise a minimal obstruction clearance altitude, a minimum vectoring descent altitude or a decision height, all cell towers and any structure or obstruction that would extend into an Airport (HH) requires, in writing, comment from the U.S. Navy. Although written documentation from the U.S. Navy for military HH and from the FAA or JAA for civilian HH is not required for proposed structure heights below the listed height, United States Code (USC) Title 14, CFR Part 77 still applies.

**ARCHAEOLOGICAL SENSITIVITY**

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low 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 1.2.2 The City shall continue to review new development for the potential of archeologically significant sites. The City shall utilize the most current version of the Archeological Sensitivity Predictive Model to identify areas of high probability for artifact concentrations.

Policy 1.2.5 The Planning and Development Department shall maintain and update for planning and permitting purposes, a series of GIS data layers and maps depicting recorded archaeological sites, historic districts and local landmarks.

**BROWNFIELDS STUDY AREA**

This site is located within a Brownfields Study Area designated by Resolution 2011-383-A, and as defined in Section 376.79(5), F.S. Since the property is located within a Brownfields Study Area, the owner may request that the property be designated as a Brownfield Site. Not all properties located within the Brownfield Study Area are contaminated. A Brownfield Site is property where the expansion, redevelopment, or reuse of the property may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant. Tax credits may be available for properties designated as a Brownfield Site.

**EVACUATION ZONE**

The subject site is within Evacuation Zones C. As such, the land use application was routed to the City's Emergency Preparedness Division (EPD) for review. EPD was provided with the land use application and the development potential of the proposed land use amendment change.

Conservation /Coastal Management Element (CCME)

Policy 7.1.6 The City shall not amend the Future Land Use Element or the Future Land Use Map series unless; the requested change can be determined to not exceed the established hurricane evacuation times; the requested change is for a lower density; or the requested change for increased density provides adequate remedies to reduce impacts on hurricane evacuation times which exceed the acceptable standard.

## PROCEDURAL COMPLIANCE

The applicant submitted proof that the required notices of public hearing signs were posted on August 11, 2025. Seventy-one (71) notices were mailed out to adjoining property owners informing them of the proposed land use change and pertinent public hearing and meeting dates.

The Citizen Information Meeting for the application was held on September 2, 2025. Aside from the applicant, one member of the public attended the Citizen Information Meeting to hear more information on the intended use of the site.

## CONSISTENCY EVALUATION

**Consistency with 2045 Comprehensive Plan Goals, Objectives and Policies**

Future Land Use Element (FLUE)

*Development Area*

*Urban Priority Area (UPA):* The UPA is the first tier Development Area and generally includes the historic core of the City and major connecting corridors. The intent of the UPA is to encourage revitalization and the use of existing infrastructure through redevelopment and infill development at urban densities which are highly supportive of transit and result in the reduction of per capita greenhouse gas emissions and vehicle miles traveled. Development is expected to employ urban development characteristics as defined in this Plan. The UPA does not include the Central Business District Land Use Category boundaries.

Goal 1 To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs,

intergovernmental coordination mechanisms, and public/private coordination.

Policy 1.1.8 Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the Operative Provisions, in appropriate commercial infill locations, or as a Transit Oriented Development (TOD), as described in this element.

Policy 1.1.9 Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:

- Potential for the development of blighting or other negative influences on abutting properties
- Traffic Impacts
- Site Access
- Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
- Configuration and orientation of the property
- Natural or man-made buffers and boundaries
- Height of development
- Bulk and scale of development
- Building orientation
- Site layout
- Parking layout
- Opportunities for physical activity, active living, social connection, and access to healthy food

Policy 1.1.21 Rezonings and 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 and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business with the intent that this balance of uses shall:

A. Foster vibrant, viable communities and economic development opportunities;

B. Address outdated development patterns; and/or

C. Provide 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.

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 1.1.22 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 1.2.8 Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance the following provisions:

1. Single family/non-residential (estimated flows of 600 gpd or less) where 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. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
3. Subdivision (non-residential and residential) where:

a. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.
b. Each lot is a minimum of ½ acre unsubmerged property.
c. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections the JEA Collection Systems available within a five (5) year period.

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

Objective 3.2 Promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

Policy 3.2.1 The City shall encourage development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

Policy 3.2.6 The City shall apply the locational criteria in the land use categories and the operative provisions of this element when reviewing commercial and industrial development and redevelopment for consistency with the character of the areas served, the availability of public facilities, and market demands.

Property Rights Element

Goal 1 The City will recognize and respect judicially acknowledged and constitutionally protected private property rights in accordance with the Community Planning Act established in Chapter 163, Florida Statues.

Objective 1.1 Local decision making shall be implemented and applied with sensitivity for private property rights and shall not be unduly restrictive.

Policy 1.1.1 The City will ensure that private property rights are considered in local decision making.

Policy 1.1.2 The following rights shall be considered in local decision making:
1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

2. The right of a property owner to use, maintain, develop, and improve4 his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

4. The right of a property owner to dispose of his or her property through sale or gift.

According to Category Descriptions of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan, Medium Density Residential (MDR) is a category intended to provide compact medium to high density residential development and can serve as transitional uses between low density residential uses and higher density residential uses, commercial uses and public and semi-public use areas. Multi-family housing such as apartments, condominiums, townhomes and rowhouses should be the predominant development typologies in this category. The maximum gross density in the Urban Priority Area shall be 20 units per acre unless otherwise specified in the Comprehensive Plan, and the minimum gross density shall be greater than 7 units per acre. There shall be no minimum density for single family dwellings when the predominant surrounding development typology is single family.

Community General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. Development within the category should be compact and connected and should support multi-modal transportation. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods. The maximum gross density for CGC in the Urban Priority Area is 60 units per acre, and the minimum gross density shall be 20 units per acre; except as otherwise provided in the Comprehensive Plan.

Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services; abut a roadway classified as a collector or higher on the Functional Highway Classification Map; and which are located in areas with an existing mix of non-residential uses. Nodal sites with two or more boundaries on a transportation right-of-way shall be considered preferred locations for these uses.

The applicant is seeking to amend the Future Land Use Map series (FLUMs) of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan for the 0.45 of an acre subject site from MDR to CGC, with a companion PUD rezoning. The specific uses

allowed on the site will be controlled by the PUD zoning district. As such, the proposed amendment is consistent with FLUE Policy 1.1.9.

The applicant has provided a JEA Availability Letter, dated May 9, 2025, as part of the companion rezoning application. According to the letter, there is an existing 12-inch water main along Stockton Street. Additionally, there is an 8-inch gravity sewer main along Stockton Street. As such, the proposed land use amendment is consistent with FLUE Policy 1.2.8.

The subject site is located on the east side of Stockton Street, which is classified as a collector roadway on the City's Functional Highway Classifications Map. The subject site is located between Edison Avenue, which is classified as a collector roadway, and Lewis Street, which is classified as a local roadway. Specifically, the site is approximately 200 feet north of the intersection of Stockton Street and Edison Avenue. Edison Avenue is a commercial corridor at this location, and the proposed land use amendment would provide a logical extension of the abutting CGC uses along the Edison Avenue corridor. The site abuts a church to the north, single-family properties to the east, a restaurant to the south, with an office and single-family properties across Stockton Street, to the west. The office use across Stockton Street and on the north side of Orion Street is currently designated as RPI, which is a commercial category. Given the balanced mix of uses surrounding the subject site, the roadway classification as a collector, and the availability of full urban services, the proposed land use amendment to CGC offers a compatible land use with an efficient urban service delivery system to service future growth needs, consistent with FLUE Goals 1 and 3, Objectives 1.1 and 3.2, and Policies 1.1.8, 1.1.21, 1.1.22, 3.2.1 and 3.2.6.

The proposed amendment does not hinder the private property rights of the owner of record; has no impact on the right of the property owner to possess or control his or her interest in the property; maintains the owner's ability to use, maintain, develop and improve the property; protects the owner's right to privacy and security; and maintains the ability of the property owner to dispose of the property at their discretion. Therefore, the amendment is consistent with PRE Goal 1, Objective 1.1 and Policies 1.1.1 and 1.1.2.

## NORTH RIVERSIDE NEIGHBORHOOD ACTION PLAN (2003)

The subject site is located within the boundaries of the North Riverside Neighborhood Action Plan created in 2003. Throughout the plan, there is mention of vacant lots being located within this area and the need for economic development. Changing the designation of the subject site from MDR to CGC provides infill development of a vacant lot and will contribute to the revitalization of the North Riverside Neighborhood. Therefore, the proposed amendment to change the land use category from MDR to CGC is consistent with the intent of the North Riverside Neighborhood Action Plan.

## NORTHEAST FLORIDA STRATEGIC REGIONAL POLICY PLAN

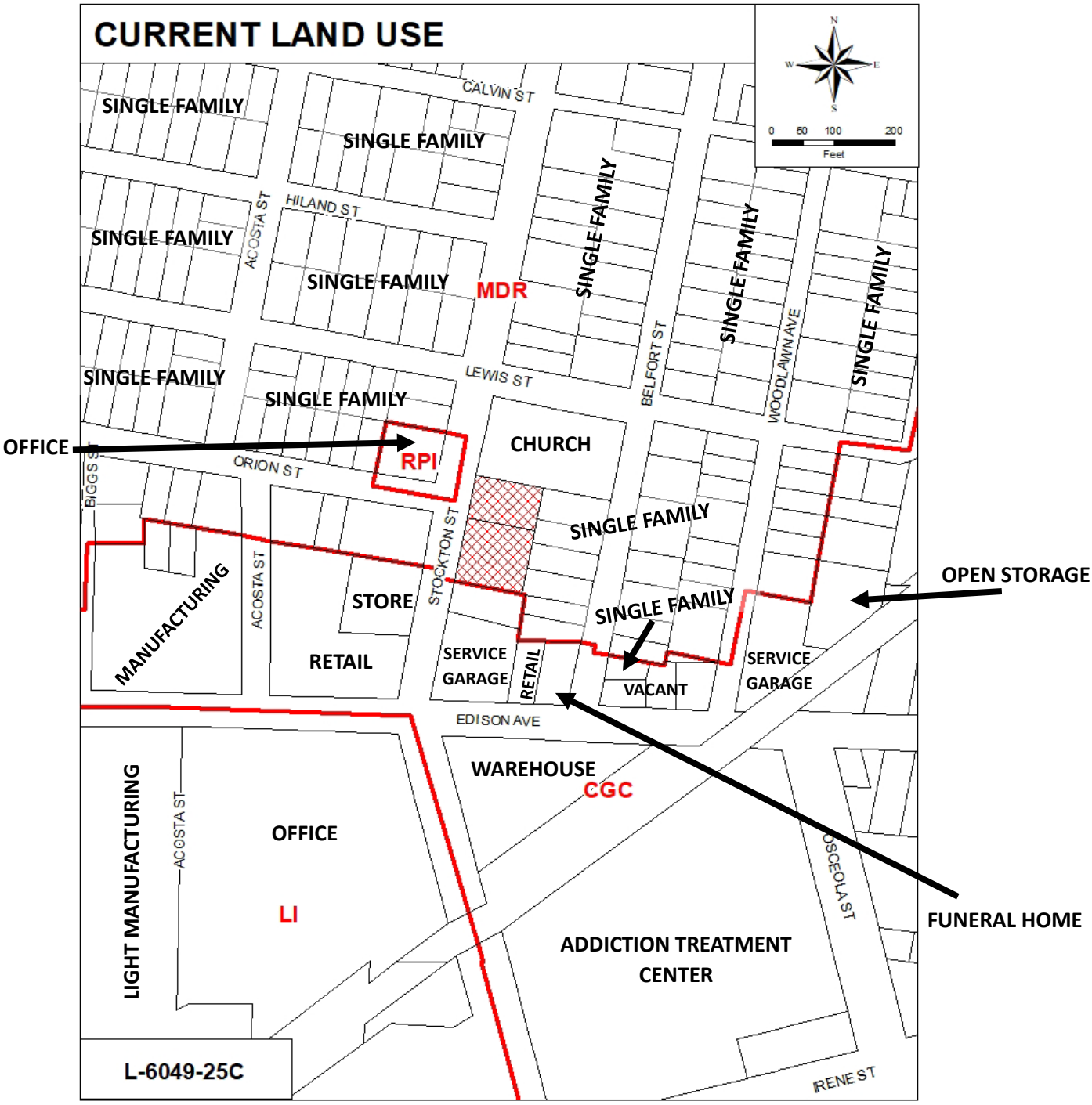
The proposed amendment is consistent with the following Policy of the Strategic Regional Policy Plan:

Policy 4: The Region supports strategies identified by the Regional Community Institute as they worked on First Coast Vision, including:

- Infill and redevelopment.

The proposed land use amendment would allow for the redevelopment of currently underutilized property. The proposed amendment would therefore allow for an appropriate underutilized redevelopment opportunity, consistent with Policy 4 of the Strategic Regional Policy Plan.

# CURRENT LAND USE AND LAND UTILIZATION MAP



# 2025-0624

## (Companion 2025-0623)

**2025-0624**
**CMC**

**REPORT OF THE PLANNING DEPARTMENT FOR**

**APPLICATION FOR REZONING ORDINANCE 2025-0624 TO**

**PLANNED UNIT DEVELOPMENT**

**MAY 8, 2025**

The Planning Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2025-0248** to Planned Unit Development.

| | |
|---|---|
| ***Location:*** | 425 and 431 Stockton Street<br>Between Edison Avenue and Lewis Street |
| ***Real Estate Numbers:*** | 055841-0000; 055840-0000 |
| ***Current Zoning District:*** | Residential Medium Density-A (RMD-A) |
| ***Proposed Zoning District:*** | Planned Unit Development (PUD) |
| ***Current Land Use Category:*** | Medium Density Residential (MDR) |
| ***Proposed Land Use Category:*** | Community/ General Commercial (CGC) |
| ***Planning District:*** | 5 – Northwest |
| ***Council District:*** | District 7 |
| ***Applicant/Agent:*** | Muhammed Tuncer<br>North Royal Construction<br>7901 4th Street North, Suite 300<br>St. Petersburg, Florida. 33702 |
| ***Owners:*** | 425 and 431 Stockton Street Land Trust<br>1249 Windy Willows Drive<br>Jacksonville, FL 32225 |
| ***Staff Recommendation:*** | **APPROVE** |

## GENERAL INFORMATION

Application for Planned Unit Development **2025-0624** seeks to rezone approximately 0.45± acres of land from Residential Medium Density-A (RMD-A) to Planned Unit Development (PUD). The rezoning to PUD is being sought to allow for a master planned commercial development that would allow for a limited number of uses currently in the CCG-2 district.

The difference between the proposed PUD and the standard Zoning Codes by removing some of the heavier intensified commercial uses of the CCG-1 Zoning District including the off-site sale and service of all alcoholic beverages, night clubs, adult entertainment and other uses.

## CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

***(A) Is the proposed zoning district consistent with the 2045 Comprehensive Plan?***

Yes. The 0.45 of an acre subject site is located on the east side of Stockton Street, between Edison Avenue and Lewis Street. According to the City's Functional Highways Classification Map, both Stockton Street and Edison Avenue are classified as collector roadways, and Lewis Street is classified as a local roadway.

The applicant is proposing a PUD rezoning from RMD-A to allow for the development of flex warehouse space. The applicant has filed a companion land use amendment application, which seeks to change the land use designation from MDR to CGC. This application is pending concurrently with the rezoning, pursuant to Ordinance 2025-623.

Community/General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods to reduce the number of Vehicle Miles Traveled. CGC allows for multi-family residential densities up to 60 units per acre in the Urban Priority Area, except as provided elsewhere in the Comprehensive Plan.

All permitted and permissible uses within the PUD are consistent with the allowed uses, density and intensity requirements of the proposed CGC categories.

***(B) Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?***

This proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

**Future Land Use Element (FLUE):**

**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.

**Objective 1.1** Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

**Policy 1.2.8** Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance the following provisions:
1. Single family/non-residential (estimated flows of 600 gpd or less) where 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. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
3. Subdivision (non-residential and residential) where:
a. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.
b. Each lot is a minimum of ½ acre unsubmerged property.
c. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections to the JEA Collection Systems available within a five (5) year period.

**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.

***(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?***

The written description and the site plan of the intended development meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

***(1) Consistency with the 2045 Comprehensive Plan***

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property would be within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Community/ General Commercial (CGC). Staff finds the proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, as previously evaluated in Criteria (B).

***(2) Consistency with the Concurrency Mobility and Management System***

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

***(3) Allocation of residential land use***

This proposed Planned Unit Development intends to utilize the subject parcels for a commercial. Moreover, this proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2045 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan.

**(4)** ***Internal compatibility***

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

**Traffic pattern:** Access to the site will be by Stockton Street, with two entrance and exit points located at the southern and northern ends of the site.

**The treatment of pedestrian ways:** Pursuant to the provisions outlined in Chapter 654 Code of Subdivision Regulations and the 2045 Comprehensive Plan, the proposed development will provide the required pedestrian ways.

**The variety and design of dwelling types:** The development will consist of one singular structure with multiple units.

**Compatible relationship between land uses in a mixed-use project:** The proposed development on the site is depicted as entirely commercial, there will be no mixed uses allowed within the PUD.

***(5) External Compatibility***

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

**The type, number and location of surrounding external uses:** The proposed development is located on the eastern side of Stockton Street, a collector roadway comprised of a mix of residential, commercial, and industrial uses. The property to the north of the subject site is a church, , east of the subject site are single family dwellings, south of the subject site is a restaurant and west of the subject site is a single family dwelling and construction office with outdoor storage in the CRO Zoning Category.

Nonetheless, the adjacent uses, zoning and land use categories are as follows:

| Adjacent Property | Land Use Category | Zoning District | Current Use |
|---|---|---|---|
| **North** | MDR | RMD-A | Church |
| **South** | CGC | CCG-2 | Restaurant |
| **East** | MDR | RMD-A | Single Family Dwellings |
| **West** | MDR/RPI | CO/RMD-A | Single Family Dwelling / Office / Outdoor Storage |

***(6) Intensity of Development***

The proposed development is consistent with the proposed CGC functional land use categories.

**The availability and location of utility services and public facilities and services:** The subject site will be serviced by JEA for city water and sewer. According to submitted documents, services are available under Stockton Street.

**The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:** Stockton Street is a 2 Lane Collector Roadway, with access routes to Interstate 10 to the South and US 90 (Beaver Street) to the North.

***(7) Usable open spaces plazas, and recreation areas.***
Active recreation on the property will be provided pursuant to the Recreation and Open Space Element of the 2045 Comprehensive Plan and Section 656.420 of the Zoning Code.

***(8) Impact on wetlands***

Any development which would impact wetlands will be permitted in accordance with local, state, and federal requirements.

***(9) Listed species regulations***

No wildlife survey was required as the project is less than the 50-acre threshold.

***(10) Off-street parking including loading and unloading areas.***

Parking will meet the requirements of Part 6 of the Zoning Code.

***(11) Sidewalks, trails, and bikeways***

The project will contain a pedestrian system that meets the 2045 Comprehensive Plan.

## SUPPLEMENTARY INFORMATION

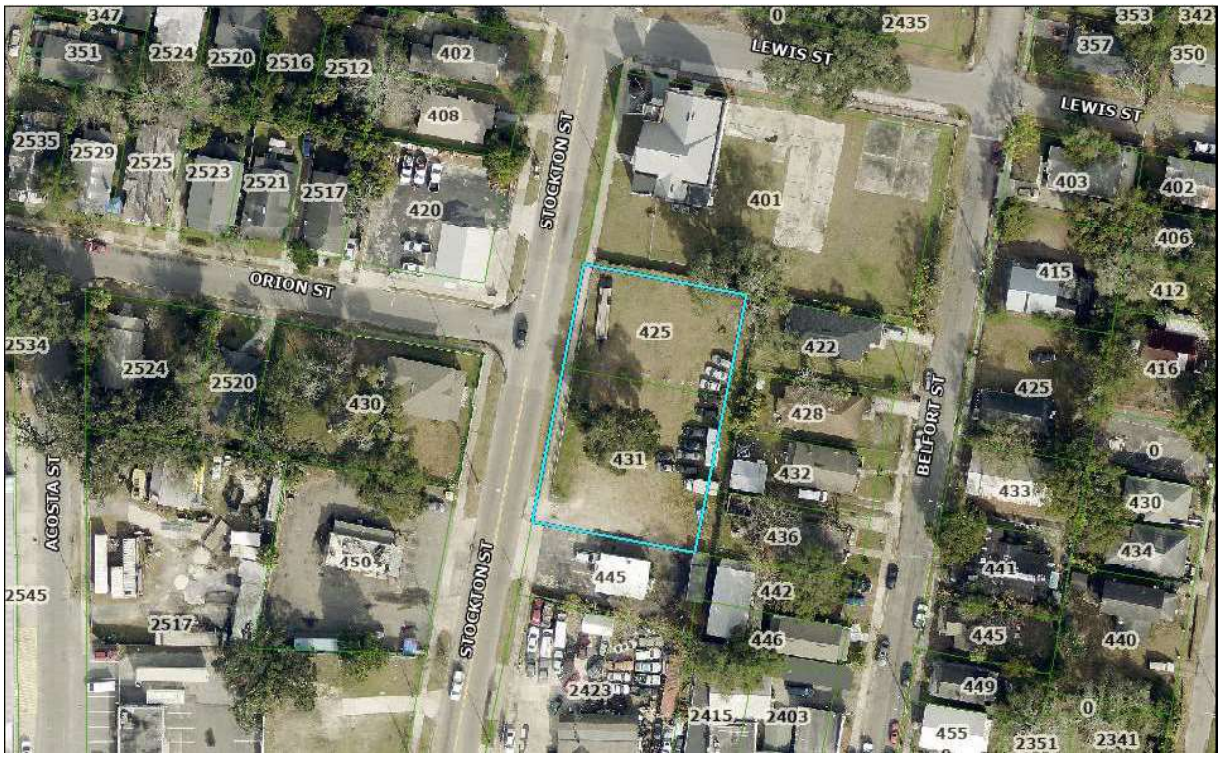
The applicant submitted a completed sign posting affidavit on September 11, 2025. The Notice of Public Hearing signs **were** posted.

## RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning Ordinance **2025-0248** be **APPROVED with the following exhibits:**

1. **The original legal description dated June 3, 2025.**
2. **The revised written description dated September 10, 2025.**
3. **The original site plan dated June 3, 2025.**

Based on the foregoing, it is the recommendation of the Planning Department that the application for Rezoning **2025-0624** be **APPROVED.**

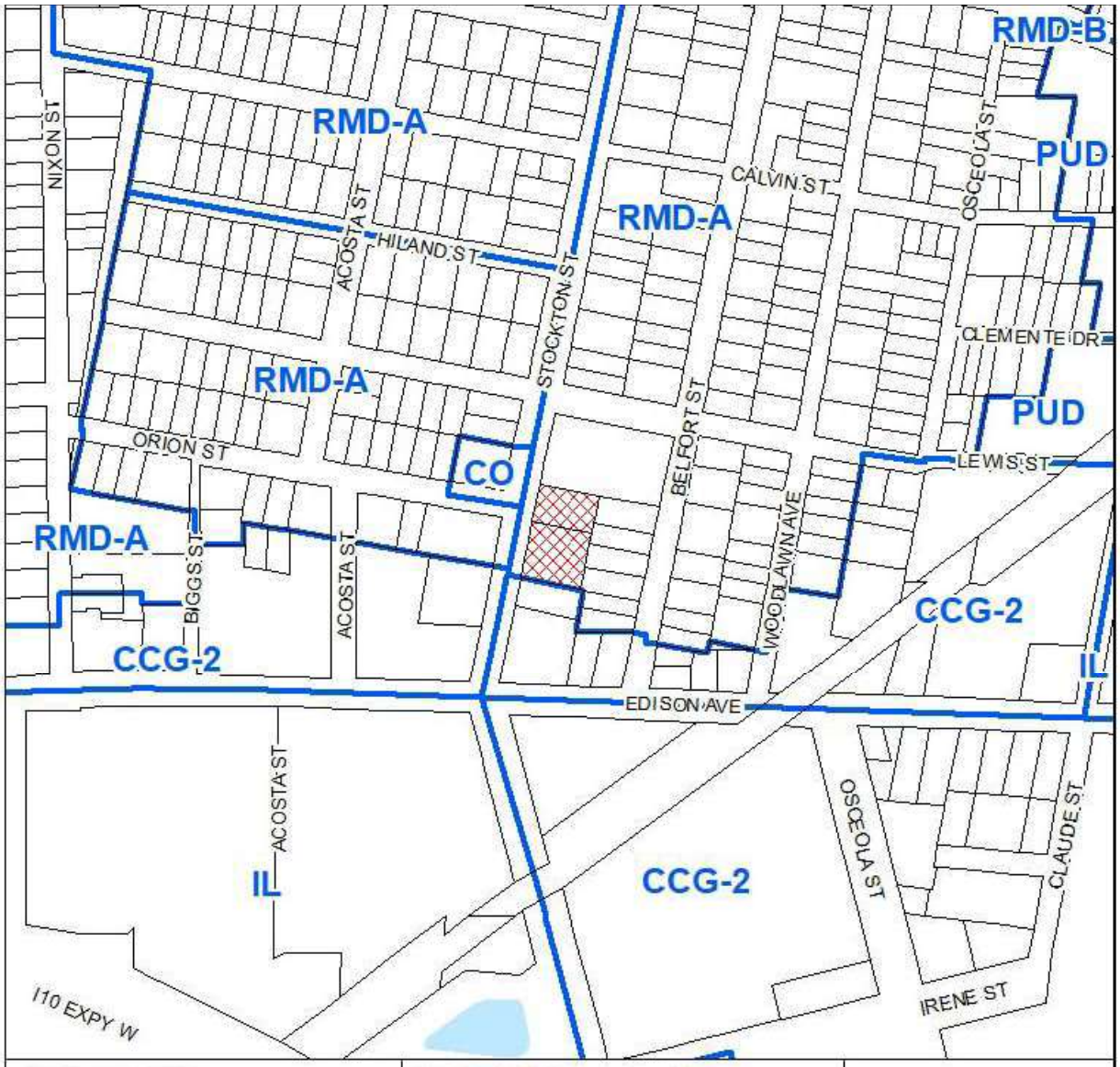



**Aerial Photo**

**View of the Subject Site**

**View of the neighboring church to the north**

**View of the neighboring restaurant to the south**


RMD-A
RMD-B
PUD
CO
CCG-2
IL
NIXON ST
ACOSTA ST
HILAND ST
STOCKTON ST
CALVIN ST
OSCEOLA ST
CLEMENTE DR
ORION ST
BELFORT ST
LEWIS ST
BIGGS ST
WOODLAWN AVE
EDISON AVE
CLAUDE ST
IRENE ST
I10 EXPY W
REQUEST SOUGHT:
FROM: RMD-A
TO: PUD
LOCATION MAP:
N
W
E
S
0 100 200 400
Feet
COUNCIL DISTRICT:
7
ORDINANCE NUMBER
ORD-2025-0624
TRACKING NUMBER
T-2025-6326
EXHIBIT 2
PAGE 1 OF 1

**Legal Map**

# Application For Rezoning To PUD

## Planning and Development Department Info

**Ordinance #** 2025-0624 **Staff Sign-Off/Date** CMC / 08/06/2025
**Filing Date** 08/22/2025 **Number of Signs to Post** 1

**Hearing Dates:**
**1st City Council** 09/23/2025 **Planning Commission** 09/18/2025
**Land Use & Zoning** 10/07/2025 **2nd City Council** 10/14/2025

**Neighborhood Association** NORTH RIVERSIDE COMMUNITY ASSOCIATION; OPEN VOLUNTEER
**Neighborhood Action Plan/Corridor Study** NORTH RIVERSIDE

## Application Info

**Tracking #** 6326 **Application Status** FILED COMPLETE
**Date Started** 06/03/2025 **Date Submitted** 06/03/2025

## General Information On Applicant

**Last Name** TUNCER **First Name** MUHAMMED **Middle Name** E
**Company Name** NORTH ROYAL CONSTRUCTION
**Mailing Address** 7901 4TH ST N STE 300
**City** STPETERSBURG **State** FL **Zip Code** 33702
**Phone** 9049177017 **Fax** **Email** ETUNCER@NRCFL.COM

## General Information On Owner(s)

☐ **Check to fill first Owner with Applicant Info**

**Last Name** KOROGLU **First Name** MESUT **Middle Name**
**Company/Trust Name** 425 STOCKTON STREET LAND TRUST
**Mailing Address** 1249 WINDY WILLOWS DR
**City** JACKSONVILLE **State** FL **Zip Code** 32225
**Phone** 9044124808 **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 | 055841 0000 | 7 | 5 | RMD-A | PUD |
| Map | 055840 0000 | 7 | 5 | RMD-A | PUD |

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

**Existing Land Use Category**
MDR

**Land Use Category Proposed?** ☐

**If Yes, State Land Use Application #**

**Total Land Area (Nearest 1/100th of an Acre)** 0.00

**Development Number**

**Proposed PUD Name** 425-431 STOCKTON ST PUD

## Justification For Rezoning Application

THE PUD ALLOWS FOR A MORE FLEXIBLE AND TAILORED DEVELOPMENT THAT ACCOMMODATES FLEX-WAREHOUSE USE IN A TRANSITIONAL AREA WITH A MIX OF RESIDENTIAL, COMMERCIAL, AND LIGHT INDUSTRIAL USES. THIS FLEXIBILITY SUPPORTS A MORE EFFICIENT LAND USE THAN WHAT THE CURRENT ZONING PERMITS. THE PROJECT SUPPORTS ECONOMIC DEVELOPMENT, EFFICIENT LAND USE, AND REVITALIZATION OF URBAN CORE AREAS—KEY GOALS OF THE 2030 COMPREHENSIVE PLAN. IT ALSO ALIGNS WITH TRANSPORTATION AND INFRASTRUCTURE AVAILABILITY, MAKING IT A

## Location Of Property

**General Location**
425-431 STOCKTON ST

| House # | Street Name, Type and Direction | Zip Code |
|---|---|---|
| 425 | STOCKTON ST | 32204 |

**Between Streets**
STOCKTON **and** EDISON AVE

## Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to 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 and the PUD Check List for inclusion of information required.

**Exhibit 1** ☑ A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.

**Exhibit A** ☐ Property Ownership Affidavit – Notarized Letter(s).

**Exhibit B** ☐ Agent Authorization - Notarized letter(s) designating the agent.

**Exhibit C** ☑ Binding Letter.

**Exhibit D** ☑ Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.

**Exhibit E** ☑ Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.

**Exhibit F** ☑ Land Use Table

**Exhibit G** ☑ Copy of the deed to indicate proof of property ownership.

## Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

**Exhibit H** ☑ Aerial Photograph.

**Exhibit I** ☐ Listed Species Survey (If the proposed site is greater than fifty acres).

**Exhibit J** ☐ Other Information as required by the Department (i.e.-*building elevations, *signage details, traffic analysis, etc.).

**Exhibit K** ☑ Site Location Map.

## 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 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:** | $2,269.00 |
| **2) Plus Cost Per Acre or Portion Thereof** | |
| **0.00 Acres @ $10.00 /acre:** | $0.00 |
| **3) Plus Notification Costs Per Addressee** | |
| **67 Notifications @ $7.00 /each:** | $469.00 |
| **4) Total Rezoning Application Cost (Not to Exceed $15,000.00):** | $2,738.00 |

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

**Exhibit 1 Legal Description**

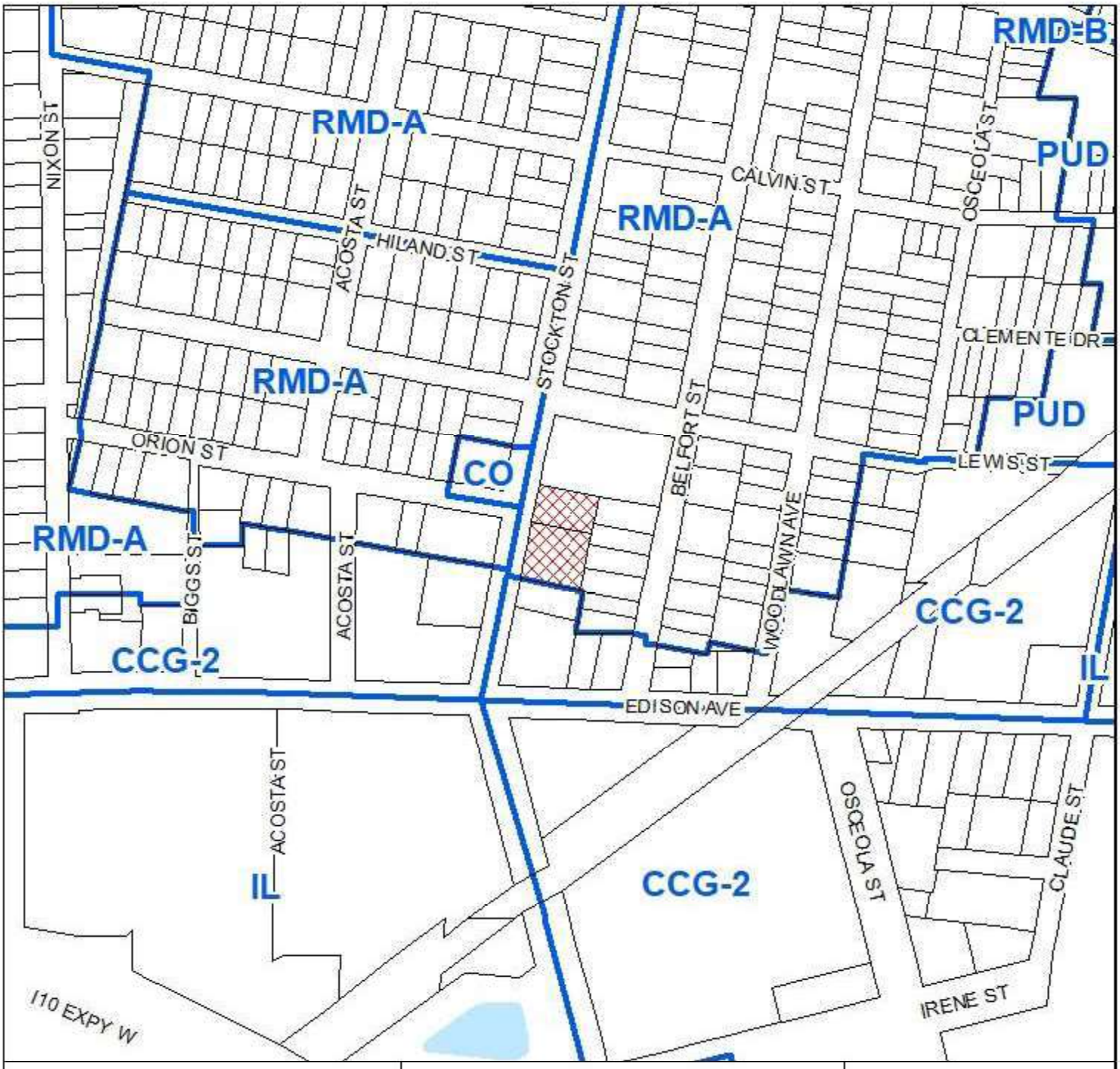
**June 3, 2025**

**425 Stockton Street:**

**15-2S-26E.18 Gandys S/D Lots 5,6 BLK 4**

**431 Stockton Street:**

**Lot 7, 8 and 9, Gandy's Subdivision, according to map or plat thereof, recorded in Plat Book 2, page 35 of the Public Records of Duval County, Florida**

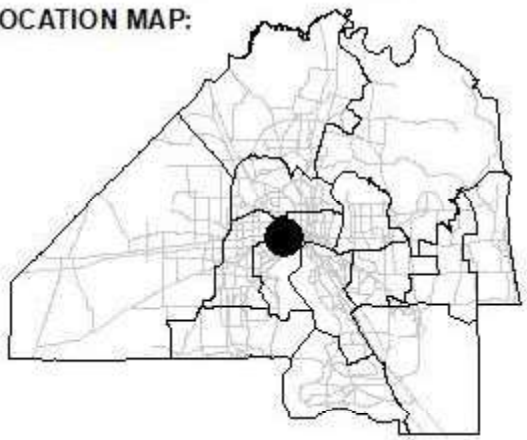



REQUEST SOUGHT:

**FROM:** RMD-A

**TO:** PUD

LOCATION MAP:



N
W
L
S

0 100 200 400
Feet

COUNCIL DISTRICT:

7

TRACKING NUMBER

T-2025-6326

**EXHIBIT 2**
**PAGE 1 OF 1**

City of Jacksonville
Planning & Development Department
214 N. Hogan Street, Suite 300
Jacksonville, Florida 32202

# AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
## Corporation/Partnership/Trust/Other Entity

425 STOCKTON STREET LAND TRUST & 431 STOCKTON STREET LAND TRUST
Owner Name

425 STOCKTON ST & 431 STOCKTON ST, JACKSONVILLE FL 32204
Address(es) for Subject Property

055840-0000, 055841-0000
Real Estate Parcel Number(s) for Subject Property

NORTH ROYAL CONSTRUCTION
Appointed or Authorized Agent(s)

CZD & SS
Type of Request(s)/Application(s)

STATE OF FLORIDA
COUNTY OF DUVAL

BEFORE ME, the undersigned authority, this day personally appeared NECLA & MESUT KOROGLU, hereinafter also referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the managers of 425 & 431 Stockton St. L.T., a land trust Company (the "Entity") that is the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above-noted request(s)/application(s) being made to the City of Jacksonville.*

2. Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.

3. That I, the undersigned, as an authorized representative of the Entity, have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on behalf of said Entity in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent the Entity, I attest that the application(s) is/are made in good faith.

4. Affiant further acknowledges that any change in ownership of the Subject Property and/or the designated agent(s) that occur prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require that a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.

5. I acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

**FURTHER AFFIANT SAYETH NAUGHT.**

Signature of Affiant

MESUT KOROGLU NECLA KOROGLU

Printed/Typed Name of Affiant

*** Affiant shall provide documentation illustrating that Affiant is an authorized representative of the entity-owner of the Subject Property. This may be shown through a corporate resolution, power of attorney, printout from Sunbiz.org, trust agreement, etc.**

## NOTARIAL CERTIFICATE

Sworn to and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 25 day of April, 2025, by Necla koroglu Mesut koroglu, as _____ for _____, who is ☐ personally known to me or ☑ has produced identification and who took an oath.

Type of identification produced FL DL.

Notary Public Signature

[NOTARY SEAL]

DONIA ALROMHEN
Notary Public - State of Florida
Commission # HH 508494
My Comm. Expires Mar 26, 2028

Donia ALRomhen

Printed/Typed Name – Notary Public

My commission expires: 03.26.2028

**NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.**

**PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE**

# EXHIBIT C

## Binding Letter

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

RE: 055840-0000, 055841-0000

Ladies and Gentleman;

You are hereby advised that the undersigned, owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part thereof, hereby agrees to bind its successor(s) in title to development in accordance with (a) the site plan and the written description of the proposed rezoning plan submitted with the rezoning application and (b) any conditions set forth by the City Council of the City of Jacksonville in the rezoning ordinance. Owner also agrees to proceed with the development of the subject property in accordance with items (a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities, which are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

By: _____

MUHAMMED E. TUNCER /
Its: NORTH ROYAL CONSTRUCTION

# EXHIBIT D

## WRITTEN DESCRIPTION

**425-431 Stockton St PUD**

**9/10/2025**

### I. PROJECT DESCRIPTION

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, proposed uses.

B. Project Name: 425-431 Stockton St

C. Project Architect/Planner: North Royal Construction

D. Project Engineer: North Royal Construction

E. Project Developer: North Royal Construction

F. Current Land Use Designation: MDR

G. Current Zoning District: RMD-A

H. Requested Zoning District: PUD

I. Real Estate Number(s): 055840-0000, 055841-0000

### II. QUANTITATIVE DATA

A. Total Acreage: 0.45

B. Total number of dwelling units: 0

C. Total amount of non-residential floor area: 6,500 S.F.

D. Total amount of recreation area: 0

E. Total amount of open space: 0

F. Total amount of public/private rights of way: 0

G. Total amount of land coverage of all buildings and structures: 6,500 S.F

H. Phase schedule of construction (include initiation dates and completion dates): 6/1/2026

## III. STATEMENTS

A. How does the proposed PUD differ from the usual application of the Zoning Code?

1.) The proposed PUD allows for a use-warehouse and related operations-not permitted under the current RMD-A zoning. It provides flexibility in site design, setbacks, and use compatibility to better align with surrounding commercial and light industrial properties. This tailored approach enables a more context-sensitive development that would not be possible under standard zoning.

B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

1.) All privately developed and operated facilities, including the warehouse building, parking, landscaping, stormwater management, and access areas, will be maintained by the property owner or a designated private entity. The City will not be responsible for the operation or maintenance of any private infrastructure within the project boundaries.

## IV. USES AND RESTRICTIONS

A. Permitted Uses:

1.) Commercial Retail Sales and Service Establishments

2.) Retail sales of new or used automobiles, trucks and tractors, mobile homes, boats, pawnshops subject to Part 4, automotive vehicle parts (but not automobile wrecking yards, junkyards or scrap processing yards), heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nurseries, lumber and building supplies and similar products.

3.) Service stations, truck stops, automated car wash meeting the performance standards and development criteria set forth in Part 4, auto laundry, mobile car detailing services, major automotive repair, car or truck rental, restaurants, laundromat or dry cleaners, veterinarians, animal boarding kennels meeting the performance standards and development criteria set forth in Part 4, pest control, carpenter or cabinet shops, home equipment rentals, job printing or newspapers, radio or television offices and studios, blood donor stations and similar uses.

4.) Indoor Commercial, recreational and entertainment facilities such as carnivals or circuses, theaters (including open-air theaters), skating rinks, athletic complexes, arenas, auditoriums, convention centers, go-cart tracks, driving ranges.

5.) Fruit, vegetable, poultry or fish markets.

6.) All types of professional and business offices.

7.) Small scale operations including wholesaling, warehousing, storage, distributorship business where the total operation does not require more than 10,000 square feet of floor space, no vehicle is used in excess of one and one-half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises.

8.) Hotels and Motel

9.) Day care centers and care centers meeting the performance standards and development criteria set forth in Part 4.

10.) Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.

11.) Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.

12.) Off-street commercial parking lots meeting the performance standards and development criteria set forth in Part 4.

13.) Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture and similar uses.

14.) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

15.) Churches, including a rectory or similar use.

16.) Personal property storage establishments meeting the performance standards and development criteria set forth in Part 4.

17.) Vocational, trade and business schools.

18.) Banks, including drive-thru tellers.

19.) A restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.

20.) The sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.

B. Permissible Uses by Exception:

1.) Residential treatment facilities or emergency shelter.

2.) Rescue Missions.

3.) Day Labor Pools

4.) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.

5.) Building trades contractors with outside storage yards meeting the performance standards and development criteria set forth in Part 4.

6.) Travel trailer parks meeting the performance standards and development criteria set forth in Part 4.

7.) Schools meeting the performance standards and development criteria set forth in Part 4.

8.) Manual Car Wash

C. Limitations on Permitted or Permissible Uses by Exception: None

D. Permitted Accessory Uses and Structures: See Section 656.403

E. Restrictions on Uses: None.

## V. DESIGN GUIDELINES

A. Lot Requirements:

(1) *Minimum lot area:* None, except as otherwise required for certain uses.

(2) *Minimum lot width:* None, except as otherwise required for certain uses.

(3) *Maximum lot coverage: N*one, except as otherwise required for certain uses. Impervious surface ratio as required by section 654.129

(4) *Minimum front yard:* 5 Feet

(5) *Minimum side yard:* None

(6) *Minimum rear yard:* 10 Feet

(7) *Maximum height of structures:* 60 Feet

B. Ingress, Egress and Circulation:

(1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

(2) *Vehicular Access.*

a. Vehicular access to the Property shall be by way of Stockton Street , substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.

b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

(3) *Pedestrian Access.*

a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2045 Comprehensive Plan.

C. Signs:

The property shall be developed in accordance with Part 13 Sign Regulations of the Zoning Code

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

E. Recreation and Open Space:

Active recreation on the property will be provided pursuant to the Recreation and Open Space Element of the 2045 Comprehensive Plan and Section 656.420 of the Zoning Code.

F. Utilities

Water will be provided by JEA.
Sanitary sewer will be provided by JEA.
Electric will be provided by JEA.

G. Wetlands

Wetlands will be permitted according to local, state and federal requirements.

## VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

## VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2045 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

A. Is more efficient than would be possible through strict application of the Zoning Code;

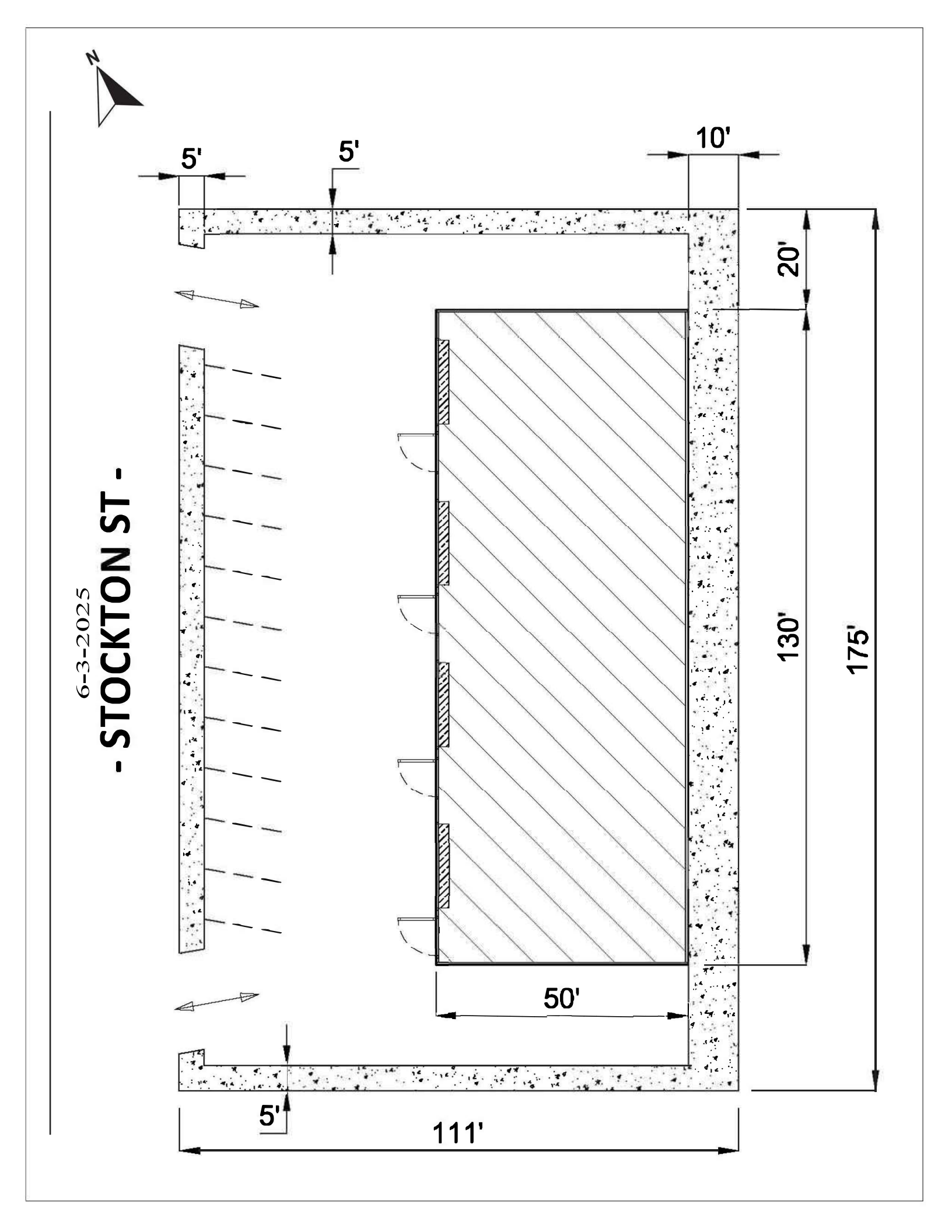
Yes. The PUD allows for a more flexible and tailored development that accommodates a flex-warehouse use in a transitional area with a mix of residential, commercial, and light industrial uses. This flexibility supports a more efficient land use than what the current zoning permits.

B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;

Yes. The surrounding parcels include commercial and industrial uses, and flex-warehouse is consistent with that character. This project will replace underutilized or vacant land with a clean, well maintained, and economically productive use that complements the areas ongoing growth.

C. Will promote the purposes of the City of Jacksonville 2045 Comprehensive Plan.

Yes. The project supports economic development, efficient land use, and revitalization of urban core areas-key goals of the 2045 Comprehensive Plan. It also aligns with transportation and infrastructure availability, making it a logical infill development.


N
5'
5'
10'
20'
130'
175'
50'
5'
111'
6-3-2025
- STOCKTON ST -

# EXHIBIT F

PUD Name: **425-431 STOCKTON ST PUD**

## Land Use Table

| | | | | |
|---|---|---|---|---|
| Total gross acreage | **0.45** | Acres | 100 % | |
| Amount of each different land use by acreage | | | | |
| Single family | | Acres | | % |
| Total number of dwelling units | | D.U. | | |
| Multiple family | | Acres | | % |
| Total number of dwelling units | | D.U. | | |
| Commercial | | Acres | | % |
| Industrial | **0.15** | Acres | **33** | % |
| Other land use | | Acres | | % |
| Active recreation and/or open space | | Acres | | % |
| Passive open space | **0.08** | Acres | **19** | % |
| Public and private right-of-way | **0.3** | Acres | **47** | % |
| Maximum coverage of buildings and structures | **6,500** | Sq. Ft. | | % |

Doc # 2023208048, OR BK 20834 Page 232, Number Pages: 3,
Recorded 10/06/2023 12:31 PM, JODY PHILLIPS CLERK CIRCUIT COURT DUVAL COUNTY
RECORDING $27.00 DEED DOC ST $0.70

CONSIDERATION: $10.00

PREPARED BY AND
WHEN RECORDED RETURN TO:
**CLINT COONS**
**ANDERSON BUSINESS ADVISORS, PLLC**
**732 BROADWAY, SUITE 201**
**TACOMA, WASHINGTON 98402**

MAIL ALL TAX STATEMENTS TO:
**425 STOCKTON STREET LAND TRUST**
**3225 MCLEOD DRIVE, SUITE 777**
**LAS VEGAS, NEVADA 89121** This space reserved for Recorder's use

# WARRANTY DEED

**This Warranty Deed** Made the 20th of September, 2023, by **Necla Koroglu and Mesut Koroglu**, as tenants in common, hereinafter called the grantors, whose post office address is 1249 Windy Willows Drive, Jacksonville, Florida 32225 to

**425 Stockton Street Land Trust, dated June 26, 2023, Florida Land Holders, LLC, a Wyoming limited liability company, its successor or successors in interest, as Trustee,** with full power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the property under Florida Statutes section 689.071 and 689.073, whose post office address is 3225 McLeod Drive, Suite 777, Las Vegas, Nevada 89121, hereinafter called the grantee,

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

**15-2S-26E .18 Gandys S/D Lots 5,6 Blk 4**

**Address: 425 Stockton Street, Jacksonville, Florida 32204**

ASSESSOR'S PARCEL NUMBER: **055840-0000**

**This property is not the homestead of the Grantor(s).**

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

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023, reservations, restrictions and easements of record, if any.

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, relating to the hereinabove described property as now reflected by the records of the Clerk of the Circuit Court of Duval County, Florida.

The singular terms "Grantor" and "Grantee" as used in this instrument shall be construed to include the plural.

**IN WITNESS WHEREOF**, Grantor has executed this deed under seal on the date aforesaid.

Dated this 20 day of September, 2023

N. Koroglu

**Necla Koroglu**
1249 Windy Willows Drive
Jacksonville, Florida 32225

**Mesut Koroglu**
1249 Windy Willows Drive
Jacksonville, Florida 32225

**Signed, Sealed and Delivered in Our Presence:**

Witness Signature

Donia Al Romhein
Witness Printed Name

1562 Atlantic Blvd
Jax FL 32207
Witness Address

Witness Signature

Jelena Bursolic
Witness Printed Name

1562 Atlantic Blvd
Jax FL 32207
Witness Address

Acknowledgement

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 20 day of September 2023, by Necla Koroglu and Mesut Koroglu.

Personally Known ☐ OR Produced Identification ☑
Type of Identification Produced: FL DL

(Signature of Notary Public)
Donia Al Romhein
(Print, Type, or Stamp Commissioned Name of Notary Public)
My Commission expires: 02.06.2024
Affix Notary SEAL

STATE OF FLORIDA DONIA ALROMHEIN NOTARY PUBLIC My Comm. Expires February 6, 2024 No. GG 966205

Online Notary: ☐ (Check Box if acknowledgment done by Online Notarization)

Doc # 2023208007, OR BK 20834 Page 117, Number Pages: 3,
Recorded 10/06/2023 12:06 PM, JODY PHILLIPS CLERK CIRCUIT COURT DUVAL COUNTY
RECORDING $27.00 DEED DOC ST $0.70

CONSIDERATION: $10.00

PREPARED BY AND
WHEN RECORDED RETURN TO:
**CLINT COONS**
**ANDERSON BUSINESS ADVISORS, PLLC**
**732 BROADWAY, SUITE 201**
**TACOMA, WASHINGTON 98402**

MAIL ALL TAX STATEMENTS TO:
**431 STOCKTON STREET LAND TRUST**
**3225 MCLEOD DRIVE, SUITE 777**
**LAS VEGAS, NEVADA 89121** This space reserved for Recorder's use

## WARRANTY DEED

**This Warranty Deed** Made the 20th of September, 2023, by **Mesut Koroglu**, hereinafter called the grantor, whose post office address is 1249 Windy Willows Drive, Jacksonville, Florida 32225 to

**431 Stockton Street Land Trust, dated June 24, 2023, Florida Land Holders, LLC, a Wyoming limited liability company, its successor or successors in interest, as Trustee,** with full power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the property under Florida Statutes section 689.071 and 689.073, whose post office address is 3225 McLeod Drive, Suite 777, Las Vegas, Nevada 89121, hereinafter called the grantee,

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

**Lots 7, 8 and 9, Gandy's Subdivision, according to map or plat thereof, recorded in Plat Book 2, page 35 of the Public Records of Duval County, Florida.**

**Address: 431 Stockton Street, Jacksonville, Florida 32204**

ASSESSOR'S PARCEL NUMBER: **055841-0000**

**This property is not the homestead of the Grantor(s).**

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

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023, reservations, restrictions and easements of record, if any.

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, relating to the hereinabove described property as now reflected by the records of the Clerk of the Circuit Court of Duval County, Florida.

The singular terms "Grantor" and "Grantee" as used in this instrument shall be construed to include the plural.

**IN WITNESS WHEREOF**, Grantor has executed this deed under seal on the date aforesaid.

Dated this 20 day of September, 2023

**Mesut Koroglu**
1249 Windy Willows Drive
Jacksonville, Florida 32225

DONIA ALROMHEIN NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires February 6, 2024 No. GG 956205

**Signed, Sealed and Delivered in Our Presence:**

Witness Signature

Donia Al Romhein
Witness Printed Name

1562 Atlantic Blvd
Jax FL 32207
Witness Address

Witness Signature

Jelena Ikrbovic
Witness Printed Name

1562 Atlantic Blvd
Jax FL 32207
Witness Address

Acknowledgement

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 20 day of September, 2023, by Mesut Koroglu.

Personally Known ☐ OR Produced Identification ☑
Type of Identification Produced: FL DL

(Signature of Notary Public)
Donia Al Romhein
(Print, Type, or Stamp Commissioned Name of Notary Public)
My Commission expires: 02.06.2024
Affix Notary SEAL

Online Notary: ☐ (Check Box if acknowledgment done by Online Notarization)

# Availability Letter

Muhammed E Tuncer 5/9/2025

NORTH ROYAL CONSTRUCTION

133 W Teague Bay Dr

St Augustine, Florida 32092

Project Name: 425-431 STOCKTON ST

Availability #: 2025-1501

Attn: Muhammed E Tuncer

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

**Point of Connection:**

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

**Main Extensions and/or Offsite Improvements:**

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

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

**Reservation of Capacity and Capacity Fees:**

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.

If an existing service is to be utilized, the applicant shall contact the Water Preservice Group at 904-665-5260, Option 6 or waterpreservice@jea.com to discuss any additional capacity fees that may be required for the new or modified development. Otherwise, estimated capacity fees may be calculated at https://www.jea.com/Engineering_and_Construction/Water_and_Wastewater_Development/Self-Service_Center/Capacity_Fee_Calculator_-_Average_Daily_Flow . Final fees will be determined by the Water Preservice Group as part of the new service application process.

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

https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2025-1501
Request Received On: 4/25/2025 (updated 05/09/2025)
Availability Response: 5/9/2025
Prepared by: Jill Wild
Expiration Date: 05/09/2027

**Project Information**

Name: 425-431 STOCKTON ST
Address: 431 STOCKTON ST, JACKSONVILLE, FL 32204
County: Duval County
Type: Electric,Sewer,Water
Requested Flow: 1125
Parcel Number: 055841 0000, 055840 0000
Location:
Description: JEA Service Availability Form Warehouse Building

**Potable Water Connection**

Water Treatment Grid: North Grid

Connection Point #1: Existing 12-inch water main along Stockton Street.

Connection Point #2:

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

Review availability flow value. System size determinations regarding minimum design flows shall be based on the estimated daily sewage flow as determined from Table I, found in subsection 62-6.008, Florida Administrative Code.

**Sewer Connection**

Sewer Grid: Buckman

Connection Point #1: Existing 8-inch gravity sewer main along Stockton Street.

Connection Point #2:

Sewer Special Conditions: Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA.

If gravity flow cannot be achieved, then Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.).

If needed, a development meeting can be scheduled prior to submitting a plan set. Request development meeting through the JEA Sages program, Step 2, and select Development Meeting.

Review availability flow value. System size determinations regarding minimum design flows shall be based on the estimated daily sewage flow as determined from Table I, found in subsection 62-6.008, Florida Administrative Code.

**Reclaimed Water Connection**

Reclaim Grid:

Connection Point #1:

Connection Point #2:

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

**Electric Connection**

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations, and electric system optimal design configuration. Contact elecdev@jea.com regarding specific project demands, availability and process for connection.

**Chilled Water Connection**

Chilled Water Availability:

Chilled Water Special Conditions:

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

**Subsequent steps you need to take to get service:**

**Request a Hydrant Flow Test by going to Step 1 in Sages.**

**Submit your plans for water/waste water review by Step 2 in Sages.**

# Duval Map

June 3, 2025

1:549

0 0 0.01 0.02 mi

0 0.01 0.01 0.02 km

# Duval Map

June 3, 2025

1:549

0 0 0.01 0.02 mi

0 0.01 0.01 0.02 km

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

231 E. Forsyth Street
Jacksonville, FL 32202

## General Collection Receipt

Account No: CR785332 Date: 8/7/2025
User: Corrigan, Connor - PDCU Email: CCorrigan@coj.net
**REZONING/VARIANCE/EXCEPTION**

**Name**: North Royal Construction
**Address**: 7901 4th Street N Suite 300
**Description**: Application for PUD Rezoning Z-6326

| Fund | Center | Account | Project | Activity | Interfund | Future | Debit Amount | Credit Amount |
|---|---|---|---|---|---|---|---|---|
| 00111 | 000000 | 104001 | 000000 | 00000000 | 00000 | 0000000 | 2738.00 | 0.00 |
| 00111 | 140302 | 342218 | 000000 | 00000000 | 00000 | 0000000 | 0.00 | 2738.00 |

**Total Due: $2,738.00**

---


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

Account No: CR785332 Date: 8/7/2025
**REZONING/VARIANCE/EXCEPTION**

**Name**: North Royal Construction
**Address**: 7901 4th Street N Suite 300
**Description**: Application for PUD Rezoning Z-6326

**Total Due: $2,738.00**

**Duval County**

Date/Time: 08/08/2025 12:56PM
Drawer: P04
Clerk: ME
Transaction: 7690179

| Item | Paid |
|---|---|
| CR Processing: | $2,738.00 |
| CR785332 | |
| North Royal Construction | |
| 7901 4th Street N Suite 300 | |
| CR Processing: | $4,079.00 |
| CR781981 | |
| Muhammed Tuncer | |
| 7901 4TH ST N STE 300, | |
| ST PETERSBURG, FL | |
| 33702 | |
| Total: | $6,817.00 |

Receipt: 460-26-00647964

| | |
|---|---|
| Total Tendered | $6,817.00 |
| Credit or Debit Card: | $6,817.00 |
| MasterCard | |
| CC#XXXX-7026 | |
| Confirmation number: | |
| Q2598714231 | |
| AID: A0000000041010 | |
| TDS: emv | |
| Application Label: | |
| Mastercard | |
| Auth Code: 00815Q | |
| Balance: | $0.00 |
| Convenience Fee: | $170.43 |
| Total Charged: | $6,987.43 |

Paid By: mesut koroglu

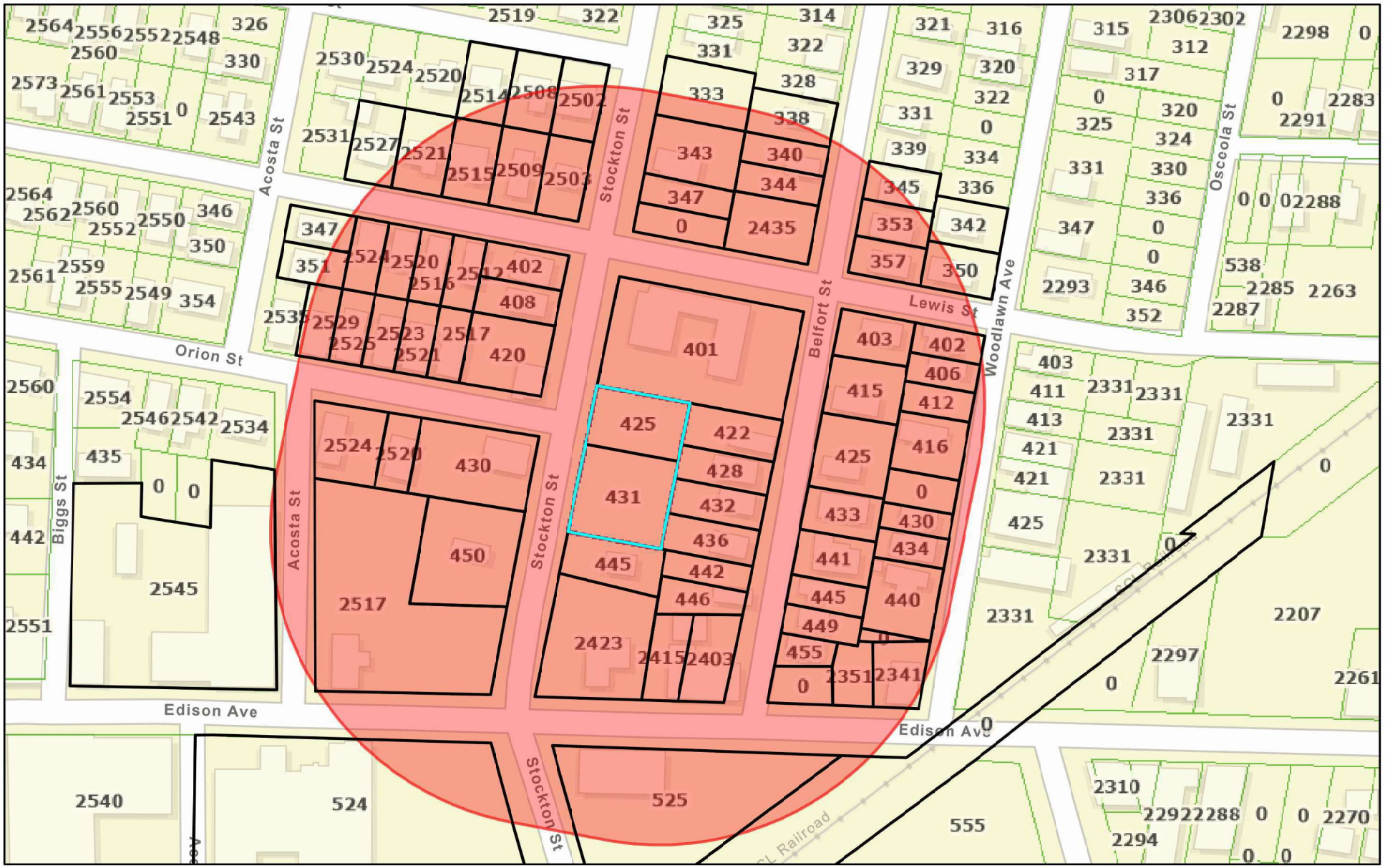
| RE | LNAME | LNAME2 | MAIL_ADDR1 | MAIL_ADDR2 | MAIL_ADDR3 | MAIL_CITY |
|---|---|---|---|---|---|---|
| 065134 0000 | C S X | | 500 WATER STREET | J910 | | JACKSONVILLE |
| 055845 0000 | KAISEN VENTURES LLC | | 3511 148TH ST SE | | | MILL CREEK |
| 055844 0000 | POTTS FREDERICK J | | 428 BELFORT ST | | | JACKSONVILLE |
| 055843 0000 | 432 BELFORT STREET LAND TRUST | | 3225 MCLEOD DR STE 777 | | | LAS VEGAS |
| 055842 0000 | BREAKER JAMES M JR | | 7619 CALVIN ST | | | JACKSONVILLE |
| 055841 0000 | 431 STOCKTON STREET LAND TRUST | | 3225 MCLEOD DR STE 777 | | | LAS VEGAS |
| 055840 0000 | 425 STOCKTON STREET LAND TRUST | | 3225 MCLEOD DR STE 777 | | | LAS VEGAS |
| 055833 0000 | MCGRIFF RICHARD ESTATE | | 338 BELFORT ST | | | JACKSONVILLE |
| 055832 0000 | DYSON STEPHANIE V | | 340 BELFORT ST | | | JACKSONVILLE |
| 055831 0000 | GREATER BETHANY BAPTIST CHURCH | | 401 STOCKTON ST | | | JACKSONVILLE |
| 055827 0000 | HARRY WINSHIP DOWELL LIVING TRUST | | 3515 SAINT AUGUSTINE RD | | | JACKSONVILLE |
| 055826 0000 | FEBA IMPROVEMENTS LLC | | 182 RIVER MARSH DR | | | PONTE VEDRA BEACH |
| 055802 0000 | DOUGLAS QUINTON L | | 9759 KINGS CROSSING DR | | | JACKSONVILLE |
| 055724 0010 | CAMERON RICARDO SOMAL | | 82 STUYVESANT AVE | | | NEWARK |
| 055724 0000 | MULLER AUNDRIA M | | 353 BELFORT ST | | | JACKSONVILLE |
| 055723 0000 | HAPPINESS FACTORY CORP | | 1422 WILKS AVE | | | BELLE ISLE |
| 055707 0000 | JONES HARRIETT D | | 342 WOODLAWN AVE | | | JACKSONVILLE |
| 055706 0000 | JOHNSON TANJA G | | 350 WOODLAWN AVE | | | JACKSONVILLE |
| 055705 0000 | FREEMAN THEODORE | | 1465 GROTHE ST | | | JACKSONVILLE |
| 055703 0000 | TADLA SLAWOMIR | | 7935 ARGENTINE DR W | | | JACKSONVILLE |
| 055702 0000 | NY DANA LLC | | 765 HAZELMOOR LN | | | PONTE VEDRA |
| 055701 0010 | BOAT DOCK CORE ENTERPRISES LLC | | 9838 OLD BAYMEADOWS RD 307 | | | JACKSONVILLE |
| 055701 0000 | CATTAR PHILLIP E | | 338 13TH AVE NE | | | SAINT PETERSBURG |
| 055699 0010 | DF CAPITAL PARTNERS CORP INC ET AL | | 7021 MIRABELLE DR | | | JACKSONVILLE |
| 055699 0000 | SHEPPARD EMANUEL | | 433 BELFORT ST | | | JACKSONVILLE |
| 055698 0000 | TRUST NO 425BS | | 4617 HIGHWAY AVE | | | JACKSONVILLE |
| 055696 0000 | HARRINGTON ROBERT LEE | | 6445 ARMCO ST | | | JACKSONVILLE |
| 055695 0000 | BELL VANESSA R | | 403 BELFORT ST | | | JACKSONVILLE |
| 055694 0000 | PRESTIGE HOLDINGS USA LLC | | P O BOX 40128 | | | JACKSONVILLE |
| 055693 0000 | WILLIAMS BERTHA L | | 406 WOODLAWN AVE | | | JACKSONVILLE |
| 055692 0000 | BCEL 8D LLC | | 7563 PHILIPS HWY STE 208 | | | JACKSONVILLE |
| 055691 0000 | COHEN MARILYN JANE ESTATE | | 416 WOODLAWN AVE | | | JACKSONVILLE |
| 055689 0000 | NEW GALILEE MISSIONARY BAPTIST CHURCH | | 425 WOODLAWN AVE | | | JACKSONVILLE |
| 055688 0000 | WILLIAMS SYLVIA ET AL | | 430 WOODLAWN AVE | | | JACKSONVILLE |
| 055687 0000 | JOHNSON MAMIE L | | 434 WOODLAWN AVE | | | JACKSONVILLE |
| 055686 0000 | CITY OF JACKSONVILLE | | HOUSING & COMMUNITY DEVELOPMENT DIVISION | 214 N HOGAN ST 3RD FLOOR | | JACKSONVILLE |
| 055603 0000 | ARTZE ORDIALES MARIO | | 12173 SW 133RD TER | | | MIAMI |
| 055602 0000 | NIXON VERNELL J | | 2520 ORION ST | | | JACKSONVILLE |
| 055601 0000 | 430 STOCKTON STREET LAND TRUST | | 3225 MCLEOD DR STE 777 | | | LAS VEGAS |
| 055600 0000 | GARRY E WOOD AND SHEILA W WOOD REVOCABLE FAMILY TR | | 12756 LONGVIEW DR W | | | JACKSONVILLE |
| 055599 0000 | COMMERCIAL STRATEGIES GROUP LLC | | 20 TALLWOOD RD | | | JACKSONVILLE BEACH |
| 055598 0000 | PEARSON JORY L | | 2521 ORION ST | | | JACKSONVILLE |

| | | | | | |
|---|---|---|---|---|---|
| 055597 0000 | MURRAY KIMBERLY | | C/O CHARMIN CANNON | 2571 DELLWOOD AVE | JACKSONVILLE |
| 055596 0000 | CHERRY BLOSSOM BUSINESS MANAGEMENT LLC | | 2220 COUNTY RD 210 W | | JACKSONVILLE |
| 055595 0000 | MCDANIEL SHANE | | 41573 WILLOW RUN RD | | TEMECULA |
| 055593 0000 | WAY MELANESE D ET AL | | C/O ANTHONY DENNARD | 351 ACOSTA ST | JACKSONVILLE |
| 055592 0000 | AUGUSTIN WILAIME | | 1640 WESTMINISTER AVE | | JACKSONVILLE |
| 055591 0000 | ALI ALBADOR D ET AL | | 2603 GREEN ST | | JACKSONVILLE |
| 055590 0000 | MURRY HILL GROUP 1 LLC | | 1510 WILLOW BRANCH AVE | | JACKSONVILLE |
| 055589 0000 | CECILE R JAMET 3604736 | | 100 PRINGLE AVE STE 650 | | WALNUT CREEK |
| 055588 0000 | LEWIS STREET TRUST 2512A | | PO BOX 56272 | | JACKSONVILLE |
| 055587 0010 | RIVERS BARBARA | | 408 STOCKTON ST | | JACKSONVILLE |
| 055587 0000 | MILES THELMA L ESTATE | | 402 STOCKTON ST | | JACKSONVILLE |
| 055552 0000 | STUDEMIRE ELIZABETH | | 2503 LEWIS ST | | JACKSONVILLE |
| 055551 0000 | WARE TASLESA L | | 1517 ROWE AVE | | JACKSONVILLE |
| 055550 0000 | LEWIS CARLO GERRARD | | 1129 SANTIAGO DR | | JACKSONVILLE |
| 055549 0000 | CARTER ROSEMERRY L | | 2527 LEWIS ST | | JACKSONVILLE |
| 055548 0000 | HARRELL SUSIE ET AL | | C/O SUSIE HARRELL | 2521 LEWIS ST | JACKSONVILLE |
| 055543 0000 | GASKIN DONALD C JR | | 10415 MONACO DR APT 56 | | JACKSONVILLE |
| 055542 0000 | MELEKE REALTY LLC | | 2508 HILAND ST | | JACKSONVILLE |
| 055541 0000 | CAMBRIDGE 5081 LLC | | 2199 NE 5TH AVE | | BOCA RATON |
| 055439 0005 | FLORIDA MECHANICAL SYSTEMS INC | | 2734 EDISON AVE | | JACKSONVILLE |
| 055436 0010 | SHEFOGLU ISMAIL | | 572 PRINDLE DR E | | JACKSONVILLE |
| 055436 0000 | SUMLAR JESSIE II ET AL | | 12682 SAMPSON RD | | JACKSONVILLE |
| 055435 0000 | DOUGLAS QUINTON LAMONT | | 2415 EDISON AVE | | JACKSONVILLE |
| 055434 0000 | TEWOLDE ABRAHAM ET AL | | 3953 ORIELY DR W | | JACKSONVILLE |
| 055433 0000 | DOUGLAS QUINTON L | | 2403 EDISON AVE | | JACKSONVILLE |
| | NORTH RIVERSIDE COMMUNITY ASSOCIATION | LINDA MOORE | 2637 EDISON AVE | | JACKSONVILLE |
| | NORTHWEST | VICTOR COLEMAN | 2118 18TH ST W | | JACKSONVILLE |
| | OPEN VOLUNTEER | RANDALL JACKSON | 5807 GILCHRIST OAKS CT | | JACKSONVILLE |

| MAIL_STATE | MAIL_ZIP |
|---|---|
| FL | 32202-4423 |
| WA | 98012 |
| FL | 32204-2606 |
| NV | 89121 |
| FL | 32208-3451 |
| NV | 89121 |
| NV | 89121 |
| FL | 32204 |
| FL | 32204 |
| FL | 32204-2523 |
| FL | 32207-5524 |
| FL | 32082 |
| FL | 32219 |
| NJ | 07106-1712 |
| FL | 32204-2603 |
| FL | 32809 |
| FL | 32204-2637 |
| FL | 32204-2637 |
| FL | 32209 |
| FL | 32217 |
| FL | 32081 |
| FL | 32256 |
| FL | 33701 |
| FL | 32258-8466 |
| FL | 32204-2605 |
| FL | 32254 |
| FL | 32219 |
| FL | 32204-2605 |
| FL | 32203 |
| FL | 32204 |
| FL | 32256 |
| FL | 32204-2639 |
| FL | 32204-2638 |
| FL | 32204 |
| FL | 32204 |
| FL | 32202 |
| FL | 33186 |
| FL | 32204-2555 |
| NV | 89121 |
| FL | 32223 |
| FL | 32250 |
| FL | 32204 |

| | |
|---|---|
| FL | 32204 |
| FL | 32259 |
| CA | 92591-1535 |
| FL | 32204 |
| FL | 32210 |
| FL | 32204-3509 |
| FL | 32205 |
| CA | 94596-7331 |
| FL | 32241 |
| FL | 32204-2547 |
| FL | 32204-2547 |
| FL | 32204-2554 |
| FL | 32208 |
| FL | 32221 |
| FL | 32204-2554 |
| FL | 32204 |
| FL | 32218 |
| FL | 32204 |
| FL | 33431-7610 |
| FL | 32254 |
| FL | 32225 |
| FL | 32218-2339 |
| FL | 32204 |
| FL | 32210 |
| FL | 32204 |
| FL | 32204 |
| FL | 32209 |
| FL | 32219 |

# Land Development Review


Acosta St
Stockton St
Belfort St
Woodlawn Ave
Lewis St
Orion St
Biggs St
Edison Ave
Osceola St
CSX Railroad
401
425
431
422
428
432
436
442
446
445
430
450
2517
2423
2415
2403
2435
403
402
406
412
416
415
425
433
441
445
449
455
440
434
2351
2341
2545
2540
524
525
555
2207
2331
2297
2261
2310
2294
2270
2288
2285
2263
2287
2291
2283
2298
538
2293
346
352
347
350
357
353
342
345
336
339
334
331
330
336
324
325
320
317
312
315
2306
2302
321
316
329
322
328
338
333
343
340
344
347
331
327
314
322
325
2519
322
2530
2524
2520
2514
2508
2502
2531
2527
2521
2515
2509
2503
347
351
2524
2520
2516
2512
402
408
2535
2529
2525
2523
2521
2517
420
2564
2556
2552
2548
326
2560
330
2573
2561
2553
2551
0
2543
2564
2562
2560
2552
2550
346
350
2561
2559
2555
2549
354
2560
2554
2546
2542
2534
434
435
0
0
442
2551
2540
524
525
555

*Planning Department*

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

**M E M O R A N D U M**

**TO:** Connor Corrigan
Current Planning Division

**FROM:** Susan Kelly
Community Planning Division

**RE:** Ordinance 2025-624 - 425-431 Stockton Street PUD

**DATE:** September 10, 2025

---

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

**Description of Proposed Rezoning Application**

| | |
|---|---|
| Current Land Use: | Medium Density Residential (MDR) |
| Proposed Land Use: | Community / General Commercial (CGC) |
| Current Zoning: | Residential Medium Density-A (RMD-A) |
| Proposed Zoning: | Planned Unit Development (PUD) |
| Development Area: | Urban Priority Area |
| Total Acres: | 0.45 of an acre |

**Comprehensive Land Use Policy Analysis**

**Is the proposed rezoning district consistent with the functional land use category identified in the 2045 Comprehensive Plan?**

**YES** [X*] **NO** [ ]

* Pending approval of companion land use amendment, Ordinance 2025-623

**ZONING REQUEST:**
The PUD is being sought to allow for flex-warehouse uses.

**LAND USE CATEGORY CONSISTENCY REVIEW:**
The 0.45 of an acre subject site is located on the east side of Stockton Street, between Edison Avenue and Lewis Street. According to the City's Functional Highways Classification Map, both Stockton Street and Edison Avenue are classified as collector roadways, and Lewis Street is classified as a local roadway.

The applicant is proposing a PUD rezoning from RMD-A to allow for the development of flex warehouse space. The applicant has filed a companion land use amendment application, which seeks to change the land use designation from MDR to CGC. This application is pending concurrently with the rezoning, pursuant to Ordinance 2025-623.

Community/General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods to reduce the number of Vehicle Miles Traveled. CGC allows for multi-family residential densities up to 60 units per acre in the Urban Priority Area, except as provided elsewhere in the Comprehensive Plan.

**All permitted and permissible uses within the PUD are consistent with the allowed uses, density and intensity requirements of the proposed CGC categories.**

**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 2045 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, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation. |
| Objective 1.1 | Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination. |
| Policy 1.1.8 | Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the Operative Provisions, in appropriate commercial infill locations, or as a Transit Oriented Development (TOD), as described in this element. |
| Policy 1.1.9 | Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:<br>• Potential for the development of blighting or other negative influences on abutting properties<br>• Traffic Impacts<br>• Site Access<br>• Transition of densities and comparison of percentage increase in density above average density of abutting developed properties |

- Configuration and orientation of the property
- Natural or man-made buffers and boundaries
- Height of development
- Bulk and scale of development
- Building orientation
- Site layout
- Parking layout
- Opportunities for physical activity, active living, social connection, and access to healthy food

Policy 1.1.21 Rezonings and 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 and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business with the intent that this balance of uses shall:

A. Foster vibrant, viable communities and economic development opportunities;
B. Address outdated development patterns; and/or
C. Provide 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.

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 1.1.22 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 1.2.8 Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance the following provisions:

1. Single family/non-residential (estimated flows of 600 gpd or less) where 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. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.

3. Subdivision (non-residential and residential) where:
   a. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.

b. Each lot is a minimum of ½ acre unsubmerged property.

c. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections the JEA Collection Systems available within a five (5) year period.

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

Objective 3.2 Promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

Policy 3.2.1 The City shall encourage development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

Policy 3.2.6 The City shall apply the locational criteria in the land use categories and the operative provisions of this element when reviewing commercial and industrial development and redevelopment for consistency with the character of the areas served, the availability of public facilities, and market demands.

Property Rights Element (PRE)

Goal 1 The City will recognize and respect judicially acknowledged and constitutionally protected private property rights in accordance with the Community Planning Act established in Chapter 163, Florida Statues.

Objective 1.1 Local decision making shall be implemented and applied with sensitivity for private property rights and shall not be unduly restrictive.

Policy 1.1.1 The City will ensure that private property rights are considered in local decision making.

Policy 1.1.2 The following rights shall be considered in local decision making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

**The proposed rezoning has been identified as being related to the following issues identified in the 2045 Comprehensive Plan. Based on this relationship, the rezoning application should be carefully evaluated for consistency or inconsistency with the following issues and related goals, objectives and/or policies:**

**AIRPORT ENVIRONMENT ZONE**
***Height Restriction Zone***

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

Future Land Use Element

Objective 2.6 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 in accordance with the requirements of Section 163.3177, F.S.

Policy 2.6.16 Airport Height and Hazard zones (HH) exist around all military and civilian airports within the city limits of Jacksonville. The horizontal limits of the zones and limitations on heights of obstructions within these zones are defined for each military airport in Naval Facilities Engineering Command (NAVFAC) P-80.3 01/82, on file with the Planning and Development Department, and for each civilian airport in Title 14, Code of Federal Regulations (CFR), Part 77 guidelines, on file with the Planning and Development Department. In order to assure that Title 14, CFR, Part 77 guidelines and NAVFAC P-80.3 01/82 guidelines are not exceeded and that no structure or obstruction is permitted that would raise a minimal obstruction clearance altitude, a minimum vectoring descent altitude or a decision height, all cell towers and any structure or obstruction that would extend into an Airport (HH) requires, in writing, comment from the U.S. Navy. Although written documentation from the U.S. Navy for military HH and from the FAA or JAA for civilian HH is not required for proposed structure heights below the listed height, United States Code (USC) Title 14, CFR Part 77 still applies.

**ARCHAEOLOGICAL SENSITIVITY**

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low 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 1.2.2 The City shall continue to review new development for the potential of archeologically significant sites. The City shall utilize the most current version of the Archeological Sensitivity Predictive Model to identify areas of high probability for artifact concentrations.

Policy 1.2.5 The Planning and Development Department shall maintain and update for planning and permitting purposes, a series of GIS data layers and maps depicting recorded archaeological sites, historic districts and local landmarks.

**BROWNFIELDS STUDY AREA**

This site is located within a Brownfields Study Area designated by Resolution 2011-383-A, and as defined in Section 376.79(5), F.S. Since the property is located within a Brownfields Study Area, the owner may request that the property be designated as a Brownfield Site. Not all properties located within the Brownfield Study Area are contaminated. A Brownfield Site is property where the expansion, redevelopment, or reuse of the property may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant. Tax credits may be available for properties designated as a Brownfield Site.

**EVACUATION ZONE**

The subject site is within Evacuation Zones C. As such, the companion land use application was routed to the City's Emergency Preparedness Division (EPD) for review. EPD was provided with the land use application and the development potential of the proposed land use amendment change.

Conservation /Coastal Management Element (CCME)

Policy 7.1.6 The City shall not amend the Future Land Use Element or the Future Land Use Map series unless; the requested change can be determined to not exceed the established hurricane evacuation times; the requested change is for a lower density; or the requested change for increased density provides adequate remedies to reduce impacts on hurricane evacuation times which exceed the acceptable standard.

# Conventional Rezonings

# 2025-0516

# REPORT OF THE PLANNING DEPARTMENT FOR

# APPLICATION FOR REZONING ORDINANCE 2025-0516

# AUGUST 21, 2025

The Planning Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2025-0516**.

| | |
|---|---|
| ***Location:*** | 5868 Lenox Avenue<br>Between Lane Avenue South and Delmar Street |
| ***Real Estate Number:*** | 011733-0000 |
| ***Current Zoning District:*** | Commercial Office (CO) |
| ***Proposed Zoning District:*** | Commercial Community/General-1 (CCG-1) |
| ***Current Land Use Category:*** | Community General Commercial (CGC) |
| ***Planning District:*** | Southwest, District 4 |
| ***Council District:*** | District 9 |
| ***Owners:*** | Solomon Siyoum<br>5859 Lenox Avenue<br>Jacksonville, Florida 32254 |
| ***Staff Recommendation:*** | **APPROVE** |

## GENERAL INFORMATION

Application for Rezoning Ordinance **2025-0516** seeks to rezone 0.76± acres of property from Commercial Office (CO) to Commercial Community/General-1 (CCG-1). The property is in the Community General Commercial (CGC) land use category within the Suburban Development Area of the Future Land Use Element of the 2045 Comprehensive Plan. The request is being sought to allow for a proposed Group Home / Assisted Living Facility which is permitted in CCG-1 but not under the existing zoning district. The area surrounding the site is a mix of Zoning Districts including CCG-2 to the east, IL and IBP to the north, and RMD-D to the west and south.

## 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 2045 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 2045 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

***1. Is the proposed rezoning consistent with the 2045 Comprehensive Plan?***

Yes. The 0.76-of-an-acre subject site is located at the southwest intersection of Lenox Avenue, a collector road, and Delmar Street, a local road. The site is also located in the CGC land use category, Planning District 4 (Southwest), Council District 9 and within the Urban Development Area.

According to the Category Descriptions of the Future Land Use Element (FLUE), CGC is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. CGC in the Urban Area is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure. Development that includes residential use is encouraged to provide support for commercial and other uses.

The maximum gross density for CGC in the Urban Area shall be 40 units/acre and there shall be no minimum density; unless otherwise stated in the Comprehensive Plan. In the absence of the availability of centralized potable water and/or wastewater, the maximum gross density of development permitted in this category shall be the same as allowed in Medium Density Residential (MDR) without such services.

CCG-1 is a primary zoning district in the CGC land use category. The proposed rezoning is consistent with the CGC land use category and the goals and objectives of the 2045 Comprehensive Plan.

**The proposed rezoning is consistent with the Community General Commercial land use category and the goals and objectives of the 2045 Comprehensive Plan.**

***2. Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?***

Yes. The proposed rezoning furthers the following goals, objectives, and policies of the 2045 Comprehensive Plan:

> **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.
>
> **Objective 1.1** Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination
>
> **Policy 1.1.22** 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.
>
> **Goal 3** To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.
>
> **Objective 3.2** Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.
>
> **Policy 3.2.1** The City shall encourage development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

**Airport Environment Zone**
The site is located within the 300-foot Height and Hazard Zone for Herlong Recreational 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).

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

No. The proposed rezoning is not in conflict with any portion of the City's land use regulations. If approved as recommended by the Staff of the Planning Department, the subject property will be rezoned from CO to CCG-1 and will be required to meet all development regulations of Chapter 656-Zoning Code, Chapter 654-Subdivision regulations and Florida Building Code Regulations.

## SURROUNDING LAND USE AND ZONING

The subject property is located on the south side of Lenox Avenue, on the southwest corner of the Lenox Avenue and Delmar Street. Within the immediate area, Lenox has been developed with a mix of commercial, industrial, and residential uses. The proposed commercial district, and more specifically the Group Home/ Assisted Living Facility, would be consistent with the established mixed uses in the immediate area. The CCG-2 Property to the east and the IL and IBP properties to the north contain service garages, while the RMD-D property to the west is built as a apartment complex. Nevertheless, the adjacent land use categories and zoning districts are as follows:

| Adjacent Property | Land Use Category | Zoning District | Current Use |
|---|---|---|---|
| **North** | LI | IBP | Single Family Dwellings / Retail |
| **South** | MDR | RMD-D | Vacant Government /Pond |
| **East** | CGC | CCG-2 | Service Garage |
| **West** | MDR | RMD-D | Vacant Government /Pond |

The Planning Department finds that the requested rezoning to CCG-1 will be consistent and compatible with the surrounding uses.

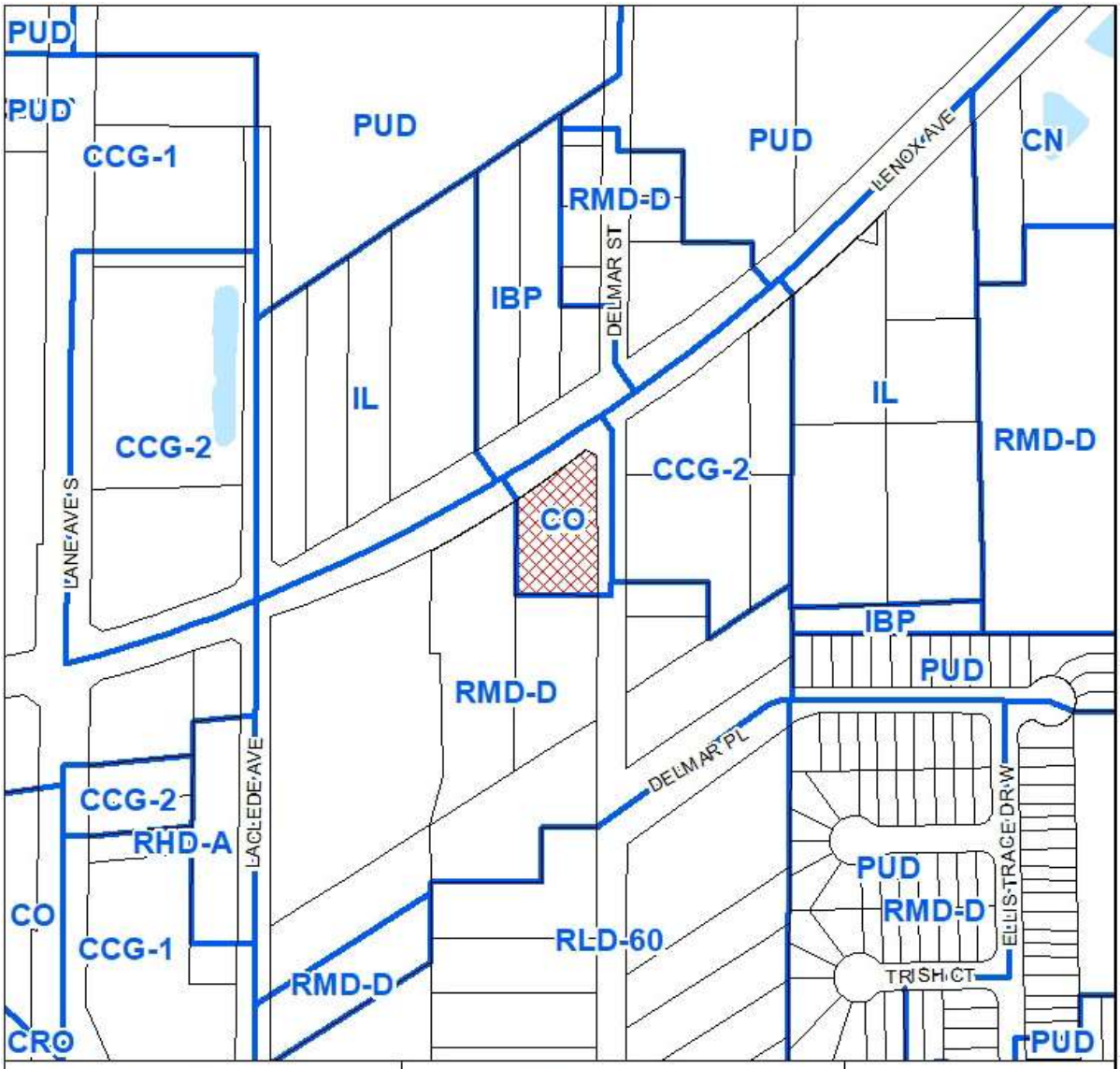
## SUPPLEMENTARY INFORMATION

The applicant provided proof of posting on August 14, 2025 to the Planning Department, that the Notice of Public Hearing signs were posted.

## RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning Ordinance **2025-0516** be **APPROVED**.

**Aerial View**

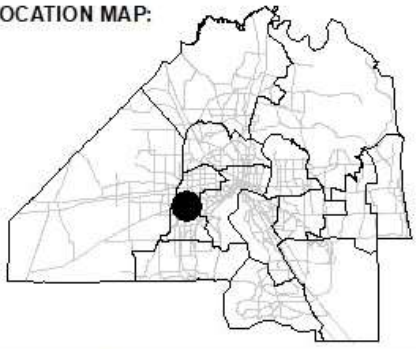



REQUEST SOUGHT:

**FROM:** CO

**TO:** CCG-2

LOCATION MAP:



N W E S

0 100 200 400
Feet

COUNCIL DISTRICT:
9

| ORDINANCE NUMBER | TRACKING NUMBER | EXHIBIT 2 |
|---|---|---|
| ORD-2025-0516 | T-2024-5974 | PAGE 1 OF 1 |

**Legal Map**

# Application For Rezoning To Conventional Zoning District

## Planning and Development Department Info

**Ordinance #** 2025-0516 **Staff Sign-Off/Date** CMC / 06/24/2025
**Filing Date** 07/17/2025 **Number of Signs to Post** 3

**Hearing Dates:**
**1st City Council** 08/26/2025 **Planning Comission** 08/21/2025
**Land Use & Zoning** 09/03/2025 **2nd City Council** 09/09/2025

**Neighborhood Association** OPEN VOLUNTEER
**Neighborhood Action Plan/Corridor Study** N/A

## Application Info

**Tracking #** 5974 **Application Status** FILED COMPLETE
**Date Started** 11/19/2024 **Date Submitted** 11/19/2024

## General Information On Applicant

**Last Name** SIYOUM **First Name** SOLOMON **Middle Name**

**Company Name**

**Mailing Address** 5859 LENOX AVE

**City** JACKSONVILLE **State** FL **Zip Code** 32254

**Phone** 7707125792 **Fax** 904 **Email** SOLOMONSIYOUM@YAHOO.COM

## General Information On Owner(s)

☐ **Check to fill first Owner with Applicant Info**

**Last Name** SIYOUM **First Name** SOLOMON **Middle Name**

**Company/Trust Name**

**Mailing Address** 5859 LENOX AVE

**City** JACKSONVILLE **State** FL **Zip Code** 32254

**Phone** 7707125792 **Fax** 904 **Email** SOLOMONSIYOUM@YAHOO.COM

## Property Information

**Previous Zoning Application Filed For Site?** ☐

**If Yes, State Application No(s)**

| Map | RE# | Council District | Planning District | From Zoning District(s) | To Zoning District |
|---|---|---|---|---|---|
| Map | 011733 0000 | 9 | 4 | CO | CCG-1 |

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

**Existing Land Use Category**
CGC

**Land Use Category Proposed?** ☐

**If Yes, State Land Use Application #**

**Total Land Area (Nearest 1/100th of an Acre)** 0.76

## Justification For Rezoning Application

THERE IS HUGE DEMAND FOR GROUP HOME/ASSISTED LIVING FOR THE ELDERS

## Location Of Property

**General Location**

5859 LENOX AVE

| House # | Street Name, Type and Direction | Zip Code |
|---|---|---|
| 5868 | LENOX AVE | 32254 |

**Between Streets**

**and**

## Required Attachments For Formal, Complete application

The following items must be attached to each application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below for inclusion of information required.

**Exhibit 1** ☑ A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.

**Exhibit A** ☐ Property Ownership Affidavit – Notarized Letter(s).

**Exhibit B** ☐ Agent Authorization - Notarized letter(s) designating the agent.

## Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

☑ One copy of the Deeds to indicate proof of property ownership.

## Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent MUST BE PRESENT at the public hearings. The required SIGN(S) must be POSTED on the property BY THE APPLICANT within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish PROOF OF PUBLICATION to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

## Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

☑ Agreed to and submitted

## Filing Fee Information

**1) Rezoning Application's General Base Fee:** $2,000.00

**2) Plus Cost Per Acre or Portion Thereof**

**0.76 Acres @ $10.00 /acre:** $10.00

**3) Plus Notification Costs Per Addressee**

**15 Notifications @ $7.00 /each:** $105.00

**4) Total Rezoning Application Cost:** $2,105.00

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

# Exhibit 1
# Legal Description
# November 19, 2024

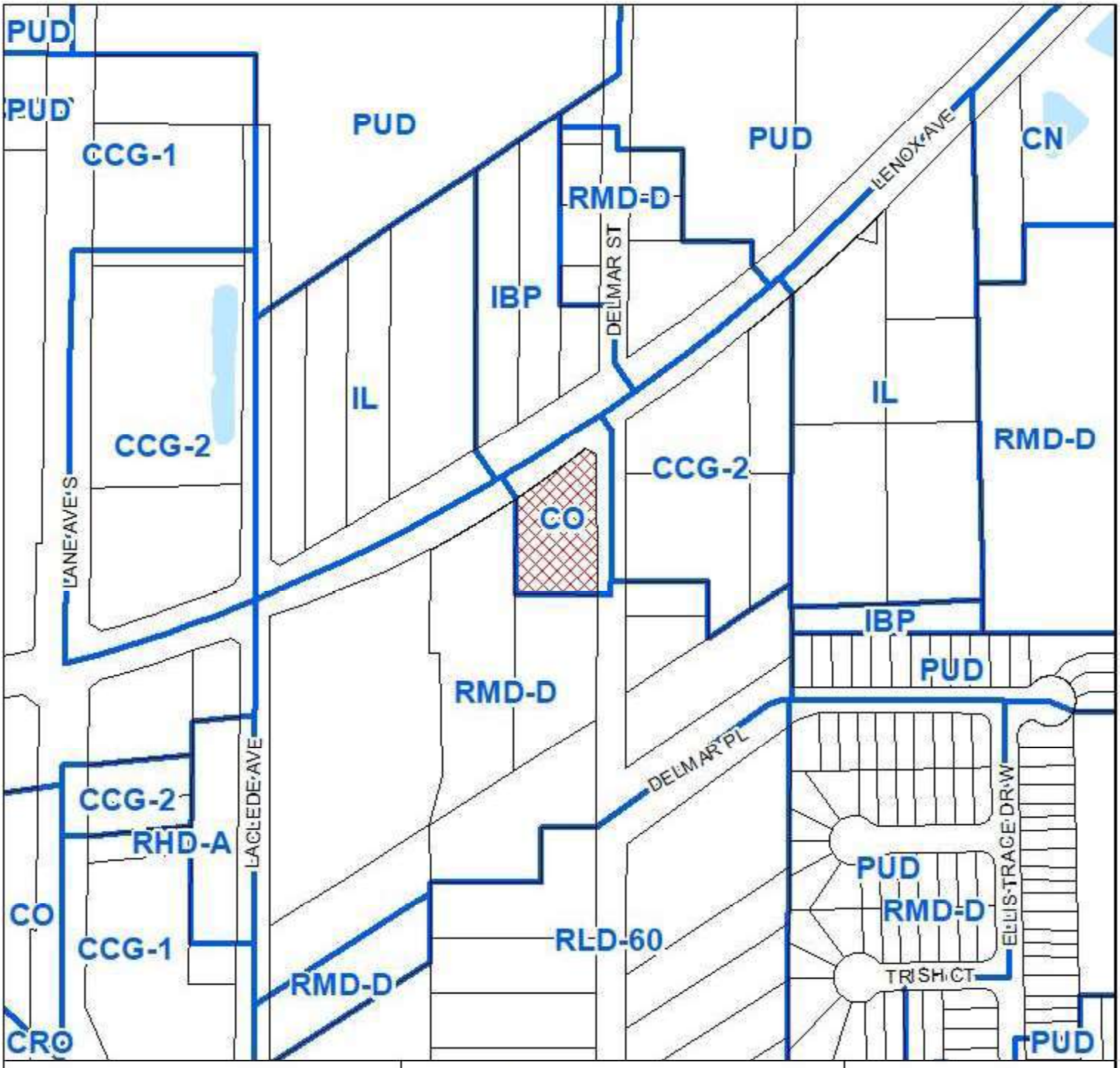
**PARCEL A:**
PART OF LOTS 1 AND 2, BLOCK E, LACKAWANNA, PLAT BOOK 4, PAGE 66, DUVAL COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ON THE WEST LINE OF DELMAR AVENUE, 324.78 FEET NORTH OF THE INTERSECTION OF THE LINE BETWEEN LOTS 1 AND 26, BLOCK E WITH THE WEST LINE OF SAID AVENUE; THENCE WEST, AT RIGHT ANGLES, TO DELMAR AVENUE, 150. FEET TO AN IRON; THENCE NORTH ALONG THE WEST LINE OF LOT 2, 81.8 FEET TO THE }:>RESENT SOUTH LINE OF LENOX AVENUE (NOW 80 FEET WIDE); THENCE NORTHEASTERLY ALONG LENOX AVENUE, 180 FEET TO THE WEST LINE OF DELMAR AVENUE; THENCE SOUTH ALONG THE WEST LINE OF DELMAR AVENUE 183 FEET TO THE BEGINNING.

**PARCEL B:**
PART OF LOTS 1 AND 2, BLOCK E, LACKAWANNA, PLAT BOOK 4, PAGE 66, DUVAL COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ON THE WEST LINE OF DELMAR AVENUE, 224.78 FEET NORTH OF THE INTERSECTION OF THE LINE BETWEEN LOTS 1 AND 26, BLOCK E WITH THEWESTLINE OF SAID AVENUE; THENCE WEST, AT RIGHT ANGLES, TO DELMAR AVENUE, 150 FEET TO AN IRON; THENCE NORTH ALONG THE WEST LINE OF LOT 2, 100 FEET TO AN IRON; THENCE EAST, 150 FEET TO THE WEST LINE OF DELMAR AVENUE; THENCE SOUTH ALONG SAID WEST LINE, 100 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF THE ABOVE PROPERTY DESCRIBED IN THE DEED TO THE CITY OF JACKSONVILLE RECORDED IN OFFICIAL RECORDS BOOK 10579, PAGE 391, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

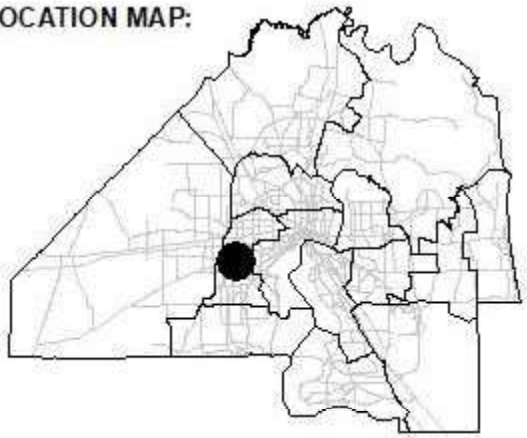



REQUEST SOUGHT:

**FROM:** CO

**TO:** CCG-2

LOCATION MAP:



N
W
L
S

0 100 200 400
Feet

COUNCIL DISTRICT:

9

TRACKING NUMBER

T-2024-5974

**EXHIBIT 2**
**PAGE 1 OF 1**

City of Jacksonville
Planning & Development Department
214 N. Hogan Street, Suite 300
Jacksonville, Florida 32202

# AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
## Corporation/Partnership/Trust/Other Entity

Solomon Siyoum ( Blue Nile LLC
Owner Name

5868 Lenox Ave
Address(es) for Subject Property

Real Estate Parcel Number(s) for Subject Property

Solomon Siyoum
Appointed or Authorized Agent(s)

change Zoning from RC to CCG1
Type of Request(s)/Application(s)

**STATE OF** Florida
**COUNTY OF** Duval

BEFORE ME, the undersigned authority, this day personally appeared Solomon Siyoum, hereinafter also referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the owner of 5868 Lenox Ave, a _____ Blue Nile LLC (the "Entity") that is the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above-noted request(s)/application(s) being made to the City of Jacksonville.*

2. Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.

3. That I, the undersigned, as an authorized representative of the Entity, have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on behalf of said Entity in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent the Entity, I attest that the application(s) is/are made in good faith.

4. Affiant further acknowledges that any change in ownership of the Subject Property and/or the designated agent(s) that occur prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require that a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.

5. I acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

**FURTHER AFFIANT SAYETH NAUGHT.**

Signature of Affiant

Soworn Siyoun

Printed/Typed Name of Affiant

*** Affiant shall provide documentation illustrating that Affiant is an authorized representative of the entity-owner of the Subject Property. This may be shown through a corporate resolution, power of attorney, printout from Sunbiz.org, trust agreement, etc.**

## NOTARIAL CERTIFICATE

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 18 day of June, 2025, by _____, as _____ for _____, who is ☒ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced _____.

Notary Public Signature

[NOTARY SEAL]

AARON JOSHUA
Notary Public - State of Florida
Commission # HH 325519
My Comm. Expires Oct 24, 2026
Bonded through National Notary Assn.

Aaron Joshua

Printed/Typed Name – Notary Public

My commission expires: _____

Aaron Joshua

**NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.**

**PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE**

# Detail by Entity Name

Florida Limited Liability Company
BLUE NILE LLC

**Filing Information**

| | |
|---|---|
| **Document Number** | L11000052140 |
| **FEI/EIN Number** | 30-0682797 |
| **Date Filed** | 05/03/2011 |
| **Effective Date** | 05/03/2011 |
| **State** | FL |
| **Status** | ACTIVE |

**Principal Address**

6010 Moncrief Rd
JACKSONVILLE,, FL 32209

Changed: 04/30/2023

**Mailing Address**

6010 Moncrief Rd
JACKSONVILLE, FL 32209

Changed: 04/30/2023

**Registered Agent Name & Address**

Siyoum, Solomon, President
6010 Moncrief Rd
JACKSONVILLE, FL 32209

Name Changed: 04/30/2019

Address Changed: 04/30/2023

**Authorized Person(s) Detail**

**Name & Address**

Title President

Siyoum, Solomon
6010 Moncrief Rd
JACKSONVILLE, FL 32209

Title Authorized Member

Maru, Mlete
6010 Moncrief Rd
JACKSONVILLE, FL 32209

**Annual Reports**

| Report Year | Filed Date |
|---|---|
| 2022 | 04/30/2022 |
| 2023 | 04/30/2023 |
| 2024 | 04/30/2024 |

**Document Images**

| | |
|---|---|
| 04/30/2024 -- ANNUAL REPORT | View image in PDF format |
| 04/30/2023 -- ANNUAL REPORT | View image in PDF format |
| 04/30/2022 -- ANNUAL REPORT | View image in PDF format |
| 04/29/2021 -- ANNUAL REPORT | View image in PDF format |
| 07/30/2020 -- ANNUAL REPORT | View image in PDF format |
| 04/30/2019 -- ANNUAL REPORT | View image in PDF format |
| 02/20/2018 -- ANNUAL REPORT | View image in PDF format |
| 03/20/2017 -- ANNUAL REPORT | View image in PDF format |
| 04/26/2016 -- ANNUAL REPORT | View image in PDF format |
| 03/13/2015 -- ANNUAL REPORT | View image in PDF format |
| 03/13/2014 -- ANNUAL REPORT | View image in PDF format |
| 10/30/2013 -- AMENDED ANNUAL REPORT | View image in PDF format |
| 04/19/2013 -- ANNUAL REPORT | View image in PDF format |
| 08/27/2012 -- ANNUAL REPORT | View image in PDF format |
| 05/03/2011 -- Florida Limited Liability | View image in PDF format |

Florida Department of State, Division of Corporations

Doc # 2023254772, OR BK 20895 Page 2057, Number Pages: 3,
Recorded 12/13/2023 05:11 PM, JODY PHILLIPS CLERK CIRCUIT COURT DUVAL COUNTY
RECORDING $27.00 DEED DOC ST $1225.00

**Prepared By and Return To:**
J. Riley Williams, PLC
2141 Park Street
Jacksonville, FL 32204

Order No.: 23-1682-10

Property Appraiser's Parcel I.D. (folio) Number:
011733-0000

# WARRANTY DEED

THIS WARRANTY DEED dated November 30, 2023, by Claudia French Barnes, f/k/a Claudia Ann Barnes, a married woman conveying property that is neither her primary residence nor her constitutional homestead,, whose post office address is 4229 Marquette Avenue, Jacksonville, Florida 32210 (the "Grantor"), to Blue Nile, LLC, a Florida Limited Liability Company, whose post office address is 7331 Buckskin Trail North, Jacksonville, Florida, 32277 (the "Grantee").

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Duval, State of Florida, viz:

PARCEL A:

PART OF LOTS 1 AND 2, BLOCK E, LACKAWANNA, PLAT BOOK 4, PAGE 66, DUVAL COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ON THE WEST LINE OF DELMAR AVENUE, 324.78 FEET NORTH OF THE INTERSECTION OF THE LINE BETWEEN LOTS 1 AND 26, BLOCK E WITH THE WEST LINE OF SAID AVENUE; THENCE WEST, AT RIGHT ANGLES, TO DELMAR AVENUE, 150 FEET TO AN IRON; THENCE NORTH ALONG THE WEST LINE OF LOT 2, 81.8 FEET TO THE PRESENT SOUTH LINE OF LENOX AVENUE (NOW 80 FEET WIDE); THENCE NORTHEASTERLY ALONG LENOX AVENUE, 180 FEET TO THE WEST LINE OF DELMAR AVENUE; THENCE SOUTH ALONG THE WEST LINE OF DELMAR AVENUE 183 FEET TO THE BEGINNING.

PARCEL B:

PART OF LOTS 1 AND 2, BLOCK E, LACKAWANNA, PLAT BOOK 4, PAGE 66, DUVAL COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ON THE WEST LINE OF DELMAR AVENUE, 224.78 FEET NORTH OF THE INTERSECTION OF THE LINE BETWEEN LOTS 1 AND 26, BLOCK E WITH THE WEST LINE OF SAID AVENUE; THENCE WEST, AT RIGHT ANGLES, TO DELMAR AVENUE, 150 FEET TO AN IRON; THENCE NORTH ALONG THE WEST LINE OF LOT 2, 100 FEET TO AN IRON; THENCE EAST, 150 FEET TO THE WEST LINE OF DELMAR AVENUE; THENCE SOUTH ALONG SAID WEST LINE, 100 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF THE ABOVE PROPERTY DESCRIBED IN THE DEED TO THE CITY OF JACKSONVILLE RECORDED IN OFFICIAL RECORDS BOOK 10579, PAGE 391, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Subject to easements, restrictions, reservations and limitations 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: 2022.

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

Signed, sealed and delivered in presence of:

Witness Signature

Claudia French Barnes, f/k/a Claudia Ann Barnes

Printed Name of First Witness

Witness Signature

Printed Name of Second Witness

STATE OF Florida

COUNTY OF Duval

The foregoing instrument was executed and acknowledged before me by means of X Physical Presence or _____ Online Notarization this 29th day of November, 2023 by Claudia French Barnes, f/k/a Claudia Ann Barnes who provided FL. D.L. as identification.

Notary Public

Print Name: _____

My Commission Expires:

MICHELLE A. DURANT
Notary Public-State of Florida
Commission # HH 216269
My Commission Expires
January 12, 2026

Building Community®

June 24, 2025

JEA
225 N Pearl St.
Jacksonville, FL 32202

To Whom It May Concern

Our records reflect that the following individual has applied for service with JEA.

Customer Name: SIYOUM,SOLOMON T
Account Number: 1071358228
Customer Address: 5868 LENOX AVE, JACKSONVILLE, FL, 32205
Type of Service(s): Electric and Water
Start Date: 12/6/23
Confirmation # 1071358228

We appreciate your business and count on you as one of our valued customers. If you have any questions or need further assistance, please call one of our Customer Advisors at (904) 665-6000 or (800) 683-5542. Advisors are available Monday through Friday between 7:00 a.m. and 6:00 p.m.

Sincerely,

JEANETTE

Customer Advisor

Jim Overton
Duval County
Date Time: 06/24/2025 11:08AM
Drawer: P01
Clerk: GJA
Transaction: 7543432

| Item | Paid |
|---|---|
| CR Processing: | $2,105.00 |
| CR778751 | |
| Solomon Siyoum | |
| 5839 Lenox Avenue | |
| Total: | $2,105.00 |

Receipt: 395-26-00509704

| | |
|---|---|
| Total Tendered | $2,105.00 |
| PIN Debit: | $2,105.00 |
| Visa CC#XXXX-6284 | |
| Confirmation number: | |
| 33401740051 | |
| AID: A0000000980840 | |
| TDS: emv | |
| Application Label: US | |
| DEBIT | |
| PIN Statement: I | |
| Auth Code: 095878 | |
| Balance: | $0.00 |
| Convenience Fee: | $2.50 |
| Total Charged: | $2,107.50 |

Paid By: SIYOUM, SOLOMON

## val County, City Of Jacksonville
## Jim Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

# General Collection Receipt

Date: 6/24/2025
Email: CCorrigan@coj.net

olomon Siyoum
5839 Lenox Avenue
**on**: Application for Conventional Rezoning Z-5974

| Activity | Interfund | Future | Debit Amount | Credit Amount |
|---|---|---|---|---|
| 00000000 | 00000 | 0000000 | 2105.00 | 0.00 |
| 00000000 | 00000 | 0000000 | 0.00 | 2105.00 |

**Total Due: $2,105.00**

---

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

Account No: CR778751
**REZONING/VARIANCE/EXCEPTION**

Date: 6/24/2025

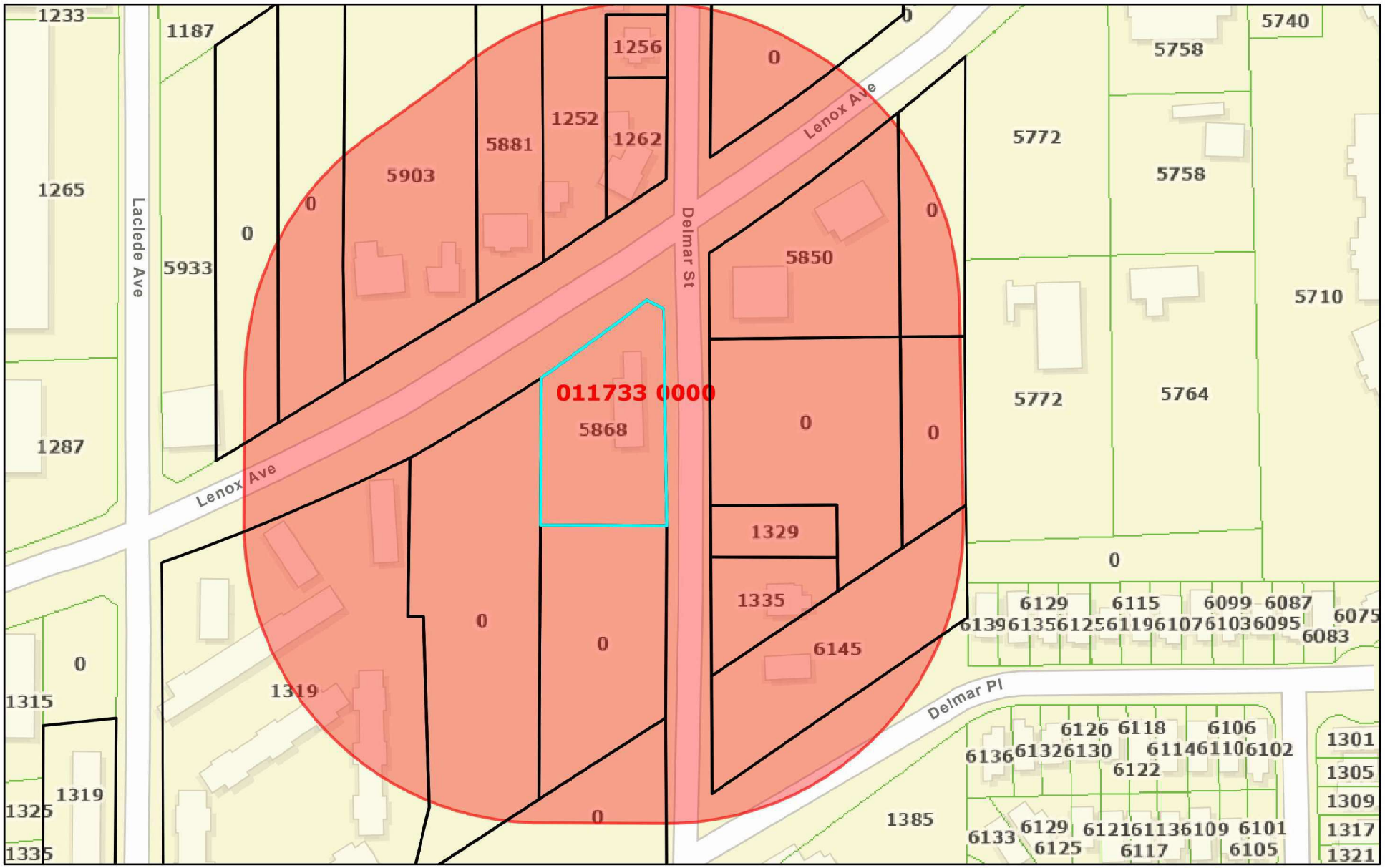
**Name**: Solomon Siyoum
**Address**: 5839 Lenox Avenue
**Description**: Application for Conventional Rezoning Z-5974

**Total Due: $2,105.00**

| RE | LNAME | LNAME2 | MAIL_ADDR1 | MAIL_ADDR2 | MAIL_ADDR3 | MAIL_CITY | MAIL_STATE |
|---|---|---|---|---|---|---|---|
| 011736 0000 | MIRABELLA DEVELOPMENT INC | | 5930 LENOX AVE | | | JACKSONVILLE | FL |
| 011735 0500 | CITY OF JACKSONVILLE | | C/O CITY REAL ESTATE DIV | 214 N HOGAN ST 10TH FL | | JACKSONVILLE | FL |
| 011733 0000 | BLUE NILE LLC | | 7331 BUCKSKIN TRL N | | | JACKSONVILLE | FL |
| 011716 0000 | SOUTHERN IMPRESSION HOMES LLC | | 10151 DEERWOOD PARK BLVD BLDG 400 STE 300 | | | JACKSONVILLE | FL |
| 011715 0000 | B & S INVESTMENT PROPERTIES LLC | | 2400 ORMSBY CIR W | | | JACKSONVILLE | FL |
| 011714 0010 | MCALPIN FRED III | | 207 WOODLINE CT | | | MULLICA HILL | NJ |
| 011714 0005 | LAXMI JAX LLC | | 411 WALNUT ST | | | GREEN COVE SPRINGS | FL |
| 011712 0000 | BRYAN WALTER H JR FAMILY TRUST | | P O BOX 6772 | | | JACKSONVILLE | FL |
| 011704 0000 | TRUST FOR CHILDREN | | PO BOX 49158 | | | JACKSONVILLE BEACH | FL |
| 011703 0000 | LYNCH ROGER J LIFE ESTATE | | 5743 CEDAR OAKS DR | | | JACKSONVILLE | FL |
| 011701 0000 | A GALLEY PROPERTIES LLC | | 542 EDGEWOOD AVE S | | | JACKSONVILLE | FL |
| 011700 0000 | MALIH JASON ET AL | | 1347 CASSAT AVE | | | JACKSONVILLE | FL |
| 011698 0000 | PROGRESS RESIDENTIAL BORROWER 20 LLC | | P O BOX 4090 | | | SCOTTSDALE | AZ |
| 011697 0000 | SALING TODD | | 7019 TYNAN AVE | | | JACKSONVILLE | FL |
| 011695 0000 | CHITHRIKI BABU | | 14909 VENOSA CIR | | | JACKSONVILLE | FL |
| | OPEN VOLUNTEER | RANDALL JACKSON | 5807 GILCHRIST OAKS CT | | | JACKSONVILLE | FL |
| | SOUTHWEST | CHRISTINA PURDY | 6008 LAKE COVE AV | | | JACKSONVILLE | FL |
| | THE POTTER'S HOUSE CHRISTIAN FELLOWSHIP, | NARLENE MCLAUGHLIN | 5732 NORMANDY BLVD | | | JACKSONVILLE | FL |

| MAIL_ZIP |
| --- |
| 32205 |
| 32202 |
| 32277 |
| 32256 |
| 32210 |
| 08062 |
| 32243 |
| 32236 |
| 32240 |
| 32210 |
| 32205-5333 |
| 32205 |
| 85261 |
| 32211 |
| 32258 |
| 32219 |
| 32222 |
| 32205 |

# Land Development Review




June 24, 2025

Parcels

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Esri Community Maps Contributors, City of Jacksonville, Nassau County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom,

*Planning Department*

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

**M E M O R A N D U M**

**TO:** Connor Corrigan
Current Planning Division

**FROM:** Maddie Read
Community Planning Division

**RE:** Ordinance 2025-516

**DATE:** August 5, 2025

---

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

**Description of Proposed Rezoning Application**

| | |
|---|---|
| Current Land Use: | Community/General Commercial (CGC) |
| Proposed Land Use: | N/A |
| Current Zoning: | Commercial Office (CO) |
| Proposed Zoning: | Commercial Community/General-1 (CCG-1) |
| Development Area: | Urban Area |
| Total Acres: | 0.76 of an acre |

**Comprehensive Land Use Policy Analysis**

**Is the proposed rezoning district consistent with the functional land use category identified in the 2045 Comprehensive Plan?**

**YES** [X] [ ]

**ZONING REQUEST:**
Rezone from CO to CCG-1.

**LAND USE CATEGORY CONSISTENCY REVIEW:**
The 0.76-of-an-acre subject site is located at the southwest intersection of Lenox Avenue, a collector road, and Delmar Street, a local road. The site is also located in the CGC land use category, Planning District 4 (Southwest), Council District 9 and within the Urban Development Area.

According to the Category Descriptions of the Future Land Use Element (FLUE), CGC is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. CGC in the Urban Area is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure. Development that includes residential use is encouraged to provide support for commercial and other uses.

The maximum gross density for CGC in the Urban Area shall be 40 units/acre and there shall be no minimum density; unless otherwise stated in the Comprehensive Plan. In the absence of the availability of centralized potable water and/or wastewater, the maximum gross density of development permitted in this category shall be the same as allowed in Medium Density Residential (MDR) without such services.

CCG-1 is a primary zoning district in the CGC land use category. The proposed rezoning is consistent with the CGC land use category and the goals and objectives of the 2045 Comprehensive Plan.

**To ensure compliance with the provisions of the 2045 Comprehensive Plan, zoning staff should analyze the proposed zoning application in relation to the following goals, objectives, policies and/or text of the 2045 Comprehensive Plan. This analysis should be included within the staff report for the zoning application.**

Future Land Use Element:
Development Area:
Urban Area (UA): The UA is the second tier Development Area and generally corresponds the densely developed portions of the City that have been in residential or with employment generating uses prior to consolidation. It also includes major corridors which connect the other Development Areas. Similar to the Urban Priority Area (UPA), the intent of the UA is to encourage revitalization and the use of existing infrastructure through redevelopment and infill development, but at moderate urban densities which are transit friendly. Also similar to the UPA, the UA is intended to support multi-modal transportation and the reduction of per capita greenhouse gas emissions and vehicle miles traveled. Development is encouraged to employ urban development characteristics as further described in each land use plan category.

| | |
|---|---|
| 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. |
| Objective 1.1 | Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination. |
| Policy 1.1.21 | Rezonings and 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 and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business with the intent that this balance of uses shall:<br><br>A. Foster vibrant, viable communities and economic development opportunities;<br>B. Address outdated development patterns; and/or<br>C. Provide 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. |

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 1.1.22 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 1.2.8 Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.
Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance the following provisions:

1. Single family/non-residential (estimated flows of 600 gpd or less) where 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. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
3. Subdivision (non-residential and residential) where:
    a. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.
    b. Each lot is a minimum of ½ acre unsubmerged property.
    c. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections the JEA Collection Systems available within a five (5) year period.

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

Objective 3.2 Promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

Policy 3.2.1 The City shall encourage development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

Property Rights Element (PRE)

Goal 1 The City will recognize and respect judicially acknowledged and constitutionally protected private property rights in accordance with the Community Planning Act established in Chapter 163, Florida Statues.

Objective 1.1 Local decision making shall be implemented and applied with sensitivity for private property rights and shall not be unduly restrictive.

Policy 1.1.1 The City will ensure that private property rights are considered in local decision making.

Policy 1.1.2 The following rights shall be considered in local decision making:

- The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
- The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
- The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
- The right of a property owner to dispose of his or her property through sale or gift.

**The proposed rezoning has been identified as being related to the following issues identified in the 2045 Comprehensive Plan. Based on this relationship, the rezoning application should be carefully evaluated for consistency or inconsistency with the following issues and related goals, objectives and/or policies:**

**Airport Environment Zone**

The site is located within the 300-foot Height and Hazard Zone for Herlong Recreational 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 2.6 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 in accordance with the requirements of Section 163.3177, F.S.

Policy 2.6.16 Airport Height and Hazard zones (HH) exist around all military and civilian airports within the city limits of Jacksonville. The horizontal limits of the zones and limitations on heights of obstructions within these zones are defined for each military airport in Naval Facilities Engineering Command (NAVFAC) P-80.3 01/82, on file with the Planning and Development Department, and for each civilian airport in Title 14, Code of Federal Regulations (CFR), Part 77 guidelines, on file with the Planning and Development Department. In order to assure that Title 14, CFR, Part 77 guidelines and NAVFAC P-80.3 01/82 guidelines are not exceeded and that no structure or obstruction is permitted that would raise a minimal obstruction clearance altitude, a minimum vectoring descent altitude or a decision height, all cell towers and any structure or obstruction that would extend into an Airport (HH) requires, in writing, comment from the U.S. Navy. Although written documentation from the U.S. Navy for military HH and from the FAA or JAA for civilian HH is not required for proposed structure heights below the listed height, United States Code (USC) Title 14, CFR Part 77 still applies.

**Archaeological Sensitivity**

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

Historic Preservation Element

Policy 1.2.2 The City shall continue to review new development for the potential of archeologically significant sites. The City shall utilize the most current version of the Archeological Sensitivity Predictive Model to identify areas of high probability for artifact concentrations.

Policy 1.2.5 The Planning and Development Department shall maintain and update for planning and permitting purposes, a series of GIS data layers and maps depicting recorded archaeological sites, historic districts and local landmarks.

# 2025-0630

# REPORT OF THE PLANNING DEPARTMENT FOR

# APPLICATION FOR REZONING ORDINANCE 2025-0630

## September 18th, 2025

The Planning Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2025-0630**.

| | |
|---|---|
| ***Location:*** | 0 Commonwealth Ave between Superior Street and McDuff Ave |
| ***Real Estate Number(s):*** | 056763-0000 |
| ***Current Zoning District(s):*** | Residential Low Density-60 (RLD-60) |
| ***Proposed Zoning District:*** | Residential Medium Density-B (RMD-B) |
| ***Current Land Use Category:*** | Low Density Residential (LDR) |
| ***Planning District:*** | Northwest, District 5 |
| ***Council District:*** | 9 - District |
| ***Applicant/Owner:*** | Charles Powell<br>1127 Evening Stroll Lane<br>Jacksonville, Florida 32221 |
| ***Staff Recommendation:*** | **DENY** |

## GENERAL INFORMATION

Application for Rezoning Ordinance **2025-0630** seeks to rezone 2.01 acres of land from the Residential Low Density-60 (RLD-60) Zoning District to the Residential Medium Density-B (RMD-B) Zoning District. The site is an infill property which is surrounded by single-family dwellings. The property has 60 feet of road frontage off Commonwealth Ave through a lot similar in size to the adjacent single-family lots. This lot would be used as accessway to a proposed larger multi-family development deeper into the lot. RMD-B would allow up to 14 units to be developed on the lot, which the Planning Department finds that such a dense development would be an intrusion of multi-family to a predominantly single-family area. For these reasons, the Planning Department is recommending this application be denied.

## 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 2045 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 2045 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

***1. Is the proposed rezoning consistent with the 2045 Comprehensive Plan?***

Yes. The 2.01-acre subject site is located on the south side of Commonwealth Avenue between Superior Street and McDuff Avenue North. According to the City's Functional Highway Classification map, Commonwealth Avenue and McDuff Avenue North are classified as minor arterial roadways, and Superior Street is classified as a local roadway. The proposed rezoning site is located in Planning District 5 (Northwest), Council District 9, and the Urban Priority Development Area. The subject site is in the Low-Density Residential land use category. The applicant seeks to rezone the subject site from RLD-60 to RMD-B.

According to the Category Descriptions of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan, Low Density Residential (LDR) in the Urban Priority Area is intended to promote neighborhoods in need of redevelopment and to provide a compact single-family development typology that is supportive of transit, neighborhood commercial uses and services. The maximum gross density in the Urban Priority Area shall be 7 units/acre when centralized potable water and wastewater services are available to the site and there shall be no minimum density. 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. Based on the JEA availability letter submitted by the applicant, the site appears to have access to public water and sewer.

RMD-B is a secondary zoning district in the LDR land use category, and therefore the proposed rezoning is consistent with the Low Density Residential Category as defined in the 2045 Comprehensive Plan.

***2. Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?***

No. This proposed rezoning is inconsistent with the 2045 Comprehensive Plan, and does not further the following goals, objectives and policies contained herein, including:

| | |
|---|---|
| Objective 1.1 | Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourage proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination. |

*While this proposed rezoning would allow for compact development and would avoid unnecessary urban sprawl, the Current Planning Division does not find this proposed use to be compatible with the 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 residents. 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 Comprehensive Plan and Land Development Regulations. |

*The Planning Department finds that this proposed rezoning would not protect the single-family residential neighborhoods in the area. It is unreasonable to impose a multi-family development in a large infill lot directly behind homeowners of single-family dwellings.*

**Adaptation Action Area (AAA)**

Approximately 0.35 acres of the rezoning site is within the AAA. The AAA boundary is a designation in the City's 2045 Comprehensive Plan which identifies areas that experience coastal flooding due to extreme high tides and storm surge, and that is vulnerable to the related impacts of rising sea levels for the purpose of prioritizing funding for infrastructure needs and adaptation planning. The AAA is defined as those areas within the projected limit of the Category 3 storm surge zone, those connected areas of the 100-year and 500-year Flood Zone, and additional areas determined through detailed flood analysis.

The applicant is encouraged to consider site design measures, such as clustering development away from the AAA, to protect development from the impacts of flooding.

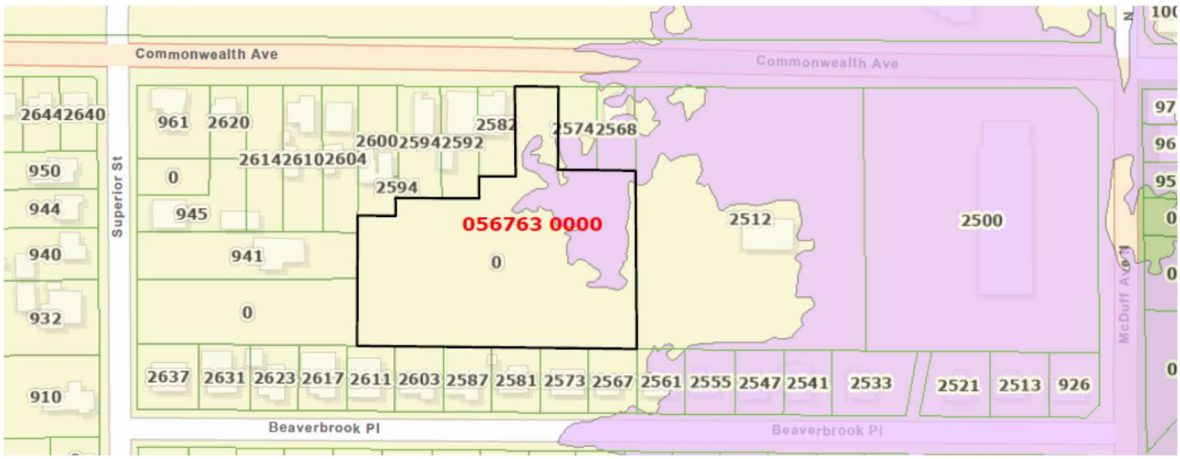
Conservation/Coastal Management Element (CCME)

Policy 13.1.2 The City shall recognize existing regulations, programs and policies that overlap with the AAA and that are currently in place to limit public investment and address appropriate development and redevelopment practices related to flooding. These regulations, programs and policies include but are not limited to the floodplain management ordinance, CHHA policies, the Local Mitigation Strategy and the Post Disaster Redevelopment Plan and shall only be applied in cases where such regulation would otherwise apply to a development or redevelopment project.

Policy 13.3.1 The City shall consider the implications of the AAA when reviewing changes to the use, intensity and density of land lying within the AAA.

Policy 13.3.6 In order to guide development away from the Adaptation Action Area (AAA) towards areas that are already high, dry, and connected, the Planning and Development Department shall explore the feasibility of offering density bonuses, transfers of development rights, clustering development entitlements, or other strategies to limit new development within the AAA or environmentally sensitive or special flood hazard areas, or as an incentive for a development's use of low impact development stormwater solutions.

**Map of Adaptation Action Area**




**Downtown Brownfields Pilot Program Area**

The property is located within the Downtown Brownfields Pilot Program Area. The City of Jacksonville designated properties in the downtown area as a Pilot Program Brownfields Area by City Council Resolution Number 2000-125-A. The property owner may request that the property be designated a Brownfields Site. A Brownfields Site is property where the expansion, redevelopment, or reuse of the property may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Tax credits may be available for properties designated as a Brownfields Site.

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

No. The Planning Department finds that the proposed rezoning does not appear to be in conflict with any portion of the City's land use regulations. The proposed rezoning will allow a continuance of residential/multi-family development in the area and provide a greater variety of housing types and services. However, given the established pattern of development and location of the proposed development, Staff finds this rezoning to be a disruption of the established single-family development pattern.

## SURROUNDING LAND USE AND ZONING

The subject property was first platted in 1945 and surrounding neighborhoods developed as single family are zoned RLD-60 and have been historically developed as single family. The property is located on Commonwealth Ave with the surrounding uses, land use categories and zoning as follows:

| Adjacent Properties | Land Use Category | Zoning District | Current Use |
|---|---|---|---|
| North | PBF | PBF-1 | COJ Fleet Management Facility |
| East | CGC | CGC-2 | Auto-Rental |
| South | LDR | RLD-60 | Single-Family Dwellings |
| West | LDR | RLD-60 | Single-Family Dwellings |

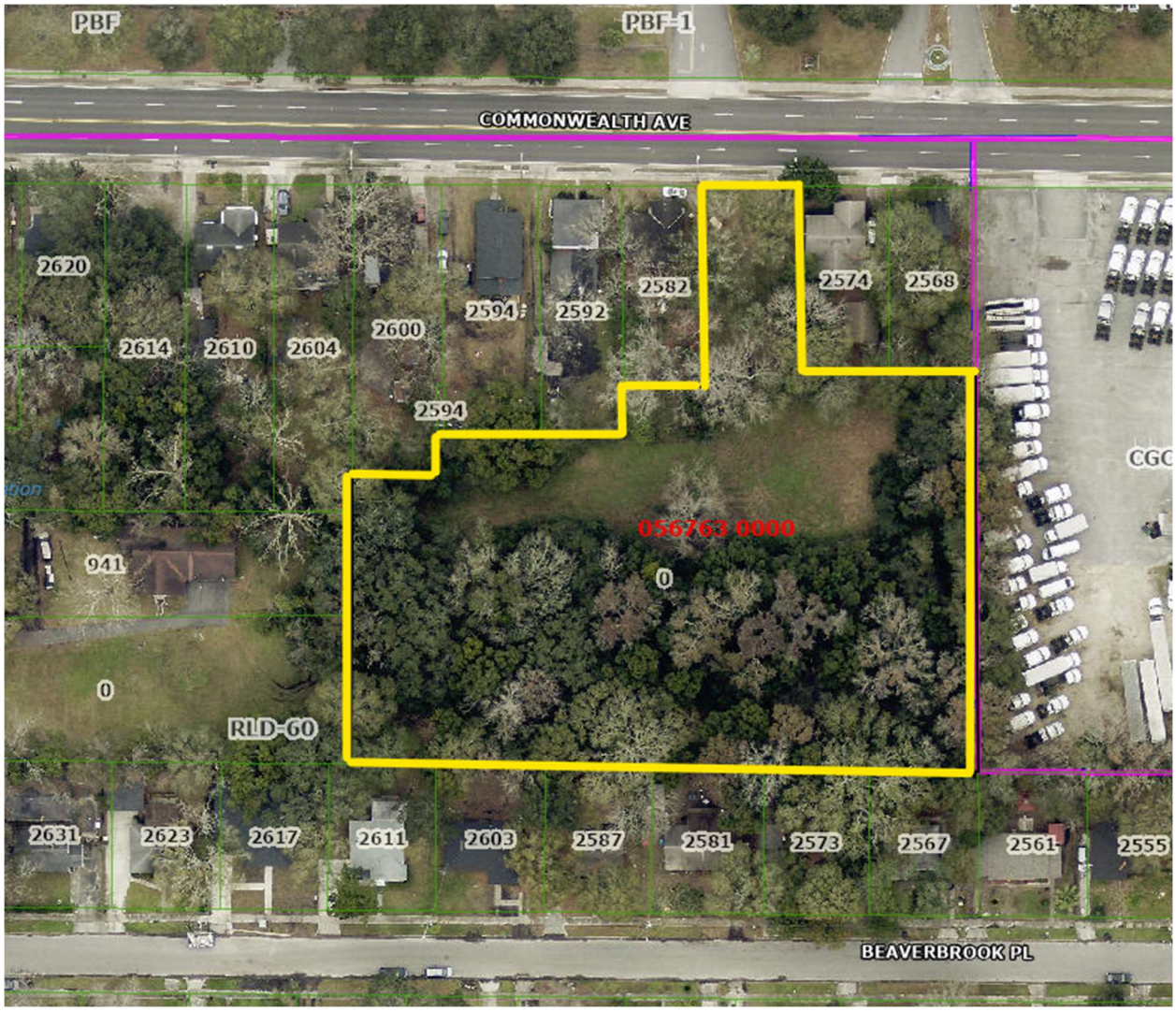
The proposed rezoning to RMD-B will **NOT** be consistent and compatible with the surrounding residential uses in the area.

## SUPPLEMENTARY INFORMATION

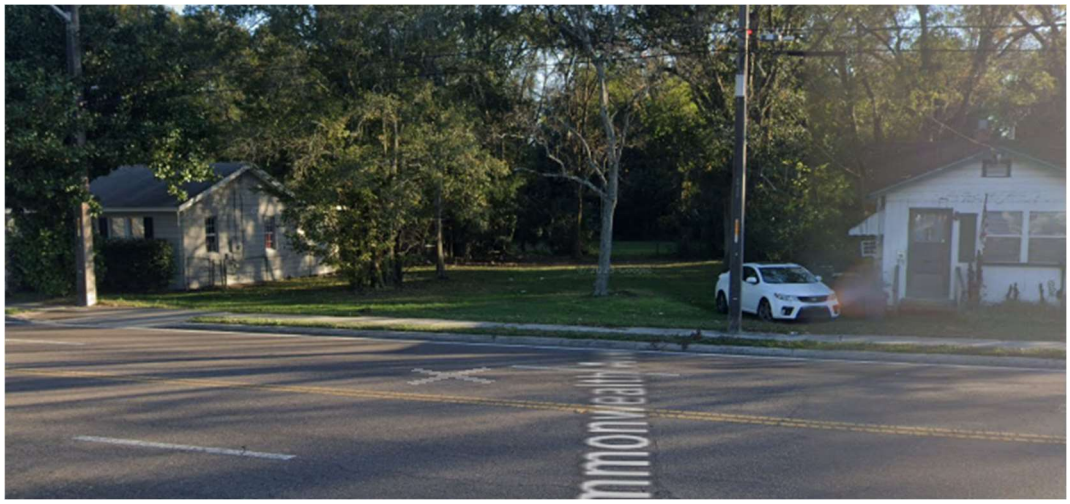
Upon visual inspection of the subject property on September 10th, 2025 the required Notice of Public Hearing sign **was** posted:

## RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning Ordinance **2025-0630 be DENIED.**

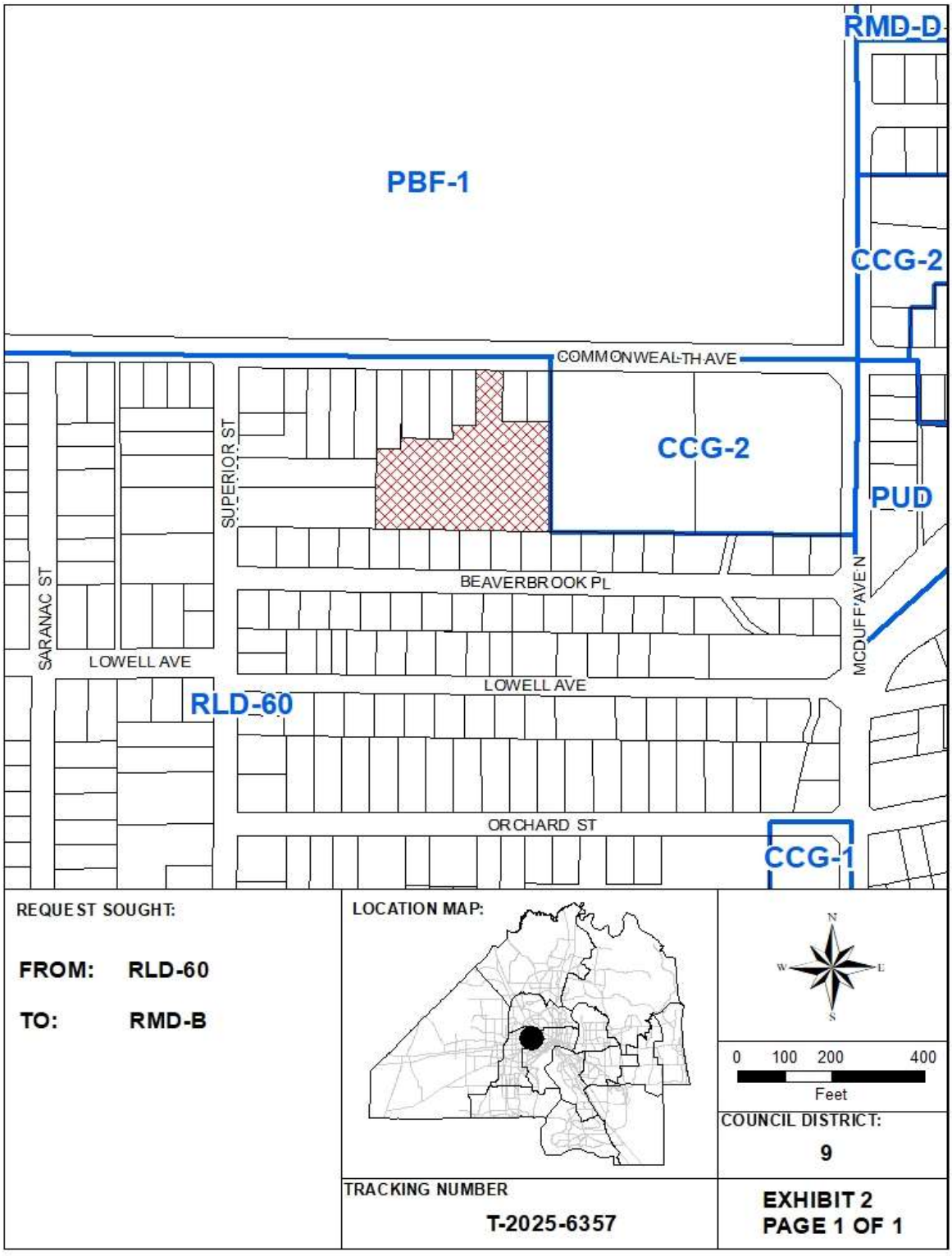



**Aerial View of the Property**



**View of the property from Commonwealth Ave**

**View of the property from the entrance on Commonwealth Ave**


RMD-D
PBF-1
CCG-2
COMMONWEALTH AVE
CCG-2
PUD
SUPERIOR ST
BEAVERBROOK PL
SARANAC ST
LOWELL AVE
MCDUFF AVE N
LOWELL AVE
RLD-60
ORCHARD ST
CCG-1
REQUEST SOUGHT:
FROM: RLD-60
TO: RMD-B
LOCATION MAP:
N
W
E
S
0 100 200 400
Feet
COUNCIL DISTRICT:
9
TRACKING NUMBER
T-2025-6357
EXHIBIT 2
PAGE 1 OF 1

**Legal Map**

## Application For Rezoning To Conventional Zoning District

### Planning and Development Department Info

**Ordinance #** **Staff Sign-Off/Date** STN / 08/06/2025
**Filing Date** 08/06/2025 **Number of Signs to Post** 1

**Hearing Dates:**
**1st City Council** 09/23/2025 **Planning Comission** 09/18/2025
**Land Use & Zoning** 10/07/2025 **2nd City Council** N/A

**Neighborhood Association** OPEN VOLUNTEER, JOSHUA CHRISTIAN ACADEMY, WOODSTOCK NEIGHBORHOOD ASSOCIATION
**Neighborhood Action Plan/Corridor Study**

### Application Info

**Tracking #** 6357 **Application Status** PAID
**Date Started** 06/16/2025 **Date Submitted** 06/16/2025

### General Information On Applicant

**Last Name** POWELL
**First Name** CHARLES
**Middle Name**
**Company Name**
**Mailing Address** 1127 EVENING STROLL LANE
**City** JACKSONVILLE
**State** FL
**Zip Code** 32221
**Phone** 9047701190
**Fax** 904
**Email**

### General Information On Owner(s)

☐ **Check to fill first Owner with Applicant Info**

**Last Name** POWELL
**First Name** CHARLES
**Middle Name**
**Company/Trust Name**
**Mailing Address** 1127 EVENING STROLL LANE
**City** JACKSONVILLE
**State** FL
**Zip Code** 32221
**Phone** 9047701190
**Fax** 904
**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 | 056763 0000 | 9 | 5 | RLD-60 | RMD-B |

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)** 2.01

## Justification For Rezoning Application

## Location Of Property

**General Location**
SOUTHSIDE OF COMMONWEALTH AVE; WEST OF MCDUFF AVENUE NORTH

| House # | Street Name, Type and Direction | Zip Code |
|---|---|---|
| 0 | COMMONWEALTH AVE | 32254 |

**Between Streets**
SUPERIOR ST **and** MCDUFF AVE N

## 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**

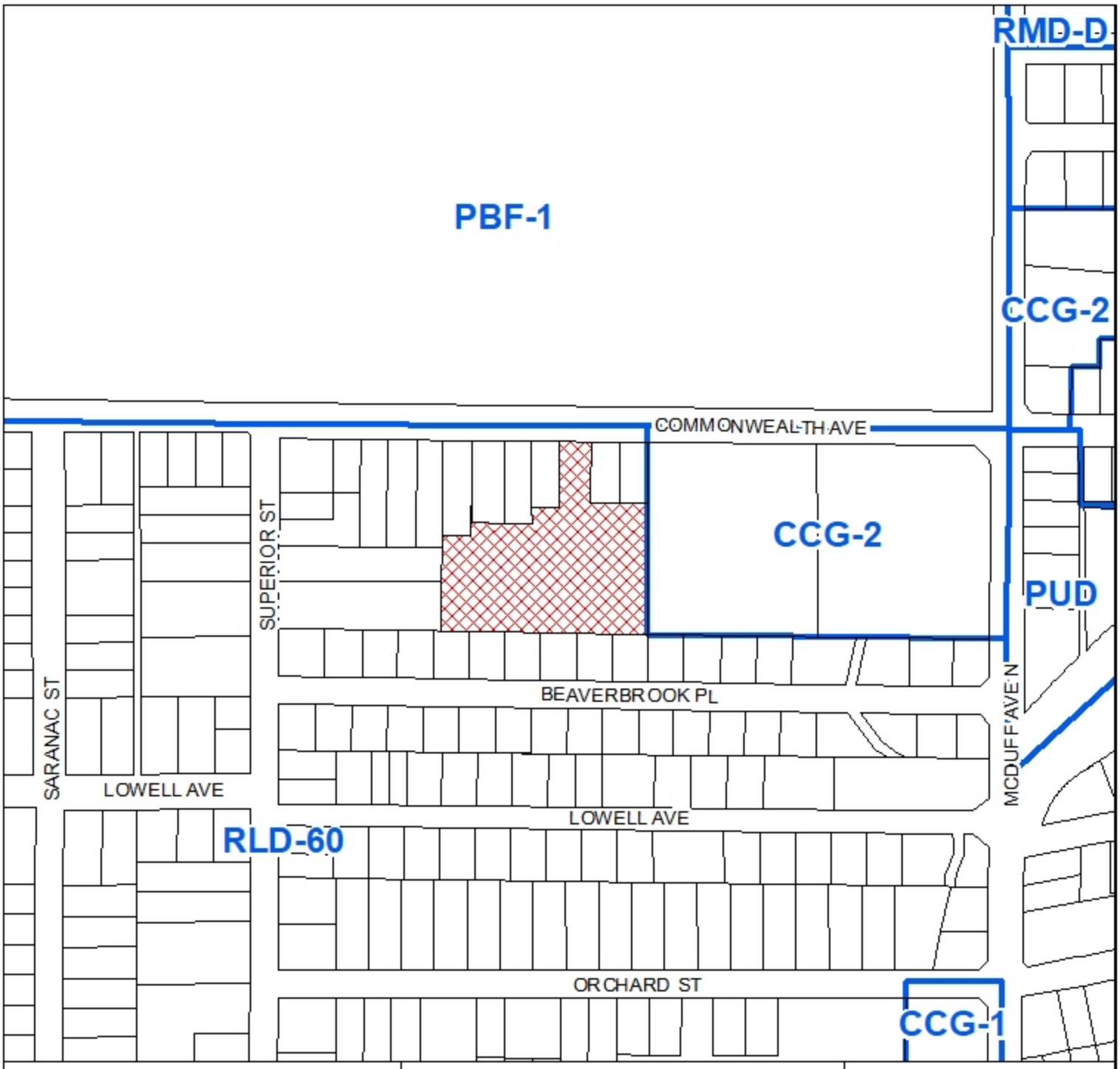
**2.01 Acres @ $10.00 /acre:** $30.00

**3) Plus Notification Costs Per Addressee**

**65 Notifications @ $7.00 /each:** $455.00

**4) Total Rezoning Application Cost:** $2,485.00

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

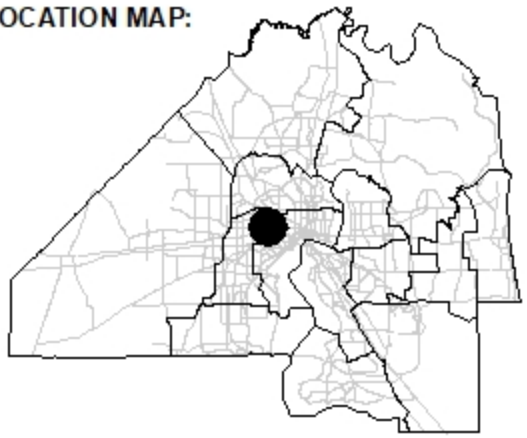



REQUEST SOUGHT:

**FROM:** **RLD-60**

**TO:** **RMD-B**

LOCATION MAP:



0 100 200 400

Feet

COUNCIL DISTRICT:

9

TRACKING NUMBER

T-2025-6357

**EXHIBIT 2**
**PAGE 1 OF 1**

# LEGAL DESCRIPTION

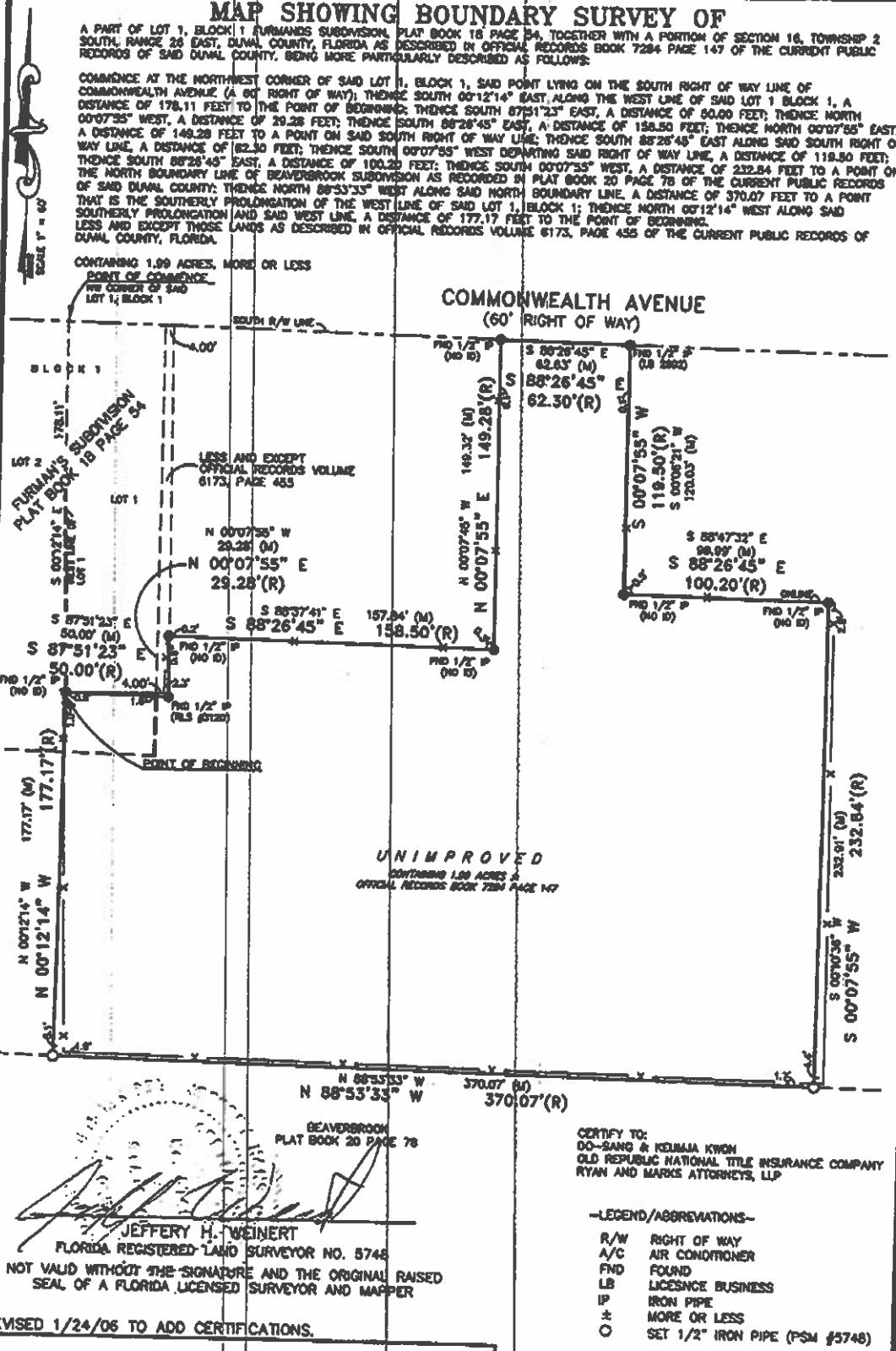
A Part of Lot 1, Block 1 Furman's Subdivision, Plat Book 18, Page 54, Together with a portion of Section 16, Township 2 South, Range 26 East, Duval County, Florida as described in Official Records Book 7284 Page 147 of the current public records of said Duval County, being more particularly described as follows: Commence at the Northwest comer of said Lot 1, Block 1, said point lying on the South right of way line of Commonwealth Avenue (a 60° right of way); thence South 00° 12' 14" East along the West line of said Lot 1, Block 1, a distance of 178.11 feet to the Point of Beginning; thence South 87°51'23" East, a distance of 50.00 feet; thence North 00°07'55" West, a distance of 29.28 feet; thence South 88°26'45" East, a distance of 158.50 feet: thence North 00°07'55" East, a distance of 149.28 feet to a point on said South right of way line; thence South 88°26'45" East along said South right of way line, a distance of 62.30 feet; thence South 00°07'55" West departing said right of way line, a distance of 119.50 feet; thence South 88°26'45" East, a distance of 100.20 feet; thence South 00°07'55" West. a distance of 232.84 feet to a point on the North boundary line of Beaverbrook Subdivision as recorded in Plat Book 20 Page 78 of the current public records of said Duval County; thence North 88°53'33" West along said North boundary line, a distance of 370.07 feet to a point that is the Southerly prolongation of the West line of said Lot 1, Block 1; thence North 00° 12'14" West along said Southerly prolongation and said West line, a distance of 177.17 feet to the Point of Beginning. Less and except those lands described in Official Records Volume 6173, page 455 of the current public records of Duval County, Florida.

# MAP SHOWING BOUNDARY SURVEY OF

A PART OF LOT 1, BLOCK 1 FURMANDS SUBDIVISION, PLAT BOOK 18 PAGE 54, TOGETHER WITH A PORTION OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA AS DESCRIBED IN OFFICIAL RECORDS BOOK 7284 PAGE 147 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF COMMONWEALTH AVENUE (A 60' RIGHT OF WAY); THENCE SOUTH 00°12'14" EAST ALONG THE WEST LINE OF SAID LOT 1 BLOCK 1, A DISTANCE OF 178.11 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87°51'23" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 00°07'55" WEST, A DISTANCE OF 29.28 FEET; THENCE SOUTH 88°26'45" EAST, A DISTANCE OF 158.50 FEET; THENCE NORTH 00°07'55" EAST, A DISTANCE OF 149.28 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE; THENCE SOUTH 88°26'45" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 62.30 FEET; THENCE SOUTH 00°07'55" WEST DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 119.50 FEET; THENCE SOUTH 88°26'45" EAST, A DISTANCE OF 100.20 FEET; THENCE SOUTH 00°07'55" WEST, A DISTANCE OF 232.84 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF BEAVERBROOK SUBDIVISION AS RECORDED IN PLAT BOOK 20 PAGE 78 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE NORTH 88°53'33" WEST ALONG SAID NORTH BOUNDARY LINE, A DISTANCE OF 370.07 FEET TO A POINT THAT IS THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 1, BLOCK 1; THENCE NORTH 00°12'14" WEST ALONG SAID SOUTHERLY PROLONGATION AND SAID WEST LINE, A DISTANCE OF 177.17 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 6173, PAGE 455 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CONTAINING 1.99 ACRES, MORE OR LESS




JEFFERY H. WEINERT
FLORIDA REGISTERED LAND SURVEYOR NO. 5748

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

REVISED 1/24/06 TO ADD CERTIFICATIONS.

CERTIFY TO:
DO-SANG & KEUMJA KWON
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
RYAN AND MARKS ATTORNEYS, LLP

~LEGEND/ABBREVIATIONS~

| | |
|---|---|
| R/W | RIGHT OF WAY |
| A/C | AIR CONDITIONER |
| FND | FOUND |
| LB | LICESNCE BUSINESS |
| IP | IRON PIPE |
| ± | MORE OR LESS |
| O | SET 1/2" IRON PIPE (PSM #5748) |


J H W
JEFFREY H. WEINERT P.S.M.
5014 KINGSMEADOW LANE
JACKSONVILLE, FLORIDA 32217
(904) 509-8562


| | | | |
|---|---|---|---|
| W.O. NO.: 04-111 | SURVEY DATE: 11/26/04 | DRAFTED BY: J. WEINERT | |
| CHECKED BY: J.H.W. | CAD FILE: 04111.DWG | FB 104 | PG 32 |

## NOTES:

1.) THIS IS A SURFACE SURVEY ONLY. UNDERGROUND IMPROVEMENTS, SUCH AS FOOTERS OR UTILITIES, IF ANY WERE NOT LOCATED.

2.) THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE No. 05046544, WITH AN EFFECTIVE DATE OF JANUARY 06, 2006 AT 5:00 PM.

3.) A BEARING OF S 88°26'45" E WAS BASED ON THE SOUTH RIGHT OF WAY LINE OF COMMONWEALTH AVENUE AS PER FURMAN'S SUBDIVISION AS RECORDED IN IN PLAT BOOK 18, PAGE 54 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.


03/05/2024 2:17 PM FAX 17182242105 @0001/0001

City of Jacksonville
Planning & Development Department
214 N. Hogan Street, Suite 300
Jacksonville, Florida 32202

# AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
## Individual

Charles Powell
Owner (Affiant) Name

Address(es) for Subject Property

RE# 056763-0000
Real Estate Parcel Number(s) for Subject Property

Appointed or Authorized Agent(s)

Coventional Rezoning
Type of Request(s)/Application(s)

**STATE OF** Florida
**COUNTY OF** Duval

BEFORE ME, the undersigned authority, this day personally appeared Charles Powell, who being by me first duly sworn, under oath, deposes and states as follows:

1. I am the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above noted request(s)/application(s) being made to the City of Jacksonville.

2. I have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on my behalf in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as my agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property as identified above and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent me, I attest that the application(s) is/are made in good faith.

3. I acknowledge that any change in ownership of the Subject Property and/or the designated agent(s) that occurs prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.

**PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE**

4. I further acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

**FURTHER AFFIANT SAYETH NAUGHT.**

Charles Powell

Signature of Affiant

Charles Powell

Printed/Typed Name of Affiant

**NOTARIAL CERTIFICATE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 29, day of May, 2025 by Charles Powell, who is ☐ personally known to me or ☒ has produced identification and who took an oath.

Type of identification produced FL DL.

Genesis Montanez

Notary Public Signature

[NOTARY SEAL]

Genesis Montanez

Printed/Typed Name – Notary Public

My commission expires: April 20 2029

GENESIS MONTANEZ
MY COMMISSION # HH 666376
EXPIRES: April 20, 2029

**NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.**

**PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE**

**Prepared By and Return To:**
Global Title Professionals, LLC
12443 SAN JOSE BLVD STE 203
Jacksonville, Fl. 32223

**File No.** GTP2-040124

**Property Appraiser's Parcel I.D. (folio) Number(s)**
056763-0000

---

# WARRANTY DEED

THIS WARRANTY DEED dated April 22, 2024, by Do-Sang Kwon and Keumja Kwon, husband and wife, whose post office address is 2945 214th Place, Bayside, NY 11360, hereinafter called the grantor, to Charles Powell, whose post office address is 1127 Evening Stroll Ln., Jacksonville, FL 32221, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of $90,000.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Duval County, Florida, to wit:

A Part of Lot 1, Block 1 Furman's Subdivision, Plat Book 18, Page 54, Together with a portion of Section 16, Township 2 South, Range 26 East, Duval County, Florida as described in Official Records Book 7284 Page 147 of the current public records of said Duval County, being more particularly described as follows:

Commence at the Northwest corner of said Lot 1, Block 1, said point lying on the South right of way line of Commonwealth Avenue (a 60° right of way); thence South 00° 12' 14" East along the West line of said Lot 1, Block 1, a distance of 178.11 feet to the Point of Beginning; thence South 87°51'23" East, a distance of 50.00 feet; thence North 00°07'55" West, a distance of 29.28 feet; thence South 88°26'45" East, a distance of 158.50 feet; thence North 00°07'55" East, a distance of 149.28 feet to a point on said South right of way line; thence South 88°26'45" East along said South right of way line, a distance of 62.30 feet; thence South 00°07'55" West departing said right of way line, a distance of 119.50 feet; thence South 88°26'45" East, a distance of 100.20 feet; thence South 00°07'55" West, a distance of 232.84 feet to a point on the North boundary line of Beaverbrook Subdivision as recorded in Plat Book 20 Page 78 of the current public records of said Duval County; thence North 88°53'33" West along said North boundary line, a distance of 370.07 feet to a point that is the Southerly prolongation of the West line of said Lot 1, Block 1; thence North 00° 12'14" West along said Southerly prolongation and said West line, a distance of 177.17 feet to the Point of Beginning. Less and except those lands described in Official Records Volume 6173, page 455 of the current public records of Duval County, Florida.

**This property is not the constitutional homestead of the Grantor(s)**

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

NotaryCam Doc ID: b021002a-794c-4352-b050-3c6e1b682b92

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2023.

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:

WITNESSES:

Gerald Howard Wechsler

Gerald Howard Wechsler
Print Name 1870 211th Street 3A Bayside, NY 11360

Carmen Luque

Carmen Luque
Print Name
Po Box 721816 Orlando, FL 32872

Do-Sang Kwon

Do-Sang Kwon

Keumja Kwon

Keumja Kwon

Address:
2945 214th Place
Bayside, NY 11360

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me, by means of physical presence, this 18 day of April, 2024, by Do-Sang Kwon and Keumja Kwon, husband and wife, who is personally known to me or who has produced passport as identification.

Carmen Luque

Notary Public
Carmen Luque
My Commission Expires: 11/18/2024

CARMEN LUQUE
Notary Public - State of Florida
Commission # HH 64938
My Comm. Expires Nov 18, 2024

(SEAL)

Completed via Remote Online Notarization using 2 way Audio/Video technology.

# Availability Letter

Charles Powell

5/29/2025

1127 Evening Stroll Ln

Jacksonville, Florida 32221

Project Name: Powell Quadplex Development

Availability #: 2025-1905

Attn: Charles Powell

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

**Point of Connection:**

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

**Main Extensions and/or Offsite Improvements:**

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

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

**Reservation of Capacity and Capacity Fees:**

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.

If an existing service is to be utilized, the applicant shall contact the Water Preservice Group at 904-665-5260, Option 6 or waterpreservice@jea.com to discuss any additional capacity fees that may be required for the new or modified development. Otherwise, estimated capacity fees may be calculated at https://www.jea.com/Engineering_and_Construction/Water_and_Wastewater_Development/Self-Service_Center/Capacity_Fee_Calculator_-_Average_Daily_Flow . Final fees will be determined by the Water Preservice Group as part of the new service application process.

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

https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2025-1905
Request Received On: 5/29/2025
Availability Response: 5/29/2025
Prepared by: Michelle Otts
Expiration Date: 05/29/2027

**Project Information**

Name: Powell Quadplex Development
Address:
County: Duval County
Type: Sewer,Water
Requested Flow: 2000
Parcel Number: 065763 0000
Location: 0 Commonwealth Ave
Description: Rezoning a parcel to develop (2) fourplex building with total of (8) units for rent.

**Potable Water Connection**

Water Treatment Grid: North Grid

Connection Point #1: Existing 12" water main on the northside of Commonwealth Ave directly in front of your property.

Connection Point #2:

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

**Sewer Connection**

Sewer Grid: Buckman

Connection Point #1: Existing 8" water main on the southside of Commonwealth Ave abutting your property.

Connection Point #2:

Sewer Special Conditions: Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA.

If gravity flow cannot be achieved, then Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.).

If needed, a development meeting can be scheduled prior to submitting a plan set. Request development meeting through the JEA Sages program, Step 2, and select Development Meeting.

**Reclaimed Water Connection**

Reclaim Grid: N/A

Connection Point #1: N/A

Connection Point #2:

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

**Electric Connection**

Electric Availability:

Electric Special Conditions:

**Chilled Water Connection**

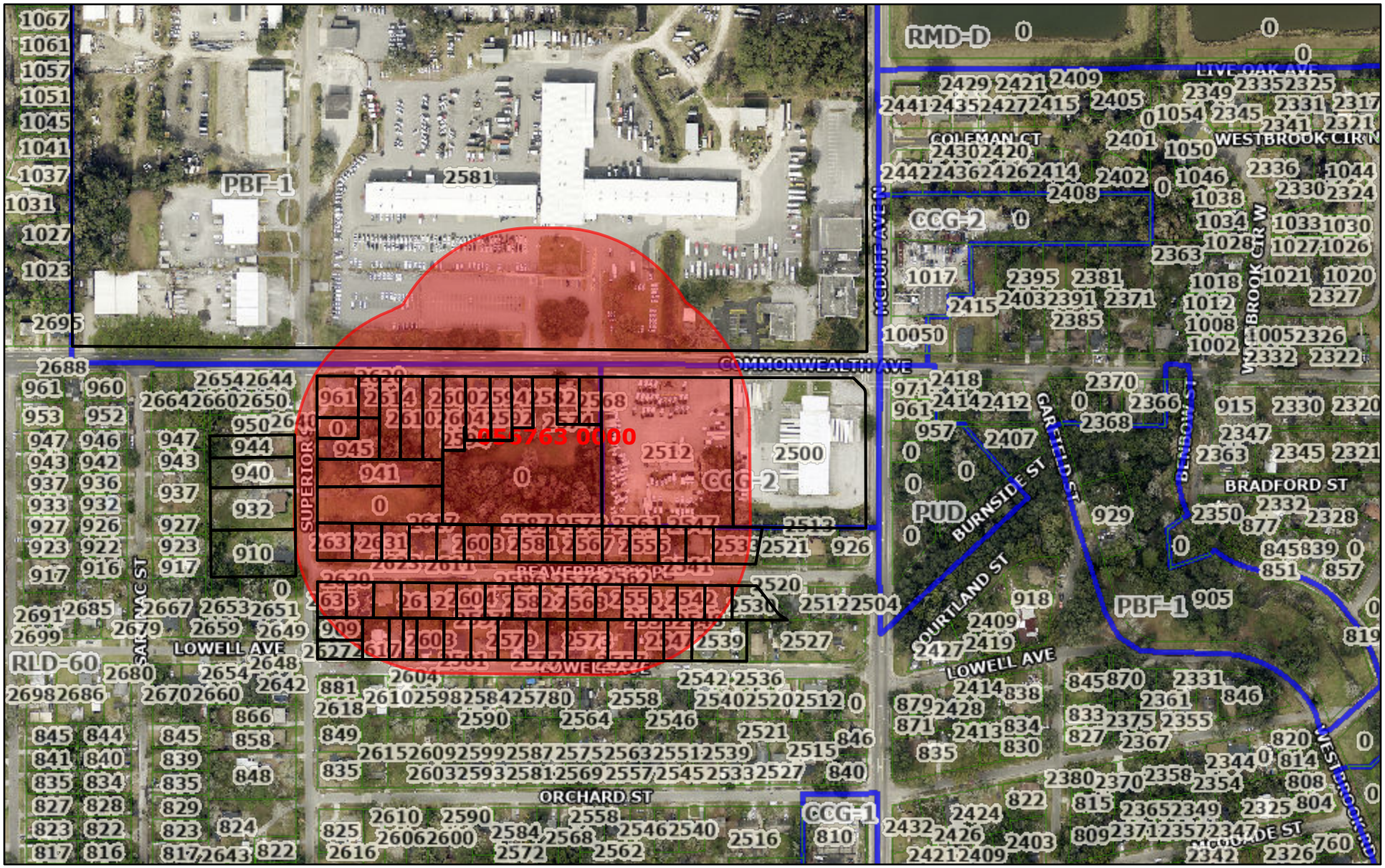
Chilled Water Availability: No

Chilled Water Special Conditions:

**General Conditions:**

| | |
|---|---|
| Subsequent steps you need to take to get service: | **If you are going to have JEA make the tap(s) for your new services you need to have a Special Estimate Determination for the cost of the taps prior to submitting your new service application. To request a Special Estimate Determination access Step 2 in Sages.**<br><br>**After your project has been accepted you can submit your Commercial New Service Application by accessing Step 2 in Sages.** |

# Land Development Review




August 6, 2025

Parcels

Zoning

1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

| RE | LNAME | LNAME2 | MAIL_ADDR1 | MAIL_ADDR2 | MAIL_ADDR3 | MAIL_CITY | MAIL_STATE | MAIL_ZIP |
|---|---|---|---|---|---|---|---|---|
| 056863 0000 | AFFORDABLE HOUSING 081 LLC | | PO BOX 19888 | | | JACKSONVILLE | FL | 32245-0888 |
| 056862 0000 | AJX PROPERTIES FL LLC | | 5959 MISSION GORGE RD STE 206 | | | SAN DIEGO | CA | 92120 |
| 056838 0000 | ALI ALTAZ | | 98 EASTWOOD AVE | | | DEER PARK | NY | 11729-2804 |
| 056804 0000 | ANDERSON BETTY A | | 2547 LOWELL AVE | | | JACKSONVILLE | FL | 32254-3210 |
| 056857 0000 | BACIGALUPE ANA | | 8673 VINING ST | | | JACKSONVILLE | FL | 32210 |
| 056846 0000 | BAJESTANI ROYA | | 2561 BEAVERBROOK PL | | | JACKSONVILLE | FL | 32254 |
| 056842 0000 | BLACK ANNIE R ESTATE | | 2587 BEAVERBROOK PL | | | JACKSONVILLE | FL | 32254-3201 |
| 056750 0000 | BOOTS ZIPPER PROPERTIES LLC | | P.O. BOX 1025 | | | FAIR OAKS | CA | 95628 |
| 049692 0000 | CITY OF JACKSONVILLE | | C/O CITY REAL ESTATE DIV | 214 N HOGAN ST 10TH FL | | JACKSONVILLE | FL | 32202 |
| 056808 0000 | CM GAMA SERVICES LLC | | 4855 SW 68TH AVE | | | MIAMI | FL | 33155-5749 |
| 056860 0000 | COOPER ROBERT S TRUST | | C/O MAXINE B COOPER TRUSTEE | 4116 SAN BERNADO DR | | JACKSONVILLE | FL | 32217-4665 |
| 056805 0000 | DAMICO ANGELO M LIFE ESTATE | | 12736 BAY PLANTATION DR | | | JACKSONVILLE | FL | 32223 |
| 056858 0000 | DANCH KATARZYNA | | 2536 BEAVERBROOK PL | | | JACKSONVILLE | FL | 32254 |
| 056766 0000 | DELPINO KATHLEEN | | 2610 BYRON ST | | | ORLANDO | FL | 32817-2502 |
| 056873 0000 | DREAM LEGACY HOMES LLC | | 2720 HERON LANDING CT | | | ORLANDO | FL | 32837 |
| 056864 0000 | E2 HOLDINGS LLC | | 1652 EMERSON ST | | | JACKSONVILLE | FL | 32207-6104 |
| 056872 0000 | ELITE EPOCH ENTERPRISES LLC ET AL | | 7901 4TH ST N 300 | | | ST PETERSBURG | FL | 33702 |
| 056767 0000 | FIRST TRUST CAPITAL FUNDING LLC | | 2771 MONUMENT RD 29-368 | | | JACKSONVILLE | FL | 32225 |
| 056844 0000 | FLORIDA LAND TRUST 2020 JANUARY 15 | | PO BOX 817058 | | | HOLLYWOOD | FL | 33081 |
| 056817 0000 | FOREMAN CHRISTOPHER L ET AL | | 7090 UTSEY RD | | | JACKSONVILLE | FL | 32219 |
| 056869 0000 | GATES TIARA | | 2612 BEAVERBROOK PL | | | JACKSONVILLE | FL | 32254 |
| 058019 0000 | GAULT ANNE MARIE LIFE ESTATE | | 940 SUPERIOR ST | | | JACKSONVILLE | FL | 32254 |
| 056749 0000 | GENERAL INVESTMENT LLC | | 3860 CURTIS BLVD STE 600 | | | COCOA | FL | 32927-3969 |
| 056837 0000 | GEORGE MANDY R | | 2631 BEAVERBROOK PL | | | JACKSONVILLE | FL | 32254-3201 |
| 056849 0000 | GROUNDFLOOR JACKSONVILLE LLC | | 7563 PHILIPS HWY BLDG 500 | | | JACKSONVILLE | FL | 32256-6835 |
| 056747 0000 | HALSTRBRISON LLC | | 2103 CORAL WAY SECOND FLOOR | | | CORAL GABLES | FL | 33145 |
| 056861 0000 | HARPER LOUISE | | 2556 BEAVERBROOK PL | | | JACKSONVILLE | FL | 32254-3202 |
| 056809 0000 | HAUSER MICHAEL D | | 2577 LOWELL AVE | | | JACKSONVILLE | FL | 32254 |
| 056755 0010 | HOLLINGSWORTH GUY | | 2594 COMMONWEALTH AVE | | | JACKSONVILLE | FL | 32254-2014 |
| 056811 0000 | INGRAM TRACY L | | 2581 LOWELL AVE | | | JACKSONVILLE | FL | 32254-3210 |
| 056807 0000 | JOHNSON OSCAR SADEL | | 2564 LOWELL AVE | | | JACKSONVILLE | FL | 32254 |
| 056865 0000 | JONES RICHARD LAWRENCE | | 2582 BEAVERBROOK PL | | | JACKSONVILLE | FL | 32254-3202 |
| 056755 0000 | JUST THE RICHARDSONS LLC | | 1036 DUNN AVE STE 4 | | | JACKSONVILLE | FL | 32218-6364 |
| 056843 0000 | KIMBROUGH HUNT TRINA | | 2581 BEAVERBROOK PL | | | JACKSONVILLE | FL | 32254 |
| 056840 0000 | LANDOVER PROPERTIES LAND TRUST | | 9971 NW 65TH MANOR | | | PARKLAND | FL | 33076 |
| 056847 0000 | LATIF NETWORK LLC | | 52 CAPE MAY AVE | | | PONTE VEDRA | FL | 32081 |
| 056871 0000 | LEMOS NICHOLAS ET AL | | PO BOX 361152 | | | MELBOURNE | FL | 32936-1152 |
| 056866 0000 | LOCKRIDGE JOSEPH R ET AL | | 414 FALLINGLEAF | | | FRIENDSWOOD | TX | 77546-4522 |
| 058017 0000 | M&O ESTATES 1 LLC | | 3332 AMERICA AVE | | | JACKSONVILLE BEACH | FL | 32250-2536 |
| 056841 0000 | MBMP INVESTMENTS LLC | | 1417 SADLER RD STE 186 | | | FERNANDINA BEACH | FL | 32034 |
| 056839 0000 | MCNEILL MARVETTE | | 2617 BEAVERBROOK PL | | | JACKSONVILLE | FL | 32254-3201 |
| 056751 0000 | MOREAU SAMUEL ET AL | | 2221 FOXGLOVE WAY | | | LINCOLN | CA | 95648 |
| 056845 0000 | OAKLEY INVESTMENTS LLC | | PO BOX 17771 | | | MISSOULA | MT | 59808 |
| 056868 0000 | PAYNE ROBERT | | 2604 BEAVERBROOK PL | | | JACKSONVILLE | FL | 32254 |
| 056765 0000 | PEAK DEBRA H | | 2610 COMMONWEALTH AVE | | | JACKSONVILLE | FL | 32254 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 056763 0000 | POWELL CHARLES | | 1127 EVENING STROLL LN | | JACKSONVILLE | FL | 32221 |
| 056815 0000 | R PHENIS LLC | | 4253 SEABREEZE DR | | JACKSONVILLE BEACH | FL | 32250 |
| 056764 0000 | RENTAL HOME HOLDINGS LLC | | 9907 8TH ST 1269 | | GOTHA | FL | 34734 |
| 056755 0030 | RETUS GROUP INC | | 1650-302 MARGARET ST PMB 382 | | JACKSONVILLE | FL | 32204 |
| 056812 0005 | RICHARDSON BRIAN | | 2821 WINDSOR LANE | | PORT NECHES | TX | 77651 |
| 056816 0000 | RISSLER STEPHEN | | 6603 BUTLERS CREST DR | | BRADENTON | FL | 34203 |
| 058066 0000 | ROIG GEOFF | | 944 SUPERIOR ST | | JACKSONVILLE | FL | 32254-3239 |
| 056757 0000 | ROMAN EDUARDO BORIS | | 961 SUPERIOR ST | | JACKSONVILLE | FL | 32254 |
| 056771 0100 | RYDER TRUCK RENTAL INC | | C/O PROPERTY TAX DEPT 3B | P O BOX 025719 | MIAMI | FL | 33102-5719 |
| 056867 0000 | S4 RENTALS LLC | | 4530 ST JOHNS AVE STE 15 UNIT 241 | | JACKSONVILLE | FL | 32210-3356 |
| 056803 0000 | SHUTTERLY RICHARD L ESTATE | | 2539 LOWELL AVE | | JACKSONVILLE | FL | 32254-3210 |
| 056848 0000 | SMITH LILLIAN C TRUSTEE | | PO BOX 382017 | | JACKSONVILLE | FL | 32238-2017 |
| 056812 0010 | SOUSA CLENIO DE | | 239 SUMMER ST | | WOONSOCKET | RI | 02895 |
| 056770 0100 | SPENCER LUCILLE EVELYN | | 1034 VERONICA ST | | JACKSONVILLE | FL | 32205 |
| 056763 0100 | SPG PROPERTY LLC | | 7082 SAINT IVES CT | | JACKSONVILLE | FL | 32244 |
| 056836 0000 | STEPHENS CATHY COMPTON ET AL | | 2637 BEAVERBROOK PL | | JACKSONVILLE | FL | 32205 |
| 056771 0000 | TITAN TERMINAL PROPERTIES LP | | 111 EATON DR | | SHELBYVILLE | TN | 37160 |
| 056810 0000 | WALKER GRACE | | 2579 LOWELL AVE | | JACKSONVILLE | FL | 32254 |
| 056870 0000 | WALKER JAVARUS | | 2933 TURNING LEAF LN | | JACKSONVILLE | FL | 32221 |
| 056760 0000 | WHITE PAUL | | 945 SUPERIOR ST | | JACKSONVILLE | FL | 32254 |
| 056759 0000 | WILEY REAL ESTATE LLC | | 5511 SELTON AVE | | JACKSONVILLE | FL | 32277 |
| 056806 0000 | WISEMINDS PROPERTIES AND MANAGEMENT LLC | | 2709 WILLOW AVE | | LAUDERDALE LAKES | FL | 33311 |
| | WOODSTOCK NEIGHBORHOOD ASSOCIATION | MONICA DILLON | 932 SUPERIOR ST | | JACKSONVILLE | FL | 32254 |
| | JOSHUA CHRISTIAN ACADEMY | ABIGAIL CARNEGIE | 912 ST CLAIR ST | | JACKSONVILLE | FL | 32254 |
| | NORTHWEST | VICTOR COLEMAN | 2118 18TH ST W | | JACKSONVILLE | FL | 32209 |
| | OPEN VOLUNTEER | RANDALL JACKSON | 5807 GILCHRIST OAKS CT | | JACKSONVILLE | FL | 32219 |

# 2025-0675

# REPORT OF THE PLANNING DEPARTMENT TO

# APPLICATION FOR REZONING ORDINANCE 2025-0675

# OCTOBER 9TH, 2025

The Planning Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendations regarding Application for Rezoning Ordinance **2025-0675**.

| | |
|---|---|
| ***Location:*** | 0 Cedar Bay Road |
| ***Real Estate Number:*** | 108552 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:*** | North, District 6 |
| ***Council District:*** | District 2 |
| ***Applicant/Agent:*** | Hayden Phillips, Esq.<br>Rogers Towers, P.A.<br>1301 Riverplace Boulevard, Suite 1500<br>Jacksonville, FL 32207 |
| ***Owner:*** | Industrial Park Investments, INC.<br>3600 Vineland Road, Suite 101<br>Orlando, FL 32811 |
| ***Staff Recommendation:*** | **APPROVE** |

## GENERAL INFORMATION

Application for Conventional Rezoning Ordinance **2025-0675** seeks to rezone approximately 11.58± acres of vacant property from Residential Rural-Acre (RR-Acre) to Residential Low Density-60 (RLD-60). The applicant is seeking the rezoning to permit the development of a single-family subdivision with lot sizes, a minimum of 60 feet wide and 6,000 square feet. The property would be allowed to develop a maximum of 81 single family dwellings with the existing Land-Use designation of Low Density Residential which allows a maximum of 7 units per acre. The JEA Letter requested service availability for 47 single-family homes. The property would be

required to connect to both city water and city sewer to develop the property at the requested density. Submitted JEA Availability letter indicates there is an existing 10-inch water main and 8-inch force main along Cedar Bay Road.

The subject site is located along Cedar Bay Road, a local roadway, and approximately ¼ of a mile east of Main Street North, a FDOT principal arterial roadway. According to the ITE Code 210 for single-family homes the 47 single-family dwellings could produce 427 daily trips.

## 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 2045 Comprehensive Plan, the Planning 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 2045 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

***1. Is the proposed rezoning consistent with the 2045 Comprehensive Plan?***

Yes. The 11.58-acre subject site is located at 0 Cedar Bay Road, about ¼ of a mile east of North Main Street, an FDOT arterial roadway. The site has access through Cedar Bay Road. The site is located within Planning District 6 (North), Council District 2, and the Suburban Development Area. The subject site is in the LDR land use category. The applicant seeks to rezone the subject site from RR-Acre to RLD-60.

According to the Category Descriptions of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan, Low Density Residential (LDR) in the Suburban Area is intended to provide for low density residential development. Generally, single-family detached housing should be the predominant development typology in this category. The maximum gross density in the Suburban Area shall be 7 units/acre when centralized potable water and wastewater services are available to the site and there shall be no minimum density. 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. Based on the JEA availability letter submitted by the applicant, the site appears to have access to public water and sewer.

**RLD-60 is a primary zoning district in the LDR land use category, and as such, the rezoning to RLD-60 is consistent with the LDR land use category.**

2. ***Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?***

Yes. This proposed rezoning is consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

**Future Land Use Element**

Suburban Area (SA): The SA is the third tier Development Area and generally corresponds with the urbanizing portions of the City in areas that have usually been developed after consolidation. Development should generally continue at low densities with medium density development at major corridor intersections and transit stations. Development at these locations should promote a compact and interconnected land development form and is therefore encouraged to employ urban development characteristics as defined in this Plan.

**Objective 1.1**
Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

*The subject properties are located within the Suburban Development Area with an existing Land-Use Designation of Low Density Residential which allows for a maximum of 7 units per acre. Approval of the rezoning to RLD-60 would not constitute urban sprawl as this area of the city has existing city services to accommodate growth with similar development patterns along Cedar Bay Road.*

**Policy 1.2.8**
Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

*Per JEA Availability Letter dated March 26, 2025, there is an existing 10-inch water main along Cedar Bay Road. Additionally, there is an existing 8-inch force main along Cedar Bay Road. This project will likely require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main of a minimum of 4 inches in diameter. To achieve the desired lot sizes allowed within RLD-60 the property would be required to connect to both city water and city sewer.*

**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 residents. 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 Comprehensive Plan and Land Development Regulations.

*The proposed rezoning will allow for compatible development within the immediate area and increase the housing options for the surrounding 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 as recommended by the Staff of the Planning Department, the subject property will be rezoned from RR-Acre to RLD-60 and will be required to meet all development regulations of Chapter 656-Zoning Code, Chapter 654-Subdivision regulations and Florida Building Code Regulations.

## SURROUNDING LAND USE AND ZONING

The subject parcel is located on the east side of Main Street North and the north side of Cedar Bay Road. It is directly south of Broward River. Directly south of the subject parcel are smaller, vacant RLD-60 lots. Just further south of the subject parcel is a heavy industrial warehousing and distribution center, under the Industrial Sanctuary Compatibility Overlay (ITAC). The surrounding neighborhood is developed with single family dwelling lots, industrial warehousing and distribution, and commercial lots off North Main Street. Along Cedar Bay Road, development directly west of the subject property was approved through PUD Ord.1989-0955 to allow for a single-family subdivision that required a minimum lot size of 6,000 square feet; most lots are approximately ½ an acre in size. Further along Cedar Bay Road, development to the east of the subject property was approved through PUD Ord. 2003-0611 to allow for a single-family subdivision that follows RLD-50 minimum lot size standards. There are multiple single-family RLD-60 lots heading east on Cedar Bay Road.

The adjacent land use categories and zoning districts are as follows:

| Adjacent Property | Land Use Category | Zoning District | Current Use |
|---|---|---|---|
| **North** | CGC, LDR | CCG-2, RLD-60 | Vacant, Broward River, Single Family Dwellings |
| **South** | LDR, LI | RLD-60, IL | Vacant, Warehousing/Distribution |
| **East** | LDR | RR-Acre, PUD, RLD-60 | Vacant, Single Family Dwellings |
| **West** | LDR, CGC | PUD, CCG-2 | Single Family Dwellings, Commercial (service stations, storage, retail) |

The Planning Department finds that the requested rezoning to RLD-60 will be consistent and compatible with the surrounding uses.

## SUPPLEMENTARY INFORMATION

The applicant provided photo evidence and sign posting affidavit to the Planning Department on **September 23rd, 2025,** that the Public Notice Sign had been posted on the property.

## RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning Ordinance **2025-0675** be **APPROVED**.

**Aerial View**

***Source: JaxGIS Maps (January 2025)***

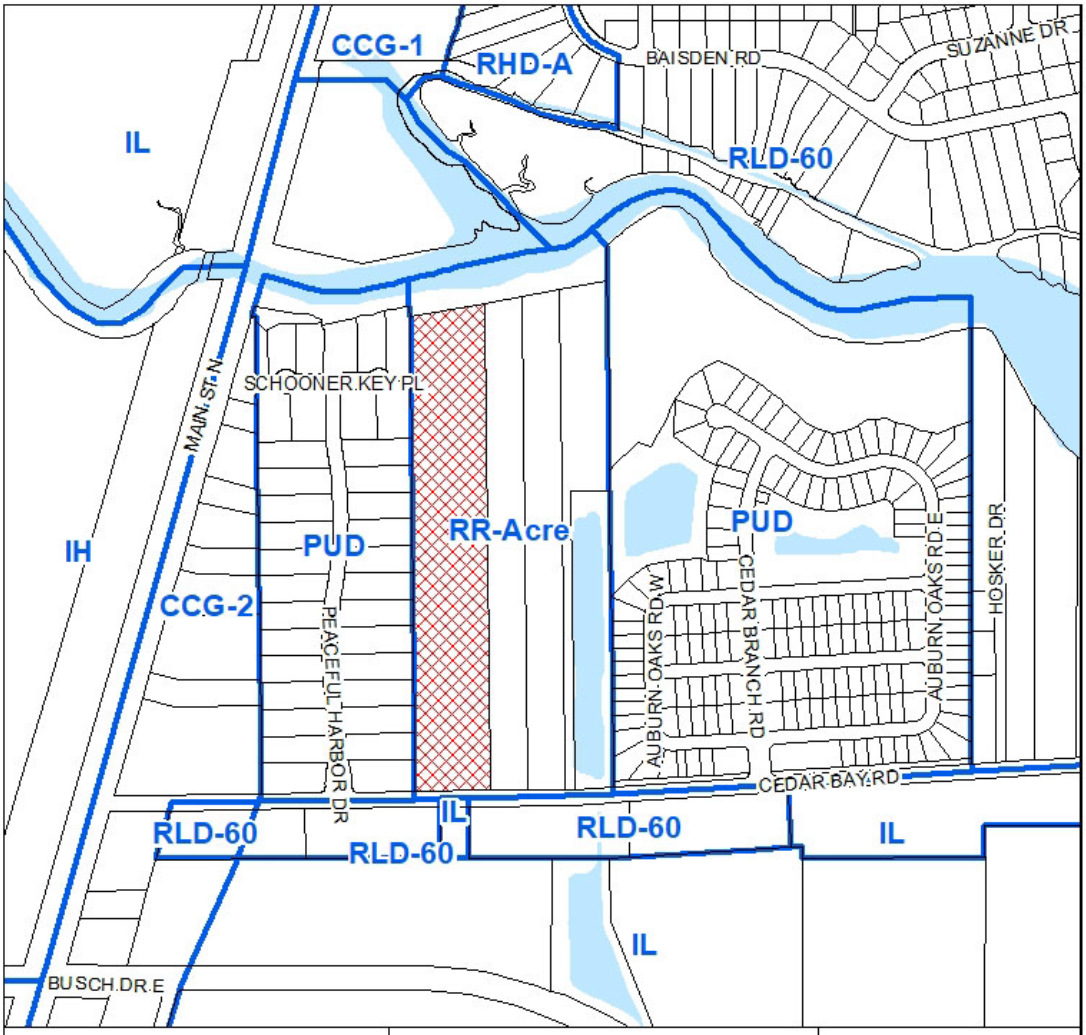
**View of Subject Property**
***Source: Google Maps (January 2025)***

**Lots from PUD 1989-0955, 6,000 square feet minimum lot area**

***Source: The Planning Department (October 1st, 2025)***

**Lots from PUD 2003-0611, 5,000 square feet minimum lot area**

***Source: The Planning Department (October 1st, 2025)***


CCG-1
RHD-A
BAISDEN RD
SUZANNE DR
IL
RLD-60
MAIN ST N
SCHOONER KEY PL
IH
PUD
RR-Acre
PUD
CCG-2
PEACEFUL HARBOR DR
AUBURN OAKS RD W
CEDAR BRANCH RD
AUBURN OAKS RD E
HOSKER DR
CEDAR BAY RD
IL
RLD-60
RLD-60
RLD-60
IL
IL
BUSCH DR E
REQUEST SOUGHT:
FROM: RR-ACRE
TO: RLD-60
LOCATION MAP:
N
W
E
S
0 200 400 800
Feet
COUNCIL DISTRICT:
2
ORDINANCE NUMBER
ORD-2025-0675
TRACKING NUMBER
T-2025-6461
EXHIBIT 2
PAGE 1 OF 1

**LEGAL MAP**

# Application For Rezoning To Conventional Zoning District

## Planning and Development Department Info

**Ordinance #** 2025-0675 **Staff Sign-Off/Date** PJ / 08/18/2025
**Filing Date** 08/27/2025 **Number of Signs to Post** 2

**Hearing Dates:**
**1st City Council** 10/14/2025 **Planning Comission** 10/09/2025
**Land Use & Zoning** 10/21/2025 **2nd City Council** N/A
**Neighborhood Association** M&M DAIRY INC, CEDAR BAY HOA, THE EDEN GROUP INC
**Neighborhood Action Plan/Corridor Study** N/A

## Application Info

**Tracking #** 6461 **Application Status** PAID
**Date Started** 08/11/2025 **Date Submitted** 08/11/2025

## General Information On Applicant

**Last Name** PHILLIPS **First Name** MARSHALL **Middle Name** H
**Company Name** ROGERS TOWERS, P.A.
**Mailing Address** 1301 RIVERPLACE BLVD, SUITE 1500
**City** JACKSONVILLE **State** FL **Zip Code** 32207
**Phone** 9043465535 **Fax** 9043960663 **Email** HPHILLIPS@RTLAW.COM

## General Information On Owner(s)

☐ **Check to fill first Owner with Applicant Info**

**Last Name** SEE **First Name** BELOW **Middle Name**
**Company/Trust Name** INDUSTRIAL PARK INVESTMENTS, INC.
**Mailing Address** 3600 VINELAND ROAD, SUITE 101
**City** ORLANDO **State** FL **Zip Code** 32811
**Phone** 4078411414 **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 | 108552 0000 | 2 | 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)** 11.58

## Justification For Rezoning Application

TO MAKE THE PROPERTYS ZONING CONSISTENT WITH COMPATIBLE WITH OTHER PROPERTIES ON CEDAR BAY ROAD

## Location Of Property

**General Location**

NORTH SIDE OF CEDAR BAY ROAD BETWEEN PEACEFUL HARBOR DRIVE AND CEDAR BRAI

| House # | Street Name, Type and Direction | Zip Code |
|---|---|---|
| 0 | CEDAR BAY RD | 32218 |

**Between Streets**

PEACEFUL HARBOR DRIVE **and** CEDAR BRANCH ROAD

## 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**

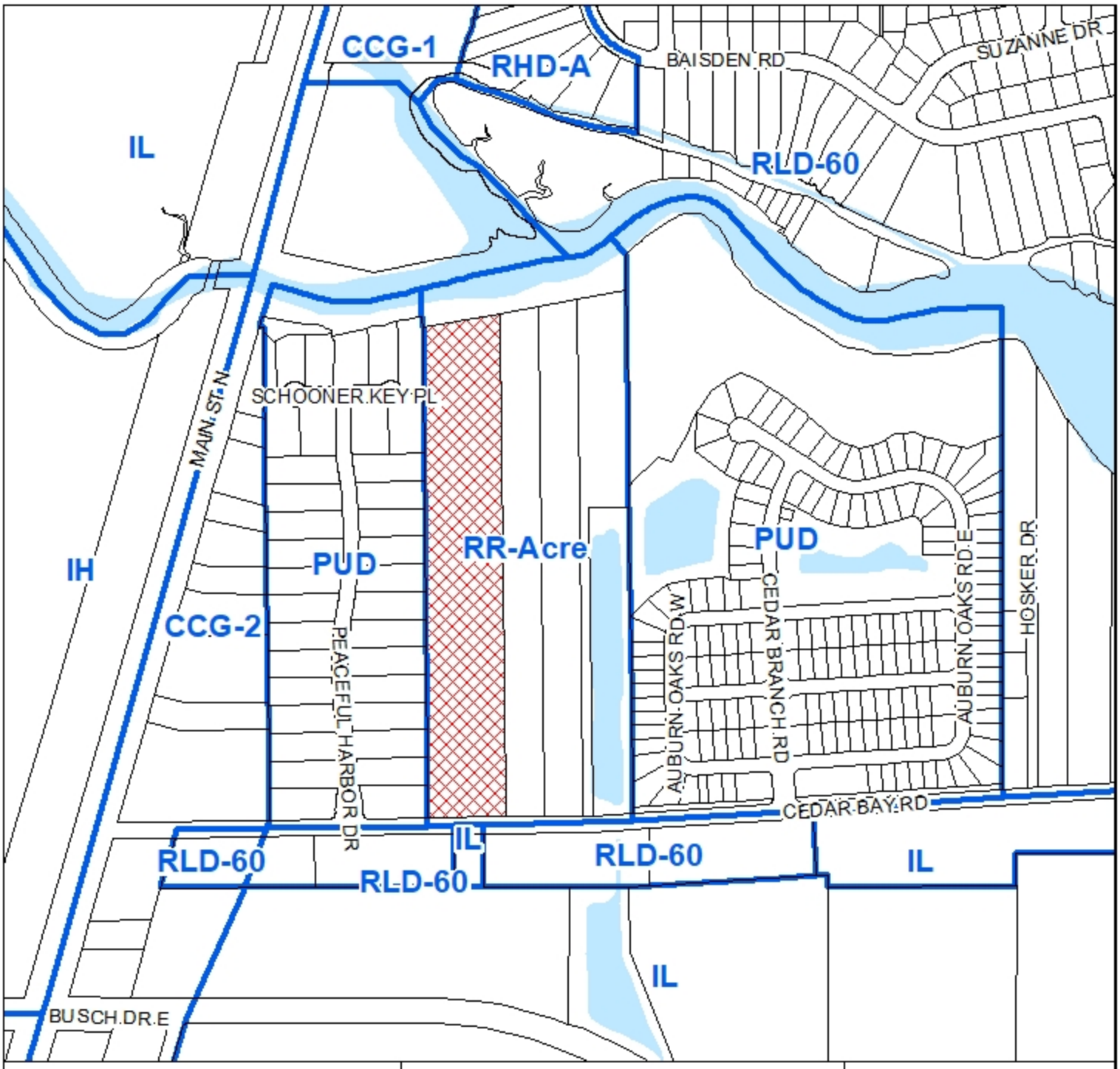
**11.58 Acres @ $10.00 /acre:** $120.00

**3) Plus Notification Costs Per Addressee**

**40 Notifications @ $7.00 /each:** $280.00

**4) Total Rezoning Application Cost:** $2,400.00

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

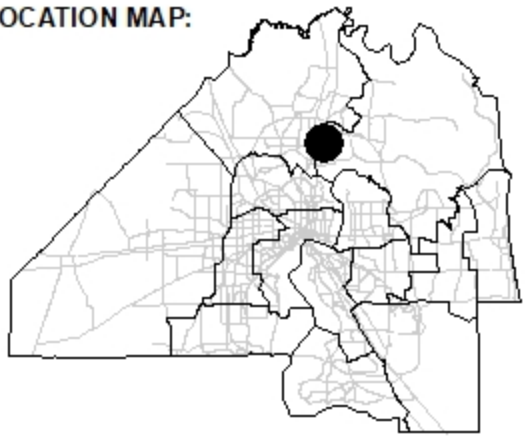



REQUEST SOUGHT:

**FROM:** **RR-ACRE**

**TO:** **RLD-60**

LOCATION MAP:



N
W E
S

0 200 400 800
Feet

COUNCIL DISTRICT:

**2**

TRACKING NUMBER

**T-2025-6461**

**EXHIBIT 2**
**PAGE 1 OF 1**

**Exhibit 1**

**LEGAL DESCRIPTION**

Lot 9, Broward Subdivision of Lot 3, Section 7, Township 1 South, Range 27 East, together with riparian rights, if any thereunto appertaining. Less and Except that portion taken by Duval County and the State Road Department of Florida pursuant to an Order of Taking in Case Number 64-2687-L in Official Records Volume 2341, Page 282, of the Public Records of Duval County, Florida.

# Land Development Review

August 12, 2025

Parcels

Zoning

1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

06/09/2016 at 01:52 PM, Ronnie Fussell CLERK CIRCUIT COURT DUVAL COUNTY
RECORDING $205.50 DEED DOC ST $0.70

## Exhibit G

This instrument prepared by and
To be returned to:

Earl M. Barker, Jr., Attorney at Law
Slott, Barker & Nussbaum
334 East Duval Street
Jacksonville, Florida 32202

Real Estate Id Number: _____

### SPECIAL WARRANTY DEED

**THIS WARRANTY DEED**, dated the 31st day of May, 2016, by **INDUSTRIAL PARK DEVELOPMENT CORPORATION**, of 3600 Vineland Road, Suite 101, Orlando, Florida 32811 ("Grantor") to **INDUSTRIAL PARK INVESTMENTS, INC.**, having an address at 3600 Vineland Road, Orlando, Florida 32811 ("Grantee"):

**WITNESSETH**, That the Grantor, for and in consideration of the sum of Ten and no/100ths Dollars ($10.00) the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained and sold to the Grantee and said Grantee's heirs and assigns forever the following described land, situate, lying and being in the County of Duval, State of Florida, to wit:

See Attached Exhibit "A"

SUBJECT TO real estate ad valorem taxes for 2016, easements of record, covenants and restrictions of record, if any, the reference to which shall not be deemed to reimpose the same, zoning and other governmental laws and ordinances and any conveyances by which said real property or any interest therein has been transferred to others.

This Deed is prepared without benefit of survey or title search.

And the Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under the Grantor.

**NOTE TO RECORDER:** This Deed is executed and delivered in connection with a corporate reorganization for the purpose of terminating the trust and transferring the legal title to the above-described unencumbered real property to a wholly-owned subsidiary of the Grantor's beneficiary without any change in beneficial ownership. There is no consideration for this conveyance. Documentary stamps accordingly are due on the formal consideration hereinabove recited. See, *Crescent Miami Center, LLC. v. Florida Department of Revenue*, 857 So.2d 904 (Fla. 3rd DCA 2003); Fla. Stat. §201.0201.

**IN WITNESS WHEREOF** the Grantor has executed these presents.

Witnesses:

INDUSTRIAL PARK DEVELOPMENT CORPORATION

Sign Name: _____
Print Name: Mark G Rowland

By: _____
Daniel B. Webb
Its President

Sign Name: _____
Print Name: ROBERT A. CARVER

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 6th day of June, 2016, by Daniel B. Webb, President of Industrial Park Development Corporation, on behalf of the corporation. He

[Check One] ☑ is personally known to me or

☐ has produced _____ as identification,

and did not take an oath.

(Seal)

Notary Public State of Florida
Mark G Rowland
My Commission FF 132223
Expires 07/08/2018

Sign Name: _____
Print Name: Mark G. Rowland
Notary Public, State of Florida
My commission expires: 7/18/2018

# EXHIBIT "A"

## Special Warranty Deed from
## Industrial Park Development Corporation
## To Industrial Park Investments, Inc.

## PARCEL 1

**LOT 5, PHASE IV**
**IMESON INTERNATIONAL INDUSTRIAL PARK**
(108764 0580)

Part of Section 7, Township 1 South, Range 27 East, Duval County, Florida, being more particularly described as follows: For Point of Reference commence at the southwest corner of said Section 7 and run North 14 degrees 04 minutes 37 seconds East, a distance of 2,063.92 feet to a point at the intersection of the survey lines of U. S. Highway 17 (State Road No. 5) and Busch Drive (State Road No. 163) as shown on Department of Transportation right-of-way map of said State Road No. 163, Section 72006-2501 at Station 230+00.00; run thence South 89 degrees 56 minutes 54 seconds East, along the centerline of said Busch Drive, a distance of 279.0 feet to a point on the west line of lands described in deed recorded in the Official Records of said county in Volume 3224, pages 806-808; run thence North 17 degrees 10 minutes 02 seconds East, along said aforementioned west line a distance of 62.78 feet to a point on the North right-of-way line of said Busch Drive (a 120 foot right-of-way) for the **Point of Beginning**.

From the **Point of Beginning** thus described continue thence North 17 degrees 10 minutes 02 seconds East along the west line of said lands described in Volume 3224, pages 806-808, a distance of 368.99 feet to the Northwest corner of said last mentioned deed; run thence North 89 degrees 07 minutes 55 seconds East along the north line of said lands described in Official Records Volume 3224, pages 806-808, a distance of 1,594.71 feet to a point; run thence North 86 degrees 18 minutes 10 seconds East continuing along said last mentioned north line, a distance of 26.32 feet to a point on the westerly right-of-way line of a 100 foot drainage right-of-way; run thence South 1 degree 12 minutes 32 seconds East along said west right-of-way line a distance of 247.77 feet to an angle point in said right-of-way line; run thence South 21 degrees 56 minutes 32 seconds East continuing along said westerly right-of-way line of a 100 foot drainage right-of-way a distance of 384.4 feet to a point on the northerly right- of-way line of Busch Drive (a 120 foot right-of-way); run thence in a northwesterly direction along the arc of a curve in said right-of-way line, said curve being concave to the southwest and having a radius of 1,492.39 feet, a chord distance of 817.98 feet to a Point of Tangency in said right-of-way, the bearing of-the aforementioned chord being North 74 degrees 02 minutes 35 seconds West; run thence North 89 degrees 56 minutes 54 seconds West along said north right-of-way line of Busch Drive, a distance of 1,092.11 feet the **Point of Beginning**, containing 15.231 acres, more or less or 663,488 square feet.

The bearings used in the foregoing description refer to the Grid Lines of the Florida State Coordinate System.

**LESS AND EXCEPT any part of the following lands lying therein, to wit:**

**POND 1**

A part of Section 7, Township 1 South, Range 27 East, Duval County, Florida, and being more particularly described as follows: For a **Point of Beginning**, commence at the most Northwesterly corner of Lot 11, Phases IV and VI, Imeson International Industrial Park, as recorded in Official Records Volume 4418, Page 96, of the current public records of said county; thence South 01 degrees, 13 minutes, 41 seconds East along the West line of said Lot 11, a distance of 244.75 feet; thence South 21 degrees, 56 minutes, 32 seconds East continuing along said West line, a distance of 511.48 feet to a point on the Northeasterly right of way line of Busch Drive (a 120 foot right of

way), said point lying on a curve concave to the Southwest and having a radius of 1492.39 feet; thence Northwesterly, along the arc of said curve and along said Northeasterly right of way line, a distance of 465.45 feet, making a central angle of 17 degrees, 52 minutes, 11 seconds and having a chord bearing of North 59 degrees, 56 minutes, 34 seconds West and a chord distance of 463.57 feet; thence North 01 degrees, 10 minutes, 05 seconds West departing said right of way line, a distance of 477.50 feet to the North line of those lands described as Lot 5, Phase IV, Imeson International Industrial Park, in Official Records Volume 4286, Page 747; thence North 89 degrees, 07 minutes, 15 seconds East along the North line of said Lot 5, a distance of 88.46 feet to an angle point in said North line; thence North 86 degrees, 17 minutes, 30 seconds East continuing along said North line and an easterly extension thereof, a distance of 126.41 feet to the **Point of Beginning**.

## PARCEL 2

**Part of Lot 11, Phases IV and VI**
**IMESON INTERNATIONAL INDUSTRIAL PARK**
(108764 0590)

A part of Lot 11, Phases IV and VI of an unrecorded Plat of Imeson International Industrial Park and being more particularly described as follows: For a point of reference commence at the Southwest corner of Section 7, Township 1 South, Range 27 East, Duval County, Florida; thence North 57 degrees, 46 minutes, 48 seconds East, A distance of 433.65 feet; thence North 90 degrees, 00 minutes, 00 seconds East, a distance of 4506.79 feet to the centerline of Canada Drive (An 80 foot right-of-way, also known as Road E-20); thence North 00 degrees, 00 minutes, 00 seconds East, along said centerline, a distance of 1570.00 feet to the Southeast corner of said Lot 11, said point also lying on the Northerly right-of-way line of Road No. N-150 (an 80 foot right-of-way); thence South 90 degrees, 00 minutes, 00 seconds West along said right-of-way line, a distance of 840.50 feet to the **Point of Beginning**; thence continue South 90 degrees, 00 minutes, 00 seconds West along said right-of-way line, a distance of 680.60 feet to the East Line of those lands described in Official Records Volume 7406, page 0521 of the current Public Records of said county; thence North 00 degrees, 00 minutes, 00 seconds West, along said East line, a distance of 692.72 feet to the North Line of last said lands; thence South 86 degrees, 17 minutes, 30 seconds West, along said North line, a distance of 44.25 feet to the North line of said Lot 11 as described in Official Records Volume 4418, Page 96 of said public records; thence North 03 degrees, 06 minutes, 34 seconds West, along last said North line, a distance of 210.07 feet to the South right-of-way line of Cedar Bay Road (a 60 foot right-of-way); thence North 86 degrees, 18 minutes, 56 seconds East, along said South right-of-way line, a distance of 737.68 feet; thence South 00 degrees, 00 minutes, 00 seconds East, a distance of 947.02 feet to the **Point of Beginning**. Containing 640,120 square feet, or 14.70 acres, more or less.

## PARCEL 3

**Part of Lot 14, Phase VI**
**IMESON INTERNATIONAL INDUSTRIAL PARK**
(108605-0200)

A part of Section 17 and 8, Township 1 South, Range 27 East, Duval County, Florida and being more particularly described as follows: For a point of reference, **commence** at the Southwest corner of Section 7, Township 1 South, Range 27 East, Duval County, Florida, said point having coordinate values of "X" = 296,226.34 and "Y" = 2,214,768.79, based on the Florida State Plane Coordinate System for the Eastern portion of Florida; thence North 57 degrees 46 minutes 48 seconds East, a distance of 433.65 feet to a line having a "Y" value of 2,215,000.00; thence North 90 degrees, 00 minutes, 00 seconds East, along said line having a "Y" value of 2,215,000.00, a distance of 2,955.41 feet to the center line of Busch Drive (a 120 foot right-of-way as now established); thence South 00 degrees, 02 minutes, 28 seconds West, along said centerline, a distance of 1,323.00 feet to a line having a "Y" value of 2,213,677.00, being the center line of Road S-130 (Malnove Drive) (Parcel P) as described in Official Records Book 4414, Page 862; thence North 90 degrees 00 minutes 00 seconds East, along

said line having a "Y" value of 2,213,677.00, a distance of 2,582.33 feet to a point having a coordinate values of "X" 302,130.00 and "Y" =2,213,677.00 being the intersection of the center line of aforementioned Official Records Book 4414, Page 862, Road S-130 (Malnove Drive) (Parcel RR) and the center line of Road E-110 (Cold Storage Drive), as described in Official Records Book 4595, Page 1049, thence continue North 90 degrees, 00 minutes 00 seconds East, a distance of 1,248.81 feet; thence North 00 degrees 00 minutes 00 seconds West, a distance of 356.00 feet to the **Point of Beginning**; thence continue North 00 degrees, 00 minutes, 00 seconds West, a distance of 1,732.00 feet; thence North 90 degrees, 00 minutes, 00 seconds East, a distance of 853.02 feet to the Westerly line of Official Records Book 3224, Page 806 of said county; thence along last said Westerly line following two courses (1) South 03 degrees, 04 minutes, 49 seconds West, a distance of 762.04 feet (2) South 02 degrees, 16 minutes, 07 seconds East, a distance of 971.82 feet, thence South 90 degrees, 00 minutes, 00 seconds, West, a distance of 850.54 feet to the **Point of Beginning.**

Containing 1,440,766 square feet, or 33.1 acres, more or less. (Formerly sometimes called "Parcel 5")

**AND**

A part of Section 17, Township 1 South, Range 27 East, Duval County, Florida and being more particularly described as follows: For a point of reference, commence at the Southwest corner of Section 7, said point having coordinate values of "X" = 296,226.34 and "Y" = 2,214,768.79, based on the Florida State Plane Coordinate System for the Eastern portion of Florida; thence North 57 degrees 46 minutes 48 seconds East, a distance of 433.65 feet to a line having a "Y" value of 2,215,000.00; thence North 90 degrees, 00 minutes, 00 seconds East, along said line having a "Y" value of 2,215,000.00, a distance of 2,955.41 feet to the center line of Busch Drive (a 120 foot right-of-way as now established); thence South 00 degrees, 02 minutes, 28 seconds West, along said centerline, a distance of 1,323.00 feet to a line having a "Y" value of 2,213,677.00, being the center line of Road S-130 (Malnove Drive) (Parcel P) as described in Official Records Book 4414, Page 862; thence North 90 degrees 00 minutes 00 seconds East, along said line having a "Y" value of 2,213,677.00, a distance of 2,582.33 feet to a point having a coordinate values of "X" = 302,130.00 and "Y" =2,213,677.00 being the intersection of the center line of aforementioned Official Records Book 4414, Page 862, Road S-130 (Malnove Drive) (Parcel RR) and the center line of Road E-110 (Cold Storage Drive), as described in Official Records Book 4595, Page 1049; thence continue North 90 degrees, 00 minutes 00 seconds East, a distance of 1,248.81 feet; thence North 00 degrees 00 minutes 00 seconds West, a distance of 40.00 feet to the North line of aforementioned Malnove Drive also being the **Point of Beginning**; thence North 00 degrees, 00 minutes, 00 seconds West, a distance of 316.00 feet; thence North 90 degrees 00 minutes, 00 seconds, a distance of 850.54 feet to the Westerly line of Official Records Book 3224, Page 806 of said County; thence South 02 degrees 16 minutes 07 seconds East, along last said Westerly line, a distance of 316.25 feet to the North right of way line of aforementioned Malnove Drive, thence South 90 degrees 00 minutes 00 seconds West, along said North right of way line, a distance of 623.83 feet to the point of curvature with a curve concave to the South and having a radius of 65.00 feet; thence Westerly, along the arc of the curve, line having a radius of 25.00 feet; thence Westerly, along the arc of said curve, a distance of 19.09 feet; making a central angle of 43 degrees 45 minutes, 42 seconds, and having a chord bearing of South 68 degrees 07 minutes, 09 seconds West and a chord distance of 18.63 feet to the point of tangency; thence South 90 degrees 00 minutes 00 seconds West, a distance of 125.75 feet to the **Point of Beginning.**

Contains 268.948 square feet, or 6.2 acres, more or less. (Formerly sometimes called "Parcel 6")

## PARCEL 4

**Part of Lot 12, Phases IV and VI**
**IMESON INTERNATIONAL INDUSTRIAL PARK**
(108605-0110)

A part of Section 8, Township 1 South, Range 27 East, Duval County, Florida and being more particularly described as follows:

For a point of reference, commence at the Southwest corner of Section 7 of said Township and Range; Thence North 57 degrees 46 minutes 48 seconds East, a distance of 433.65 feet to a point on the Grid Coordinate Line of the Florida State Coordinate System having a "Y" value of 2,215,000.00; Thence North 90 degrees 00 minutes 00 seconds East, along said Grid Coordinate Line, a distance of 5536.79 feet to a point on the Centerline of Road E-110 (an 80 Foot Right of Way); Thence North 00 degrees 00 minutes 00 seconds East, along said Centerline, a distance of 680.00 feet; Thence South 90 degrees 00 minutes 00 seconds West, a distance of 40.00 feet to the West Right of Way Line of Road E-110 and the **Point of Beginning**; Thence North 00 degrees 00 minutes 00 seconds East, along said West Right of Way Line, a distance of 780.00 feet to the Point of Curvature of a Curve Concave to the Southwest and having a Radius of 30.00 feet; Thence, Northwesterly along the Arc of said Curve and continuing along said Right of Way Line, a distance of 47.12 feet, making a central angle of 90 degrees 00 minutes 00 seconds and having a chord bearing of North 45 degrees 00 minutes 00 seconds West and a chord distance of 42.43 feet to the Point of Tangency and to the South Right of Way Line of Road N-150 (an 80 Foot Right of Way, Unimproved); Thence South 90 degrees 00 minutes 00 seconds West, along said South Right of Way Line, a distance of 445.00 feet to a point on the Grid Coordinate Line having an "X" Value of 301,615.00; Thence South 00 degrees 00 minutes 00 seconds West, along last said Grid Coordinate Line, a distance of 810.00 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 475.00 feet to the **Point of Beginning**. Containing 384,557 square feet, or 8.83 acres, more or less.

## PARCEL 5

**LOT 6, PHASE IV**
**IMESON INTERNATIONAL INDUSTRIAL PARK**
(108764 0600)

Part of Section 7,Township 1 South, Range 27 East, Duval County, Florida, being more particularly described as follows, For Point of Reference commence at the southwest corner of said Section 7and run North 57degrees 46 minutes 48 seconds East, a distance of 433.65 feet to a point on the grid coordinate line of the Florida State Coordinate System having a "y" value of 2,215,000; run thence Due East along said grid coordinate line, a distance 3,015.24 feet to a point; run thence North 0 degrees 02 minutes 28 seconds East, a distance of 30.02 feet to a point on the Easterly right-of-way line of Busch Drive (a 120 foot right-of-way) for the **Point of Beginning**.

From the **Point of Beginning** thus described continue thence North 0 degrees 02 minutes 28 seconds East along said easterly right-of-way line a distance of 300.99 feet to a Point of Curvature in said right-of-way; run thence in a northwesterly direction along the arc of curve in said easterly right-of-way said curve being concave to the southwest and having a radius of 1,492.39 feet, a chord distance of 1,078.38 feet to a point of reverse curve, the bearing of the aforementioned chord being North 21 degrees 08 minutes 28 seconds West; run thence in a northeasterly direction along the arc of a curve concave to the east and having a radius of 30 feet, a chord distance of 41.44 feet to the Point of Tangency of said curve, the bearing of the aforementioned chord being North 1 degrees 21 minutes 51 seconds East; run thence North 45 degrees 02 minutes 47 seconds East along the southeasterly right-of-way line of Road N. 150 (a proposed road to have a right-of-way width of 80 feet), a distance of 43.45 feet to a Point of Curvature in said southeasterly right-of-way line; run thence in a northeasterly direction along the arc of a curve concave to the southeast and having a radius of 260.0 feet, a chord distance of 198.80 feet to the Point of Tangency of said curve the bearing of the aforementioned chord being North 67 degrees 31 minutes 24 seconds East; run thence Due East along the south right-of-way line of said Road N. 150, a distance of 824.48 feet to a point on a grid coordinate line having an "x" value of 300,260.00; run thence Due South along said grid coordinate line, a distance of 1,383.06 feet to a point on the northerly right-of-way line of Road N. 10 (a proposed road to have a right-of-way width of 80 feet) run thence in a southwesterly direction along the arc of a curve in said northerly right-of-way line of Road N. 10 said curve being concave to the southeast and having a radius of 1,351.25 feet, a chord distance of 168.42 feet to a point of reverse curve in said northerly right-of-way line, the bearing of the aforementioned chord being West; South 75 degrees

48 minutes 43 seconds West; run thence in a southwesterly direction along the arc of a curve in said right-of-way line said curve being concave to the northwest and having a radius of 1,271.25 feet, a chord distance of 392.50 feet to the Point of Tangency of said curve, the bearing of the aforementioned chord being South 81 degrees 07 minutes 10 seconds West; run thence Due West along the north right-of-way of said Road N. 10, a distance of 69.98 feet to a Point of Curvature in said right-of-way; run thence in a northwesterly direction along the arc of a curve concave to the northeast and having a radius of 30 feet, a chord distance 42.44 feet to the **Point of Beginning**, the bearing of the aforementioned chord being North 44 degrees 58 minutes 46 seconds West. The lands thus described contain 25.673 acres, more or less, or 1,118, 353 square feet.

The bearings used in the foregoing description refer to the Grid Lines of the Florida State Coordinate System.

## PARCEL 6

**LOT 3A, PHASE III**
**IMESON INTERNATIONAL INDUSTRIAL PARK**
(108764 0544)

Part of Section 7 Township 1 South, Range 27 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference commence at the southwest corner of said Section 7 and run North 57 degrees 46 minutes 48 seconds East, a distance of 433.65 feet to a point on the grid coordinate line of the Florida State Coordinate System having a "y" value of 2,215,000; run thence Due East along said grid coordinate line, a distance of 2,417.24 feet to the **Point of Beginning.**

From the **Point of Beginning** thus described run thence North 0 degrees 02 minutes 28 seconds East, a distance of 384.45 feet to the Point of Curvature; run thence in a northwesterly direction along the arc of a curve concave to the southwest and having a radius of 894.39 feet, a chord distance of 620.23 feet to a point on the southeasterly right-of-way line of Road N.W. 40 (a proposed road to have a right-of-way width of 70 feet), the bearing of the aforementioned chord being North 20 degrees 14 minutes 47 seconds West; run thence North 45 degrees 02 minutes 47 seconds East; run thence along said southeasterly right-of-way line, a distance of 415.14 feet to a Point of Curvature; run thence in an easterly direction along the arc of a curve concave to the south and having a radius of 30 feet, a chord distance of 43.41 feet to a point of compound curve on the westerly right-of-way line of Busch Drive (a 120 foot right-of way), the bearing of the aforementioned chord being South 88 degrees 33 minutes 58 seconds East; run thence in a southeasterly direction along the arc of said right-of way curve of Busch Drive said curve being concave to the southwest and having a radius of 1,372.39 feet, a chord distance of 988.56 feet to the Point of Tangency of said curve, the bearing of the aforementioned chord being South 21 degrees 04 minutes 08 seconds East; run thence South 0 degrees 02 minutes 28 seconds West along the westerly right-of-way line of said Busch Drive, a distance of 306.13 feet to the Point of Curvature; run thence in a southwesterly direction along the arc of a curve concave to the northwest and having a radius of 30 feet, a chord distance of 42.41 feet to the Point of Tangency of said curve, the bearing of the aforementioned chord being South 45 degrees 01 minutes 14 seconds West; run thence Due West along the northerly right-of-way line of Road N. 10 (a proposed road to have a right-of-way width of 70 feet), a distance of 448.02 feet to the **Point of Beginning**;

**LESS AND EXCEPT** the following described lands (sometimes called Lot 3B, Phase III, Imeson International Industrial Park), to wit:

Part of Section 7, Township 1 South, Range 27 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference commence at the southwest corner of said Section 7 and run North 57 degrees 46 minutes 48 seconds East, a distance of 433.65 feet to a point on the grid coordinate line of the Florida State Coordinate System having a "y" value of 2,215,000; run thence Due East along said grid coordinate line, a distance of 2,417.24 feet to an iron pipe for the **Point of Beginning.**

From the **Point of Beginning** thus described run thence North 0 degrees 02 minutes 28 seconds East, a distance of 384.45 feet to an iron pipe at a Point of Curvature; run thence in a northwesterly direction along the arc of a curve concave to the southwest and having a radius of 894.39 feet, a chord distance of 194.21 feet to an iron pipe, the bearing of the aforementioned chord being North 06 degrees 11 minutes 30 seconds West; run thence North 74 degrees 36 minutes 36 seconds East a distance of 466.42 feet to an iron pipe on the Westerly right of way line of Busch Drive (a 120 foot right of way); run thence in a southeasterly direction along the arc of a curve in said Westerly right of way line of Busch Drive, said curve being concave to the West and having a radius of 1,372.39 feet, a chord distance of 368.50 feet to an iron pipe at the Point of Tangency in said right of way, the bearing of the aforementioned chord being South 07 degrees 40 minutes 28 seconds East; run thence South 0 degrees 02 minutes 28 seconds West continuing along the westerly right-of-way line of Busch Drive, a distance of 306.13 feet to an iron pipe at a Point of Curvature; run thence in a southwesterly direction along the arc of a curve concave to the northwest and having a radius of 30 feet, a chord distance of 42.41 feet to an iron pipe at the Point of Tangency of said curve, the bearing of the aforementioned chord being South 45 degrees 01 minutes 14 seconds West; run thence Due West along the north right-of-way line of Road N. 10 (a proposed road to have a right-of-way width of 70 feet) and along the grid coordinate line of the Florida State Coordinate System having a "y" value of 2,215,000, a distance of 448.02 feet to the **Point of Beginning**, containing 7.005 acres, more or less, or 305,180 square feet.

## PARCEL 7

**LEGAL DESCRIPTION OF LOT 1, PHASE III**
**IMESON INTERNATIONAL INDUSTRIAL PARK**
(108764-0510)

Part of Section 7, Township 1 South, Range 27 East, Duval County, Florida, being more particularly described as follows:

For Point of Reference commence at the southwest corner of said Section 7 and run North 14 degrees 04 minutes 37 seconds East, a distance of 2,063.92 feet to a point at the intersection of the survey lines of U.S. Highway 17 (State Road No. 5) and Busch Drive (State Road No. 163) as shown on Department of Transportation right-of-way map of said State Road No. 163, Section 72006-2501 at Station 230+00.00; run thence South 89 degrees 56 minutes 54 seconds East, along the centerline of said Busch Drive, a distance of 279.0 feet to a point on the West line of lands described in deed recorded in the Official Records of said county in Volume 3224, pages 806-808; run thence South 17 degrees 10 minutes 02 seconds West, along said aforementioned West line a distance of 62.78 feet to a point on the south right-of-way line of said Busch Drive (a 120 foot right-of-way) for the **Point of Beginning.**

From the **Point of Beginning** thus described run thence South 89 degrees 56 minutes 54 seconds East, a distance of 160.65 feet to a point of curvature in said right-of-way line; run thence in a southeasterly direction along the arc of a curve concave to the Southwest and having a radius of 30.0 feet, a chord distance of 48.0 feet the point of tangency of said curve, the bearing of the aforementioned chord being South 36 degrees 48 minutes 15 seconds East; run thence South 16 degrees 20 minutes 24 seconds West, along the westerly right-of-way line of North Main Street Drive (a proposed road to have a right-of-way width of 70 feet) a distance of 407.96 feet to a point; run thence North 89 degrees 56 minutes 54 seconds West, a distance of 207.44 feet to a point on the West line of said lands described in Official Records of said county in Volume 3224, pages 806-808; run thence North 17 degrees 10 minutes 02 seconds East along said last mentioned West line, a distance of 449.93 feet to the **Point of Beginning.**

## PARCEL 8

**LEGAL DESCRIPTION OF LOT 2, PHASE III**
**IMESON INTERNATIONAL INDUSTRIAL PARK**
(108764-0510)

A part of Section 7, Township 1 South, Range 27 East, Duval County, Florida and being more particularly described as follows:

For a point of Reference, commence at the Southwest corner of said Section 7, said point having coordinate values of "X" = 296,226.34 and "Y" = 2,214,768.79, based on the Florida State Plane Coordinate System for the Eastern Portion of Florida; thence North 39 degrees 24 minutes 40 seconds East, along the West line of those lands described in Official Records Volume 3224, Page 804, of the Current Public Records of said County, a distance of 411.20 feet; thence North 17 degrees 10 minutes 02 seconds East, continuing along said West line a distance of 976.80 feet to the **Point of Beginning**; thence North 17 degrees 10 minutes 02 seconds East, continuing along said West line a distance of 274.65 feet to the South line of those lands described as Lot 1, Phase III; Imeson International Industrial Park in Official Records Volume 4286, Page 735, thence South 89 degrees 56 minutes 54 seconds East, along said South line, a distance of 1,260.85 feet to a point of curvature of a curve concave to the Southwest and having a radius of 894.39 feet; thence Southeasterly, along the arc of said curve and continuing along said South line, a distance of 702.60 feet, making a central angle of 45 degrees 00 minutes 34 seconds and having a chord bearing of South 67 degrees 26 minutes 37 seconds East and a chord distance of 684.67 feet to the Northwesterly line of an unrecorded ingress and egress easement; thence South 45 degrees 02 minutes 47 seconds West, along last said Northwesterly line, a distance of 3.84 feet to a point of curvature of a curve concave to the Northwest and having a radius of 25.00 feet, thence Southerly, along the arc of said curve, a distance of 24.39 feet, making a central angle of 55 degrees 53 minutes 34 seconds and having a chord bearing of South 72 degrees 59 minutes 34 seconds West and a chord distance of 23.43 feet to a point reverse curvature of a curve concave to the Southeast and having a radius of 82.00 feet; thence Southerly along the arc of said curve, a distance of 101.71 feet, making a central angle of 71 degrees 03 minutes 53 seconds and having a chord bearing of South 65 degrees 24 minutes 24 seconds West and a chord distance of 95.31 feet; thence North 50 degrees 05 minutes 53 seconds West, a distance of 78.87 feet; thence South 90 degrees 00 minutes 00 seconds West, a distance of 1,801.92 feet to a point to the **Point of Beginning**.

## PARCEL 9

**LEGAL DESCRIPTION OF LANDS SOUTH OF**
**LOTS 1 AND 2, PHASE III**
**IMESON INTERNATIONAL INDUSTRIAL PARK**
(108764-0510)

Part of Section 7, Township 1 South, Range 27 East, Duval County, Florida, being more particularly described as follows:

For Point of Reference commence at the southwest corner of said Section 7 and run North 14 degrees 04 minutes 37 seconds East, a distance of 2,063.92 feet to a point at the intersection of survey lines of U.S. Highway 17 (State Road No. 5) and Busch Drive (State Road No.163) as shown on the Department of Transportation right-of-way map of said State Road No. 163, Section 72006-2501 at Station 230+00.00; run thence South 89 degrees 56 minutes 54 seconds East, along the centerline of said Busch Drive, a distance of 279.0 feet to a point on the West line of lands described in deed recorded in the Official records of said county in Volume 3224, pages 806-808; run thence South 17 degrees 10 minutes 02 seconds West along said aforementioned line, a distance of 62.78 feet to a point on the south right-of-way line of said Busch Drive (a 120 foot right-of-way); run thence South 89 degrees 56

minutes 54 seconds East, along said South right-of-way line of Busch Drive, a distance of 296.08 feet to the Point of Beginning.

From the Point of Beginning thus described continue South 89 degrees 56 minutes 54 seconds East, along said south right-of-way line, a distance of 832.98 feet to a point of curvature in said right-of-way line; run thence in a southeasterly direction along the arc of a curve concave to the southwest and having a radius of 1,372.39 feet; a chord distance of 988.53 feet to a point of compound curve, the bearing of the aforementioned chord being South 68 degrees 50 minutes 20 seconds East; run thence in a southeasterly direction along the arc of a curve concave to the southwest and having a radius of 30.0 feet, a chord distance of 43.44 feet to the point of tangency of said curve, the bearing of the aforementioned chord being South 1 degrees 20 minutes 30 seconds East; run thence South 45 degrees 02 minutes 47 seconds West along the northwesterly right-of way line of Road N.W. 40 (a proposed road to have a right-of way width of 70 feet), a distance of 412.48 feet to a point on a curve; run thence in a northwesterly direction along the arc of said curve being concave to the southwest and having a radius of 894.39 feet, a chord distance of 683.47 feet to the point of tangency of said curve, the bearing of the aforementioned chord being North 67 degrees 29 minutes 08 seconds West; run thence North 89 degrees 56 minutes 54 seconds West, a distance of 981.11 feet to a point on the easterly right-of-way line of North Main Street Drive (a proposed road to have a right-of-way width of 70 feet); run thence North 16 degrees 20 minutes 24 seconds East, along said easterly right-of-way line, a distance of 42549 feet to a point of curvature in said right-of-way; run thence in a northeasterly direction along the arc of a curve concave to the southeast and having a radius of 30.0 feet, a chord distance of 35.0 feet to the Point of Beginning, the bearing of the aforementioned chord being North 53 degrees 11 minutes 45 seconds East. The lands thus described contain 17.757 acres, more or less, or 773,534 square feet.

The bearings used in the foregoing description refer to the Grid Lines of the Florida State Coordinate System.

## PARCEL 10

**LOT 4C, PHASE III**
**IMESON INTERNATIONAL INDUSTRIAL PARK**
(108764 0560)

Part of Section 18, Township 1 South, Range 27 East, Duval County, Florida, being more particularly described as follows: For Point of Reference commence at the northwest corner of said Section 18 and run North 57 degrees 46 minutes 48 seconds East, a distance of 433.65 feet to a point on the grid coordinate line of the Florida State Coordinate System having a "y" value of 2,215,000; run thence Due East along said grid coordinate line, a distance of 2,417.24 feet; run thence South 0 degrees 02 minutes 28 seconds West, a distance of 1,076.61 feet to a point for the **Point of Beginning**.

From the **Point of Beginning** thus described run thence Due East, a distance of 10.00 feet to a point; run thence North 7 degrees 11 minutes 38 seconds East, a distance of 281.09 feet to a point; run thence North 0 degrees 02 minutes 28 seconds East, a distance of 22.23 feet to a point; run thence Due East, a distance of 433.0 feet to a point on the westerly right-of-way line of Busch Drive; run thence South 0 degrees 02 minutes 28 seconds West along the westerly right-of-way line of Busch Drive (a 120 foot right-of-way), a distance of 587.30 feet to a Point of Curvature in said right-of-way; run thence in a southwesterly direction along the arc of a curve concave to the northwest and having a radius of 1,085.92 feet, a chord distance of 282.63 feet to a point on a grid coordinate line having a "y" value of 2,213,357, the bearing of the aforementioned chord being South 7 degrees 31 minutes 07 seconds West, run thence Due West along said grid coordinate line, a distance of 204.4 feet to a Point of Curvature; run thence in a southwesterly direction along the arc of a curve concave to the southeast and having a radius of 500 feet, a chord distance of 327.76 feet to the Point of Tangency of said curve, the bearing of the aforementioned chord being South 70 degrees 52 minutes 03 seconds West; run thence South 51 degrees 41 minutes 06 seconds West, a distance of 215.31 feet to a Point of Curvature; run thence in a northeasterly

direction along the arc of a curve concave to the northwest and having a radius of 635.92 feet, a chord distance of 554.46 feet to the Point of Tangency of said curve, the bearing of the aforementioned chord being North 25 degrees 53 minutes 17 seconds East; run thence North 0 degrees 02 minutes 28 seconds East, a distance of 308.34 feet to the **Point of Beginning**, containing 9.662 acres, more or less, or 420,879 square feet.

The bearings used in the foregoing description refer to the Grid Lines of the Florida State Coordinate System.

## PARCEL 11

**LOT 5, BLOCK 6**
**IMESON INTERNATIONAL INDUSTRIAL PARK**
(108764 0410)

Lot 5, Block 6, of an unrecorded map of Imeson International Industrial Park, Jacksonville, Florida, prepared by Richard P. Clarson and Associates, dated September 12, 1973, bearing File No. C28-1-5, said lot being a parcel of land in Section 18, Township 1 South, Range 27 East, Jacksonville, Duval County, Florida, more particularly described as follows:

For Point of Reference commence at the southwesterly corner of said Section 18, said point being located at the intersection of the centerlines of the 60 foot rights-of-way of Parker Avenue and Gun Club Road and run North 0 degrees 09 minutes 43 seconds West along the centerline of said Parker Avenue and along the west line of said Section 18 a distance of 994.72 feet to an angle point in said Parker Avenue at the centerline of Van Dyck Road; run thence North 0 degrees 00 minutes 48 seconds East along the centerline of said Parker Avenue 920.0 feet to a point on the centerline of Melrose Road (being a proposed road to have a right-of-way width of 70 feet); run thence South 89 degrees 59 minutes 12 seconds East 619.75 feet to a point; run thence North 0 degrees 00 minutes 48 seconds East 35.0 feet to a point on the northerly right-of-way line of said Melrose Road; run thence South 79 degrees 05 minutes 31 seconds East 87.45 feet to a point on a curve in said northerly right-of-way line of Melrose Road; run thence in a northeasterly direction along the arc of a second curve concave to the Southeast and having a radius of 2,419.53 feet, a chord distance of 1,050.11 feet to the Point of Tangency of said curve, the bearing of the aforementioned chord being North 39 degrees 11 minutes 21 seconds East; run thence North 51 degrees 42 minutes 30 seconds East 620.59 feet to a point on the southerly right-of-way line of Imeson Boulevard (being a proposed road to have a right-of-way width of 120 feet); run thence South 89 degrees 59 minutes 59 seconds East along said southerly right-of-way line of Imeson Boulevard 73.64 feet to the **Point of Beginning**. From the **Point of Beginning** thus described continue South 89 degrees 59 minutes 59 seconds East along said southerly right-of-way line 220.0 feet to a Point of Curvature; run thence in a southerly direction along the arc of a curve concave to the west and having a radius of 150.0 feet, a chord distance of 283.41 feet to the Point of Tangency of said curve on the northwesterly right-of-way line of Busch Drive (being a proposed road to have a right-of-way width of 120.0 feet), the bearing of the aforementioned chord being South 19 degrees 08 minutes 45 seconds East; run thence South 51 degrees 42 minutes 30 seconds West along the said northwesterly right-of-way line Busch Drive 220.0 feet to a point; run thence North 38 degrees 17 minutes 30 seconds West 226.38 feet to a point; run thence North 0 degrees 00 minutes 01 seconds East 226.38 feet to the **Point of Beginning**. The land thus described contains 2.54 acres or 110,630.60 square feet.

## PARCEL 12

**LOT 4, BLOCK 6**
**IMESON INTERNATIONAL INDUSTRIAL PARK**
(108764 0410)

Lot 4, Block 6, of an unrecorded map of Imeson International Industrial Park, Jacksonville, Florida, prepared by Richard P. Clarson and Associates, dated September 12, 1973, bearing File No. C28-1-4, said lot being a parcel of land in Section 18, Township 1 South, Range 27 East, Jacksonville, Duval County, Florida, more particularly described as follows:

For Point of Reference commence at the southwesterly corner of said Section 18, said point being located at the intersection of the centerlines of the 60 foot rights-of-way of Parker Avenue and Gun Club Road and run North 0 degrees 09 minutes 43 seconds West along the centerline of said Parker Avenue and along the west line of said Section 18 a distance of 994.72 feet to an angle point in said Parker Avenue at the centerline of Van Dyck Road; run thence North 0 degrees 00 minutes 48 seconds East along the centerline of said Parker Avenue 920.0 feet to a point on the centerline of Melrose Road (being a proposed road to have a right-of-way width of 70 feet); run thence South 89 degrees 59 minutes 12 seconds East 619.75 feet to a point; run thence North 0 degrees 00 minutes 48 seconds East 35.0 feet to a point on the northerly right-of-way line of said Melrose Road; run thence South 79 degrees 05 minutes 31 seconds East 87.45 feet to a point on a curve in said northerly right-of-way line of Melrose Road; run thence in a northeasterly direction along the arc of a second curve concave to the southeast and having a radius of 2,419.53 feet the following chord bearings and distances; first chord – North 33 degrees 39 minutes 23 seconds East 588.55 feet, second chord – North 43 degrees 11 minutes 29 seconds East 218.30 feet, third chord – North 48 degrees 44 minutes 49 seconds East 250.00 feet, fourth chord – North 50 degrees 25 minutes 18 seconds East 116.88 feet to the Point of Tangency of said curve; run thence North 51 degrees 42 minutes 30 seconds East 77.84 feet to the **Point of Beginning**. From the **Point of Beginning** thus described continue North 51 degrees 42 minutes 30 seconds East 542.75 feet to a point on the Southerly right-of-way line of Imeson Boulevard (being a proposed road to have a right-of-way width of 120 feet); run thence South 89 degrees 59 minutes 59 seconds East along said southerly right-of-way line of Imeson Boulevard 73.64 feet to a point; run thence South 0 degrees 00 minutes 01 seconds West 226.38 feet to a point; run thence South 38 degrees 17 minutes 30 seconds East 226.38 feet to a point on the northwesterly right-of-way line of Busch Drive (being a proposed road to have a right-of-way width of 120.0 feet; run thence South 51 degrees 42 minutes 30 seconds West along the said northwesterly right-of-way line of Busch Drive 460.26 feet to a point; run thence North 38 degrees 17 minutes 30 seconds West 449.69 feet to the **Point of Beginning**. The land thus described contains 5.154 acres or 224,522.234 square feet.

## PARCEL 13

**LOT 3, BLOCK 6**
**IMESON INTERNATIONAL INDUSTRIAL PARK**
(108764 0410)

Lot 3, Block 6, of an unrecorded map of Imeson International Industrial Park, Jacksonville, Florida, prepared by Richard P. Clarson and Associates, dated November 14, 1973, bearing File No. C28-1-3-R, said lot being a parcel of land in Section 18, Township 1 South Range 27 East, Jacksonville, Duval County, Florida, more particularly described as follows

For Point of Reference commence at the southwesterly corner of said Section 18, said point being located at the intersection of the centerlines of the 60 foot rights-of-way of Parker Avenue and Gun Club Road and run North 0 degrees 09 minutes 43 seconds West along the centerline of said Parker Avenue and along the west line of said Section 18, a distance of 994.72 feet to an angle point in said Parker Avenue at the centerline of Van Dyck Road: run thence North O degrees 00 minutes 48 seconds East along the centerline of said Parker Avenue 920.0 feet to a point on. the centerline of Melrose Road (being a proposed

road to have a right-of-way width of 70 feet); run thence South 89 degrees 59 minutes 12 seconds East 619.75 feet to a point; run thence North 0 degrees 00 minutes 48 seconds East 35.0 feet to a Point on the northerly right-of-way line of said Melrose Road; run thence South 79 degrees 05 minutes 31 seconds East 87.45 feet to a point on a curve in said northerly right-of-way line of Melrose Road; run thence North 33 degrees 39 minutes 23seconds East 588.55 feet to a point on a second curve for the **Point of Beginning**.

From the **Point of Beginning** thus described run in a northeasterly direction along the arc of said curve concave to the southeast and having a radius of 2,419.53 feet of the following chord bearings and distances: first chord-North 43 degrees 11 minutes 29 seconds East 218.30 feet, second chord–North 48 degrees 44 minutes 49 seconds East 250.0 feet to the Point of Tangency of said curve; run thence North 51 degrees 42 minutes 30 seconds East 77.84 feet to a point; run thence South 38 degrees 17 minutes 30 seconds East 449.69 feet to a point on the northwesterly right-of-way line of Busch Drive (being a proposed road to have a right-of way width of 120 feet); run thence South 51 degrees 42 minutes 30 seconds West along the said northwesterly right-of-way line of Busch Drive 77.77 feet to a point of curvature; run thence in a southwesterly direction along said northwesterly right-of way line and along the arc of a curve concave to the southeast and having a radius of 1,969.86 feet a chord distance of 380.88 feet to a pointe; the bearing of the aforementioned chord being South 46 degrees 09 minutes 38 seconds West; run thence North 49 degrees 23 minutes 14 seconds West 449.67 feet to the **Point of Beginning**. The land thus described contains 5.190 acres or 226,096.176 square feet.

## PARCEL 14

**LOT 2, BLOCK 6**
**IMESON INTERNATIONAL INDUSTRIAL PARK**
(108764 0410)

Lot 2, Block 6, of an unrecorded map of Imeson International Industrial Park, Jacksonville, Florida, prepared by Richard P. Clarson and Associates, dated September 12, 1973, bearing File No. C28-1-2 said lot being a parcel of land in Section 18, Township 1 South, Range 27 East, Jacksonville, Duval County, Florida, more particularly described as follows:

For Point of Reference commence at the southwesterly corner of said Section 18, said point being located at the intersection of the centerlines of the 60 foot rights-of-way of Parker Avenue and Gun Club Road and run North 0 degrees 09 minutes 43 seconds West along the centerline of said Parker Avenue and along the west line of said Section 18 a distance of 994.72 feet to an angle point in said Parker Avenue at the centerline of Van Dyck Road; run thence North 0 degrees 00 minutes 48 seconds East along the centerline of said Parker Avenue 920.0 feet to a point on the centerline of Melrose Road (being a proposed road to have a right-of-way width of 70 feet); run thence South 89 degrees 59 minutes 12 seconds East 619.75 feet to a point; run thence North 0 degrees 00 minutes 48 seconds East 35.0 feet to a point on the northerly right-of-way line of said Melrose Road; run thence South 79 degrees 05 minutes 31 seconds East 87.45 feet to a point on a curve in said northerly right-of-way line of Melrose Road for the **Point of Beginning**. From the **Point of Beginning** thus described run in a northeasterly direction along the arc of a curve concave to the southeast and having a radius of 2,419.53 feet, a chord distance of 588.55 feet to a point on said curve, the bearing of the aforementioned chord being North 33 degrees 39 minutes 23 seconds East; run thence South 49 degrees 23 minutes 14 seconds East 449.67 feet to a point on the northwesterly right-of-way line of Busch Drive (being a proposed road to have a right-of-way width of 120 feet); run thence in a southwesterly direction, continuing along said northwesterly right-of-way line and along the arc of a curve concave to the southeast and having a radius of 1,969.86 feet, a chord distance of 442.45 feet to a Point of Reverse Curve, the bearing of the aforementioned chord being South 34 degrees 09 minutes 53 seconds West; run thence in a westerly direction along the arc of a curve concave to the northwest and having a radius of 30 feet, a chord distance of 42.96 feet to the Point of Tangency of said curve on the northerly right-of-way line of said Melrose Road, the bearing of the aforementioned chord being South 71 degrees 33 minutes 46 seconds West; run thence North 64 degrees 10 minutes 13 seconds West along said northerly right-of-way line of Melrose Road

403.78 feet to a Point of Curvature; run thence in a westerly direction along said northerly right-of-way line and along the arc of a curve concave to the south and having a radius of 231.35 feet, a chord distance of 16.26 feet to the **Point of Beginning**, the bearing of the aforementioned chord being North 66 degrees 11 minutes 03 seconds West. The land thus described contains 5.484 acres or 238,862.010 square feet more or less.

## PARCEL 15

**LOT 6, BLOCK 6**
**IMESON INTERNATIONAL INDUSTRIAL PARK**
(108764 0410)

Lot 6, Block 6, of an unrecorded map of Imeson International Industrial Park, Jacksonville, Florida, prepared by Richard P. Clarson and Associates, dated November 14, 1973, bearing File No. C28-1-6-R, said lot being a parcel of land in Section 18, Township 1 South, Range 27 East, Jacksonville, Duval County, Florida, more particularly described as follows:

For the Point of Reference commence at the southwesterly corner of said Section 18, said point being located at the intersection of the centerlines of the 60 foot rights-of-way of Parker avenue and Gun Club Road and run North 0 degrees 09 minutes 43 seconds West along the centerline of said Parker Avenue and along the west line of said Section 18 a distance of 994.72 feet to an angle point in said Parker Avenue at the centerline of Van Dyck Road; run thence North 0 degrees 00 minutes 48 seconds East along the centerline of said Parker Avenue 1,430.0 feet to a point; run thence South 89 degrees 59 minutes 12 seconds East 35.0 feet to the easterly right-of way line of said Parker Avenue for the **Point of Beginning**. From the **Point of Beginning** thus described run North 0 degrees 00 minutes 48 seconds East along said easterly right-of-way line of Parker Avenue (being a proposed road to have a right-of-way width of 70 feet) a distance of 328.53 feet to a Pont of Curvature; run thence in a northerly direction along the arc of a curve in said easterly right-of-way line of Parker Avenue, said curve being concave to the east and having a radius of 771.35 feet, a chord distance of 189.86 feet to the Point of Tangency, the bearing of the aforementioned chord being North 7 degrees 04 minutes 58 seconds East; run thence North 14 degrees 09 minutes 08 seconds East, continuing along said easterly right-of-way line of 189.35 feet to a Point of Curvature; run thence in a northeasterly direction along the arc of a curve said curve being concave to the southeast and having a radius of 30 feet, a chord distance of 43.27 feet to a Point of Reverse Curve, said point being on the southerly right-of-way line of Imeson Boulevard (being a proposed road to have a right-of-way width of 120 feet), the bearing of the aforementioned chord being North 57 degrees 29 minutes 31 seconds East; run thence in an easterly direction along the arc of a curve in said southerly right-of-way line of Imeson Boulevard, said curve being concave to the north and having a radius of 1,1014.93 feet, a chord distance of 185.43 feet to the Point of Tangency of said curve, the bearing of the aforementioned chord being South 84 degrees 45 minutes 31 seconds East; run thence South 89 degrees 59 minutes 59 seconds East, continuing along said Southerly right-of way line of Imeson Boulevard 1,530.19 feet to a point; run thence South 51 degrees 42 minutes 30 seconds West 620.59 feet to a Point of Curvature; run thence in a southwesterly direction along the arc of a curve concave to the southeast and having a radius of 2,419.53 feet; a chord distance of 250.0 feet to a point, the bearing of the aforementioned chord being South 48 degrees 44 minutes 49 seconds West; run thence South 52 degrees 56 minutes 18 seconds West 101.05 feet to a Point of Curvature; runt hence in a westerly direction along the arc of a curve concave to the north and having a radius of 479.0 feet a chord distance of 304.57 feet to the Point of Tangency of said curve, the bearing of the aforementioned chord being South 71 degrees 28 minutes 33 second West; run thence North 89 degrees 59 minutes 12 seconds West 776.53 feet to the **Point of Beginning**.

## PARCEL 16

**LOT 3, BLOCK 3**
**IMESON INTERNATIONAL INDUSTRIAL PARK**
(108764 0340)

LOT 3, BLOCK 3, of an unrecorded map of Imeson International Industrial Park, Jacksonville, Florida, prepared by Richard P. Clarson and Associates, dated September 12, 1973 bear file No. C28-6A said lot being a parcel of land in Section 13, Township 1 South, Range 26 East, and in Section 18, Township 1 South, Range 27 East, Jacksonville, Duval County, Florida, more particularly described as follows.

For Point of Reference commence at the southeasterly corner of said Section 13, said point being located a the intersection of the centerlines of the 60 foot rights-of-way of Parker Avenue and Gun Club Road and run North 0 degrees 09 minutes 43 seconds West along the east line of said Section 13 and along the centerline of said Parker Avenue (having a 70 foot right-of-way) a distance of 1,430.0 feet to an angle point in said centerline of Parker Avenue at the intersection of said centerline with the centerline of Van Dyck Road; run thence North 0 degrees 00 minutes 48 seconds East continuing along said centerline of Parker Avenue (being a proposed road to have a right-of-way width of 70 feet), 1,488.0 feet to a point; run thence North 89 degrees 59 minutes 12 seconds West 35.0 feet to a point on the westerly right-of-way line of Parker Avenue for the **Point of Beginning**. From the **Point of Beginning** thus described run North 89 degrees 59 minutes 12 seconds West 695.62 feet to a point on the easterly right-of-way line of North Main Street Drive (being a proposed road to a have a right-of-way width of 70 feet); run thence in a northerly direction along the arc of a curve in said easterly right-of-way line of North Main Street Drive, said curve being concave to the west and having a radius of 1,819.77 feet a chord distance of 153.92 feet to a Point of Reverse Curve, the bearing of the aforementioned chord being North 7 degrees 21 minutes 40 seconds East; continue thence in a northerly direction along the arc of a second curve in said easterly right-of-way line, said curve being concave to the east and having a radius of 3,764.13 feet, a chord distance of 505.83 feet to the point of Tangency of said curve, the bearing of the aforementioned chord being North 8 degrees 47 minutes 24 seconds East; run thence North 12 degrees 38 minutes 33 seconds East continuing along said easterly right-of-way line, 121.30 feet to a Point of Curvature; continue thence in a northerly direction along the arc of a third curve in said easterly right-of-way line, said curve being concave to the east and having a radius of 1,050.37 feet, a chord distance of 251.83 feet to the Point of Tangency of said curve, the bearing of the aforementioned chord being North 19 degrees 31 minutes 38 seconds East; run thence North 26 degrees 24 minutes 45 seconds East continuing along said easterly right-of-way line 19.10 feet to a Point of Curvature; run thence in a northeasterly direction along the arc of a curve concave to the southeast and having a radius of 30 feet, a chord distance of 39.70 feet to the Point of Tangency of said curve on the southerly right-of-way line of Imeson Boulevard (being a proposed road to have a right-of-way width of 120 feet), the bearing of the aforementioned chord being North 74 degrees 59 minutes 00 seconds East; run thence South 56 degrees 26 minutes 46 seconds East along said southerly right-of-way line of Imeson Boulevard 289.18 feet to a Point of Curvature; continue thence in an easterly direction along the arc of a curve in said southerly right-of-way line, said curve being concave to the north and having a radius of 1,014.93 feet, a chord distance of 277.80 feet to a Point of Reverse Curve, the bearing of the aforementioned chord being South 64 degrees 18 minutes 44 seconds East; run thence in a southeasterly direction along the arc of a curve concave to the southwest and having a radius of 30 feet, a chord distance of 43.64 feet to a Point of Tangency of said curve on the westerly right-of-way line of Parker Avenue, aforementioned, the bearing of the aforementioned chord being South 29 degrees 40 minutes 08 seconds East; run thence South 14 degrees 09 minutes 08 seconds West along said westerly right-of-way line of Parker Avenue, 189.33 feet to a Point of Curvature; run thence in a southerly direction along the arc of a curve in said westerly right-of-way line, said curve being concave to the east and having a radius of 841.35 feet, a chord distance of 207.09 feet to the Point of Tangency of said curve.

## PARCEL 17

**LOT 2, BLOCK 2**
**IMESON INTERNATIONAL INDUSTRIAL PARK**
(108764 0210)

Lot 2, Block 2, of an unrecorded map of Imeson International Industrial Park, Jacksonville, Florida, said lot being a parcel of land in Section 13, Township 1 South, Range 26 East, Jacksonville, Duval County, Florida more particularly described as follows:

For Point of Reference commence at the southeasterly corner of said Section 13, said point being located at the intersection of the centerlines of the 60 foot rights-of-way of Parker Avenue and Gun Club Road and run North 0 degrees 09 minutes 43 seconds West along the east line of said section 13, and along the centerline of said Parker Avenue (having a 70 foot right-of way) a distance of 994.72 feet to an angle point in said centerline of Parker Avenue at the intersection of said centerline with the centerline of Van Dyck Road; run thence North 0 degrees 00 minutes 48 seconds East continuing along said centerline of Parker Avenue 435.0 feet to a point; run thence North 89 degrees 59 minutes 12 seconds West 35.0 feet to a point on the westerly right-of-way line of Parker Avenue for the **Point of Beginning**.

From the **Point of Beginning** thus described run North 89 degrees 59 minutes 12 seconds West 1,096.00 feet to a point on the easterly right-of-way line of North Main Street Drive (being a proposed road to have a right-of-way width of 70 feet); run thence in a northerly direction along the arc of a curve in said easterly right-of-way line of North Main Street Drive, said curve being concave to the east and having a radius of 1,975.87 feet a chord distance of 309.64 feet to a Point of Tangency of said curve, the bearing of the aforementioned chord being North 23 degrees 44 minutes 51 seconds East; run thence North 28 degrees 14 minutes 24 seconds East continuing along said easterly right-of-way line of North Main Street Drive 171.08 feet to a Point of Curvature; run thence in a northeasterly direction along the arc of a curve concave to the southeast and having a radius of 30.0 feet a chord distance of 30.80 feet to a Point of Tangency of said curve on the southerly right-of-way line of Melrose Road (being a proposed road to have a right-of-way width of 70 feet), the bearing of the aforementioned chord being North 59 degrees 07 minutes 36 seconds East; run thence South 89 degrees 59 minutes 12 seconds East along the southerly right-of-way line of said Melrose Road 834.01 feet to a Point of Curvature; run thence in a southeasterly direction along the arc of a curve concave to the southwest and having a radius of 30.0 feet a chord distance of 42.43 feet to a Point of Tangency of said curve on the westerly right-of-way line of said Parker Avenue (being a proposed road at this point to have a right-of-way width of 70 feet), the bearing of the aforementioned chord being South 44 degrees 59 minutes 12 seconds East; run thence South 0 degrees 00 minutes 48 seconds West along said westerly right-of-way line of Parker Avenue 420.0 feet to the **Point of Beginning**.

**LESS AND EXCEPT** any part thereof described in that certain Mortgage and Security Agreement dated and filed on October 3, 1997, in Official Records Book 8740, at pages 708 through 753 (in particular page 749 thereof) of the current Public Records of Duval County, Florida, or in the instruments describing the same lands to which reference is made in said Mortgage and Security Agreement.

## PARCEL 18

**LOT 1, BLOCK 5**
**IMESON INTERNATIONAL INDUSTRIAL PARK**
(108764 0220)

Lot 1, Block 5, of an unrecorded map of Imeson International Industrial Park, Jacksonville, Florida, prepared by Richard P. Clarson and Associates, dated November 14, 1973, bearing File No. C24-3-R said lot being a parcel of land in Section 18, Township 1 South, Range 27 East, Jacksonville, Duval County, Florida, more particularly described as follows:

For Point of Reference commence at the southwesterly corner of said Section 18, said point being located at the intersection of the centerlines of the 60 foot rights-of-way of Parker Avenue and Gun Club Road and run North 0 degrees 09 minutes 43 seconds West along the centerline of said Parker Avenue and along the west line of said Section 18 a distance of 994.72 feet to an angle point in said Parker Avenue at the centerline of Van Dyck Road; run thence North 0 degrees 00 minutes 48 seconds East along the centerline of said Parker Avenue 65.0 feet to a point; run thence South 89 degrees 59 minutes 12 seconds East to a point on the easterly right-of-way line of said Parker Avenue for the **Point of Beginning.**

From the **Point of Beginning** thus described run North 0 degrees 00 minutes 48 seconds East along said easterly right-of-way line of Parker Avenue (being a proposed road to have a right-of-way width of 70 feet) a distance of 445.0 feet to a point; run thence South 89 degrees 59 minutes 12 seconds East 156.45 feet to a Point of Curvature; run thence in a northeasterly direction along the arc of a curve concave to the northwest and having a radius of 479.0 feet a chord distance of 472.21 feet to a Point of Tangency of said curve, the bearing of the aforementioned chord being North 60 degrees 28 minutes 53 seconds East; run thence North 30 degrees 56 minutes 56 seconds East 101.38 feet to a Point; run thence in a southerly direction along the arc of a curve concave to the east and having a radius of 2,419.53 feet a chord distance of 610.45 feet to a point, the bearing of the aforementioned chord being South 16 degrees 33 minutes 07 seconds West; run thence South 14 degrees 42 minutes 48 seconds West 216.51 feet to a point on the northerly right-of-way line of said Van Dyck Road (being a proposed road to have a right-of-way width of 70 feet); run thence North 89 degrees 59 minutes 12 seconds West along said northerly right-of-way line of Van Dyck Road 360.71 feet to a Point of Curvature; run thence in a northwesterly direction along the arc of a curve concave to the northeast and having a radius of 30 feet a chord distance of 42.43 feet to the Point of Tangency of said curve and the **Point of Beginning**, the bearing of the aforementioned chord being North 44 degrees 59 minutes 12 minutes West.

## PARCEL 19

**LOT 2, BLOCK 5**
**IMESON INTERNATIONAL INDUSTRIAL PARK**
(108764 0220)

Lot 2, Block 5, of an unrecorded map of Imeson International Industrial Park, Jacksonville, Florida, said lot being a parcel of land in Section 18, Township 1 South, Range 27 East, Jacksonville, Duval County, Florida, more particularly described as follows:

For Point of Reference commence at the southwesterly corner of said Section 18, said point being located at the intersection of the centerlines of the 60 foot rights-of-way of Parker Avenue and Gun Club Road, and run North 0 degrees 09 minutes 43 seconds West along the centerline of said Parker Avenue and along the west line of said Section 18 a distance of 994.72 feet to the centerline of Van Dyck Road; run thence South 89 degrees 59 minutes 12 seconds East along said centerline of Van Dyck Road (being a proposed road to have a right-of-way width of 70 feet) 455.69 feet to a point; run thence North 0 degrees 00 minutes 48 seconds East 35.0 feet to a point on the northerly right-of-way line of said Van Dyck Road for the **Point of Beginning.**

From the **Point of Beginning** thus described run in a northerly direction along the arc of a curve concave to the east and having a radius of 2,419.53 feet a chord distance of 210.95 feet to a point of on said curve, the bearing of the aforementioned chord being North 6 degrees 48 minute 11 seconds East; continue thence in a northerly direction along the arc of same curve a chord distance of 548.83 feet to a point on said curve, the bearing of the aforementioned chord being North 15 degrees 48 minutes 50 seconds East; continue thence in a northerly direction along the arc of said curve a chord distance of 112.11 feet to a point on the southerly right-of-way line of Melrose Road (being a proposed road to have a right-of-way width of 70 feet), the bearing of the aforementioned chord being North 23 degrees 39 minutes 14 seconds East; run thence in an easterly direction along the arc of a curve in said southerly right-of-way line of Melrose Road said curve being concave to the south

and having a radius of 161.35 feet a chord distance of 16.25 feet to a Point of Tangency of said curve, the bearing of the aforementioned chord being South 67 degrees 03 minutes 26 seconds East; run thence South 64 degrees 10 minutes 13 seconds East along said southerly right-of-way line of Melrose Road 403.81 feet of a Point of Curvature; run thence in a southerly direction along the arc of a curve concave to the west and having a radius of 30 feet a chord distance of 42.97 feet to a Point of Reverse Curve on the westerly right-of-way line of Busch Drive (being a proposed road to have a right-of-way width of 120 feet), the bearing of the aforementioned chord being South 19 degrees 53 minutes 35 seconds East; run thence in a southerly direction along the arc of a curve concave to the East and having a radius of 1,969.53 feet a chord distance of 611.47 feet to a Point of Reverse Curve the bearing of the aforementioned chord being South 15 degrees 00 minutes 30 seconds West; run thence in a southwesterly direction along the arc of a curve concave to the northwest and having a radius of 30 feet a chord distance of 40.28 feet to a Point of Tangency on the northerly right-of-way line of said Van Dyck Road, the bearing of the aforementioned chord being South 47 degrees 50 minutes 50 seconds West; run thence North 89 degrees 59 minutes 12 seconds West along said northerly right-of-way line of Van Dyck Road 424.39 feet to the **Point of Beginning.**

The land this described contains 8.197 acres or 357,056.42 square feet, more or less.

## PARCEL 20

**LOT 5, BLOCK 1**
**IMESON INTERNATIONAL INDUSTRIAL PARK**
(108764 0320)

Lot 5, Block 1, Section 1, of an unrecorded map of Imeson International Industrial Park, Jacksonville, Florida, prepared by Robert M. Angas and Associates, dated April, 1971 and baring File No C223-2, said lot being a parcel of land Section 13, Township 1 South, Range 26 East, Jacksonville, Duval County, Florida, more particularly described as follows:

For a Point of Reference commence a the southeasterly corner of said Section 13, said point being located at the intersection of the centerlines of the 60 foot right-of-ways of Parker Avenue and Gun Club Road, and run North 0 degrees 09 minutes 43 seconds West along the easterly boundary of said Section 13, a distance of 609.72 feet to a point; run thence North 89 degrees 59 minutes 12 seconds West a distance of 35.0 feet to an iron pipe set on the westerly right-of-way line of the proposed extension of Parker Avenue (being a 70 foot wide right-of-way), for the **Point of Beginning.**

From the **Point of Beginning** thus described continue North 89 degrees 59 minutes 12 seconds West a distance of 79.14 feet to a point; run thence North 0 degrees 00 minutes 48 seconds East 6.0 feet to a point; run thence North 78 degrees 58 minutes 26 seconds West 260.76 feet to an iron pipe; run thence North 0 degrees 09 minutes 43 seconds West 294.19 feet to a concrete monument set on the southerly right-of-way line of a proposed road known as Road "B" (Van Dyck Road) (being a 70 foot wide right-of-way); run thence South 89 degrees 59 minutes 12 seconds East along said southerly right-of-way line of a proposed road, a distance of 305.02 feet to a Point of Curvature; run thence in a southeasterly direction along the arc of a curve concave to the southwest and having a radius of 30 feet, a chord distance of 42.36 feet to a Point of Tangency on the westerly right-of-way line of the aforementioned proposed extension of Parker Avenue, the bearing of the aforementioned chord being South 45 degrees 04 minutes 27 seconds East; run thence South 0 degrees 09 minutes 43 seconds East along said westerly right-of-way of the proposed extension of Parker Avenue, a distance of 320.09 feet to the **Point of Beginning.**

## PARCEL 21

**LOT 3, BLOCK 4**
**IMESON INTERNATIONAL INDUSTRIAL PARK**
(108764 0360)

Lot 3, Block 4, of an unrecorded map of Imeson International Industrial Park, Jacksonville, Florida, prepared by Richard P. Clarson and Associates, dated August 28, 1972, bearing File No. C20-4, said lot being a parcel of land in Section 18, Township 1 South, Range 27 East, Jacksonville, Duval County, Florida, more particularly described as follows:

For Point of Reference commence at the southwesterly corner of said Section 18, said point being located at the intersection of the centerlines of the 60 foot rights-of-way of Parker Avenue and Gun Club Road and run North 0 degrees 09 minutes 43 seconds West along the west line of said Section 18, a distance of 618.09 feet to a point; run thence North 89 degrees 50 minutes 17 seconds East 35.0 feet to a point for the **Point of Beginning**. From the **Point of Beginning** thus described run North 0 degrees 09 minutes 43 seconds West along the easterly right-of-way line of Parker Avenue (having a 70 foot right-of-way as now established) a distance of 311.53 feet to a Point of Curvature; run thence in a northeasterly direction along the arc of a curve concave to the southeast and having a radius of 30.0 feet a chord distance of 42.28 feet to a Point of Tangency on the southerly right-of-way line of Van Dyck Road (being a proposed road to have a right-of-way width of 70 feet) the bearing of the aforementioned chord being North 44 degrees 50 minutes 12 seconds East; run thence South 89 degrees 59 minutes 12 seconds East along said southerly right-of-way line of Van Dyck Road 342.29 feet to a point; run thence in a southwesterly direction along the arc of a curve concave to the northwest and having a radius of 478.34 feet a chord distance of 504.37 feet to the **Point of Beginning**. The bearing of the aforementioned chord being South 47 degrees 23 minutes 37 seconds West. The land thus described contains 2.01 acres of 87,662.50 square feet, more or less.

## PARCEL 22

**LOT 2, BLOCK 4**
**IMESON INTERNATIONAL INDUSTRIAL PARK**
(108764 0230)

LOT 2, BLOCK 4, of an unrecorded map of Imeson International Industrial Park, Jacksonville, Florida, said lot being a parcel of land in Section 18, Township 1 South, Range 27 East, Jacksonville, Duval County, Florida, more particularly described as follows:

For Point of Reference commence at the southwesterly corner of said Section 18, said point being located at the intersection of the centerlines of the 60 foot rights-of-way of Parker Avenue and Gun Club Road and run North 89 degrees 54 minutes 02 seconds East along the south line of said Section 18. and along the centerline of said Gun Club Road 510.49 feet to a point; run thence North 0 degrees 05 minutes 58 seconds West 40.0 feet to a point for the **Point of Beginning**.

From the **Point of Beginning** thus described run in a northerly direction along the arc of a curve concave to the east and having a radius of 459.27 feet a chord distance of 253.19 feet to the Point of Tangency of said curve the bearing of the aforementioned chord being North 15 degrees 37 minutes 02 seconds West; run thence North 0 degrees 23 minutes 00 seconds East 579.39 feet to a Point of Curvature; run thence in a northerly direction along the are of a curve concave to the east and having a radius of 2,419.86 feet a chord distance of 95.45 feet to a point on the southerly right-of-way line of Van Dyck Road (being a proposed road to have a right-of-way width of 70 feet), the bearing of the aforementioned chord being North 1 degrees 30 minutes 59 seconds East; run thence South 89 degrees 59 minutes 12 seconds East along said southerly right-of-way line of Van Dyck Road 419.09 feet to a Point of Curvature; run thence in a southeasterly direction along the arc of curve concave to

the southwest and having a radius of 30.0 feet a chord distance of 43.44 feet to a Point of Tangency on the westerly right-of-way line of Bush Drive (a proposed road having a right-of-way width of 120 feet), the bearing of the aforementioned chord being South 43 degrees 35 minutes 55 seconds East; run thence South 0 degrees 23 minutes 00 seconds West along the westerly right-of-way line of said Bush Drive 789.82 feet to a Point of Curvature; run thence in a southwesterly direction along the arc of a curve concave to the northwest and having a radius of 30.0 feet a chord distance of 42.25 feet to a Point of Tangency, the bearing of the aforementioned chord being South 45 degrees 08 minutes 31 seconds West; run thence South 89 degrees 54 minutes 02 seconds West parallel with and distant 40 feet northerly from the centerline of said Gun Club Road, when measured at right angles thereto, a distance of 350.47 feet to the **Point of Beginning.**

**LESS AND EXCEPT**

Lot 2B, Block 4, of an unrecorded map of Imeson International Industrial Park, Jacksonville, Florida, prepared by Richard P. Clarson and Associates, dated August 28, 1972, bearing file no. C20-4A, said lot being a parcel of land in Section 18, Township 1 South, Range 27 East, Jacksonville, Duval County, Florida, more particularly described as follows: for a Point of Reference commence at the Southwesterly corner of said Section 18, said Point being located at the intersection of the centerlines of the 60-foot right-of-way line of Parker Avenue and Gun Club Road, and run North 89 degrees, 54 minutes 02 seconds East along the South line of said Section 18 and along the centerline of said Gun Club Road, 510.49 feet to a Point; run thence North 00 degrees 05 minutes 58 seconds West 40.0 feet to a Point for the **Point of Beginning**; from the **Point of Beginning** thus described, run in a Northerly direction along the arc of a curve concave to the East and having a radius of 459.27 feet, a chord distance of 253.19 feet to the Point of Tangency of said curve, the bearing of the aforementioned chord being North 15 degrees 37 minutes 02 seconds West; run thence North 00 degrees, 23 minutes 00 seconds East 438.92 feet to a Point; run thence South 89 degrees 59 minutes 12 second East, a distance of 450.01 feet to a Point on the Westerly right-of-way line of Busch Drive (having a right-of-way width of 120 feet); run thence South 00 degrees, 23 minutes 00 seconds West along the Westerly right-of-way line of said Busch Drive, 652.25 feet to a Point of Curvature; run thence in a Southwesterly direction along the arc of a curve concave to the Northwest and having a radius of 30.00 feet, a chord distance of 42.25 feet to a Point of Tangency, the bearing of the aforementioned chord being South 45 degrees 08 minutes 31 seconds West; run thence South 89 degrees 54 minutes 02 seconds West parallel with and distance 40 feet Northerly from the centerline of said Gun Club Road, when measured at right angles thereto, a distance of 350.47 feet to the **Point of Beginning.**

The land thus described contains 6.919 acres more or less or 301,410 square feet.

## PARCEL 23

**LANDS EAST OF ROAD E-150**
**IMESON INTERNATIONAL INDUSTRIAL PARK**
(108764-0725)

Part of Section 17, Township 1 South, Range 27 East, Jacksonville, Duval County, Florida, being more particularly described as follows:

For **Point of Beginning** commence at the intersection of the northwesterly right-of-way line of Hecksher Drive – State Road No. 105 (a 120 foot right-of-way) with the northeasterly right-of-way line of Imeson Boulevard (a 120 foot right-of-way) and run North 38 degrees 05 minutes 31 seconds West, along said northeasterly right-of-way line, a distance of 1,247.13 feet to a Point of Curvature in said right-of-way line; run thence in a northwesterly direction along the arc of a curve in said northeasterly right-of way line, said curve being concave to the southwest and having a radius of 1,969.86 feet, a chord distance of 633.66 feet to the Point of Tangency of said curve, the bearing of the aforementioned chord being North 47 degrees 20 minutes 51 seconds West; run thence North 56 degrees 36 minutes 11 seconds West, continuing along said northeasterly right-of-way line of Imeson Boulevard, a distance of 64.75 feet to a Point of Curvature; run thence in a northwesterly direction along the arc of a curve, said

curve being concave to the northeast and having a radius of 30.00 feet, a chord distance of 42.43 feet to the Point of Tangency of said curve, the bearing of the aforementioned chord being North 11 degrees 36 minutes 11 seconds West; run thence North 33 degrees 23 minutes 49 seconds East, along the southeasterly right-of-way line of Road E-150 (a proposed road having an 80 foot right-of-way) a distance of 704.21 feet to a Point of Curvature in said right-of-way line; run thence in a northeasterly direction along the arc of a curve in said southeasterly right-of-way line, said curve being concave to the northwest and having a radius of 756.20 feet, a chord distance of 434.57 feet to the Point of Tangency of said curve, the bearing of the aforementioned chord being North 16 degrees 41 minutes 54 seconds East; run thence Due North, along the easterly right-of-way line of said Road E-150, a distance of 1,275.00 feet to a Point of Curvature; run thence in a northeasterly direction along the arc of a curve said curve being concave to the southeast and having a radius of 30.00 feet, a chord distance of 42.43 feet to the Point of Tangency of said curve, the bearing of the aforementioned chord being North 45 degrees 00 minutes 00 seconds East; run thence East along the southerly right-of-way line of Road S-130 (a proposed road having an 80 foot right-of-way), a distance of 1,278.59 feet to a point on the easterly line of lands of Imeson International Industrial Park; run thence the following five (5) courses and distances along said easterly line: 1st Course, South 44 degrees 32 minutes 04 seconds West, 1,422.18 feet; 2nd Course, South 0 degrees 04 minutes 42 seconds West, 1,286.58 feet,: 3rd Course, South 74 degrees 52 minutes 39 seconds East, 1,241.03 feet; 4th Course, South 29 degrees 52 minutes 57 seconds East, 385.79 feet; 5th Course, North 75 degrees 44 minutes 44 seconds East, 59.31 feet to a point on the northerly right-of-way line of said Hecksher Drive; run thence in a southwesterly direction along the arc of a curve in said northerly right-of-way line, said curve being concave to the southeast and having a radius of 1,333.24 feet, a chord distance of 639.88 feet to the Point of Tangency of said curve, the bearing of the aforementioned chord being South 55 degrees 46 minutes 40 seconds West; run thence South 41 degrees 53 minutes 34 seconds West, along the northeasterly right-of-way way line of said Heckscher Drive, a distance of 152.00 feet to a point of widening in said right-of-way line; run thence the following two (2) courses and distances along said widening: 1st Course, North 48 degrees 06 minutes 26 seconds West, 15.00 feet; 2nd Course, South 41 degrees 53 minutes 34 seconds West continuing along said northwesterly right-of-way lien of Heckscher Drive, a distance of 210.74 feet to the **Point of Beginning.**

**LESS AND EXCEPT**

A part of Section 17, Township 1 South, Range 27 East, Duval County, Florida and being more particularly described as follows: for a point of reference, commence at the Northwest corner of Section 18 of said Township 1 South, Range 27 East, said Point having coordinate values of "X" = 296,226.34 and "Y" = 2,214,768.79, based on the Florida State Plane Coordinate System for the Eastern Portion of Florida; thence North 57°46'48" East, a distance of 433.65 feet to a Point on the said coordinate system having a "Y" value of 2,215,000.00; thence North 90°00'00" East, along said line having a "Y" value of 2,215,000.00, a distance of 4546.79 feet to the East right of way line of Canada Drive (Road E-10, an 80 foot right of way); thence South 00°00'00" East, along said East right of way line of Canada Drive, a distance of 1363.00 feet to a Point on the said coordinate system having a "Y" value of 2,213,637.00;thence North 90°00'00" East, departing said right of way line, a distance of 1415.80 feet to a point lying on the South right of way line of Malnove Road, (Road S-130), (an 80 foot right of way) also being the **Point of Beginning**; thence continue along the South right of way line of said Malnove Road and the South line of easement parcel "RR", as described in Official Records Volume 4414, Page 862 of the current Public Records of said county, North 90°00'00" East, a distance of 859.20 to the Point of Curvature with a curve concave southwesterly and having a radius of 25.00 feet; thence Southeasterly, along the arc of said curve, a distance of 22.95 feet, making a central angle of 52°35'34" and having a chord bearing of South 63°42'13" East and a chord distance of 22.15 feet to a Point of Reverse Curvature with a curve concave to the North and having a radius of 82.00 feet; thence Easterly along the arc of said curve, a distance of 162.29 feet, making a central angle of 113°23'47" and having a chord bearing of North 85°53'40" East and a chord distance of 137.07 feet; thence North 90°00'00" East, along aforementioned South right of way line, a distance of 292.25 feet to the easterly line of those lands described in Official Records Volume 3224, Page 806, also being the westerly line of those lands described in Official Records Volume 6152, Page 838 of aforementioned Public Records, thence South 44°31'37" West, along said westerly line of Official Records Volume 6152, Page 838, a distance of 1364.01 to the east line of the Southwest 1/4 of the Northwest 1/4 of said Section 17, the same being the east line of those lands as described in Official Records

Volume 4106, Page 163 of said Public Records; thence South 44°31'37" West, along the north line of last said lands, a distance of 56.86 feet to the west line of last said lands; thence South 00°04'15" West, along said west line, a distance of 461.73 feet to the centerline of a 60 foot easement, (Parcel "UU-R") as described in Official Records Volume 4595, Page 1049 of said Public Records; thence North 56°36'11" West, along last said centerline, a distance of 372.60 feet to the east line of Parcel "YY", as recorded in Official Records Volume 4595, Page 1049, of said county; thence North 00°00'00" East, along said east line, a distance of 1269.60 feet to the **Point of Beginning**.

## PARCEL 24

**Lands East of 550 Gun Club Road**
(108771-0000)

Part of Government Lot 1, Section 19, Township 1 South, Range 27 East, Duval County, Florida; being also a part of Parcels "B-1", "C-1" and "D-1" of the subdivision of the Montgomery L. Broward Estate as shown on map prepared by W.L. Yancey, Surveyor, dated May 1, 1939; being more particularly described as follows:

For Point of Reference commence at the intersection of the south right-of-way line of Gun Club Road (a 60 foot right-of-way) with the east right-of-way line of Haydon Road (a 60 foot right-of-way) and run North 89 degrees 47 minutes 48 seconds East, along said south right· of-way line of Gun Club Road, a distance of 410.00 feet to an iron pipe for the **Point of Beginning**.

From the **Point of Beginning** thus described continue thence North 89 degrees 47 minutes 48 seconds East, a distance of 1,625.38 feet to an iron pipe set at an angle point in said right-of-way line; run thence South 67 degrees 43 minutes 52 seconds East along said southerly right-of-way line of Gun Club Road, a distance of 207.16 feet to an iron pipe on an agreement line as described in Deed Book 833, Pages 80 through 82, current Public Records of said County; run thence South 10 degrees 20 minutes 03 seconds East along said agreement line 138.48 feet to an iron pipe; run thence South 46 degrees 43 minutes 16 seconds West continuing along said agreement line, a distance of 322.61 feet to an iron pipe; run thence due West 1,377.50 feet to an iron pipe set at a Point of Curvature; continue thence in a westerly direction along the arc of a curve concave to the north and having a radius of 476.34 feet a chord distance of 118. 97 feet to an iron pipe on a second curve, the bearing of the aforementioned chord being North 82 degrees 49 minutes 35 seconds West; run thence in a northwesterly direction along the arc of a curve in the northeasterly right-of-way line of the Seaboard Coast Line Railroad, said curve being concave to the southwest and having a radius of 1,482.69 feet a chord distance of 134.95 feet to an iron pipe, the bearing of the aforementioned chord being North 56 degrees 57 minutes 54 seconds West; run thence North 00 degrees 16 minutes 14 seconds East, parallel with Haydon Road aforementioned, a distance of 341.71 feet to the **Point of Beginning**. The lands thus described contain 17.33 acres, more or less.

SUBJECT TO an easement over the southerly 30 feet of the above-described lands.

**TOGETHER WITH:**

A portion of Government Lot 1, Section 19, Township 1 South, Range 27 East, Duval County, Florida, being a portion of D-1 of the subdivision of the Montgomery L. Broward Estate, as shown on map prepared by W.L. Yancey and dated April 1939, said County and being more particularly described as follows: **Begin** at the Northeast corner of said Parcel D-1; thence South 10 degrees 22 minutes East along the East line of said parcel, a distance of 90.75 feet to its intersection with the Northeasterly right-of-way line of Gun Club Road (60 foot right-of-way) thence North 67 degrees 45 minutes 30 seconds West along said right-of-way line a distance of 181.71 feet to angle point in said right-of-way line; thence South along said right-of-way line a distance of 118.1 feet to its intersection with the North line of said Section 19; thence North 84 degrees, 42 minutes East along said North line, a distance of 270.96 feet to **Point of Beginning**.

## PARCEL 25

**Sisson Drive**
(020665-0020)

A portion of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 13, Township 1 South, Range 26 East, Duval County, Florida, more particularly described as follows:

For **Point of Beginning**, commence at a concrete monument set in the Westerly boundary line of the aforementioned East 1/2 of the Northwest 1/4 of the Southeast 1/4, said monument also being located in the Northerly right-of-way line of the Jacksonville Expressway. From the **Point Of Beginning** thus described, run North 00 degrees 01 minute 10 seconds West along the Westerly boundary of said East 1/2, a distance of 1,013.51 feet to an iron pipe set at the Northwest corner of said East 1/2; run thence North 89 degrees 21 minutes 50 seconds East, along the Northerly line of said East 1/2, a distance of 620.01 feet to a concrete monument set in the Westerly right-of-way line of said Jacksonville Expressway; run thence in a Southerly direction, along said right-of-way line, as follows:

First Course, 00 degrees 06 minutes 30 seconds East, a distance of 211.01 feet to a concrete monument; Second Course, 89 degrees 53 minutes 30 seconds West, a distance of 5.0 feet to a concrete monument; Third Course, South 00 degrees 06 minutes 30 seconds East, a distance of 224.20 feet to a concrete monument; Fourth Course, South 16 degrees 28 minutes 10 seconds West, a distance of 428.22 feet to a concrete monument; Fifth Course, South 68 degrees 33 minutes West, a distance of 415.67 feet to a concrete monument; Sixth Course, South 78 degrees 03 minutes 50 seconds West, a distance of 109.34 feet to the **Point of Beginning**.

## PARCEL 26

**Dumas/Cedar Bay Road**
(108552-0000)

Lot 9, Broward Subdivision of Lot 3, Section 7, Township 1 South, Range 27 East, together with riparian rights, if any thereunto appertaining.

**Less and Except** that portion taken by Duval County and the State Road Department of Florida pursuant to an Order of Taking in Case Number 64-2687-L in Official Records Volume 2341, Page 282, of the Public Records of Duval County, Florida.

## PARCEL 27

**Alton Box**
(020656-0010)

That certain piece, parcel or tract of land, situate, lying and being a part of the Northeast 1/4 of Section 13, Township 1 South, Range 26 East, Duval County, Florida, and being more particularly described as follows: Commencing at the intersection of the Southerly right-of-way line of Setzer Road (a 60 foot right-of-way as deeded to Duval County by Deed Book 1673, Page 425 and Deed Book 1673, Page 423) as said Southerly right-of-way line is now established with the Westerly right-of-way line of the Seaboard Coast Line Railroad (a 100 foot right-of-way as now established), said point of commencement being situate 30.00 feet distant from, when measured at right angles to, the North line of said Section 13; thence South 16 degrees 26 minutes 50 seconds West along said Westerly right-of-way line of the Seaboard Coast Line Railroad, 710.66 feet; thence South 89 degrees 33 minutes 20 seconds West, 62.71 feet for a **Point of Beginning**, said **Point of Beginning** being situate in the Southerly line of those certain lands deeded in deed recorded in Official Records Volume 135, Page 490 and also being situate 60.00 feet distant from, when measured at right angles to and in a Western direction from said Westerly right-of-way

line of the Seaboard Coast Line Railroad; thence South 16 degrees 26 minutes 50 seconds West and parallel to said Westerly right-of-way line 313.00 feet: thence South 89 degrees 33 minutes 20 seconds West and parallel to said Southerly line of lands described in Official Records Volume 135, Page 490, 1,676.56 feet; thence North 00 degrees 03 minutes 20 seconds East 299.51 feet to said Southerly line of Official Records Volume 135, Page 490; thence North 89 degrees 33 minutes 20 seconds East along said Southerly line, 1,764.89 feet to the **Point of Beginning**.

**LESS AND EXCEPT:**

Part of the Northeast 1/4 of Section 13, Township 1 South, Range 26 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference commence at the intersection of the southerly right-of-way line of Setzer Road (a 60 foot right-of-way) with the westerly right-of-way of Alton Box Road, County Road No. 7657 (a 60 foot right-of-way) and run South 16 degrees 26 minutes 50 seconds West, along said westerly right-of-way line, a distance of 710.66 feet to the northeast corner of lands described in deed recorded in the Official Records of said County in Volume 4873, Pages 359 through 361, for the **Point of Beginning**.

From the **Point of Beginning** thus describe continue thence South 16 degrees 26 minutes 50 seconds West, along said westerly right-of-way line, a distance of 281.65 feet to a point; run thence South 89 degrees 33 minutes 20 seconds West, parallel to and 30.00 feet northerly of the south line of said land described in Official Records Volume 4873, Pages 359 through 361, when measured at right angles thereto, a distance of 690.85 feet to a point; run thence North 00 degrees 26 minutes 40 seconds West, a distance of 269.50 feet to a point on the north line of said lands described in Official Records Volume 4873, Pages 359 through 361; run thence North 89 degrees 33 minutes 20 seconds East, along said north line, a distance of 772.69 feet to the **Point of Beginning**.

**Exhibit A**

City of Jacksonville
Planning & Development Department
214 N. Hogan Street, Suite 300
Jacksonville, Florida 32202

# AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
## Corporation/Partnership/Trust/Other Entity

Industrial Park Investments, Inc.

Owner Name

Cedar Bay Road

Address(es) for Subject Property

108552-0000

Real Estate Parcel Number(s) for Subject Property

Rogers Towers, P.A. c/o Hayden Phillips, Esq. (904) 346-5535; HPhillips@rtlaw.com

Appointed or Authorized Agent(s)

Rezoning

Type of Request(s)/Application(s)

**STATE OF** Florida

**COUNTY OF** Duval

BEFORE ME, the undersigned authority, this day personally appeared Daniel B. Webb hereinafter also referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the President of Industrial Park Investments, Inc., a Florida corporation (the "Entity") that is the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above-noted request(s)/application(s) being made to the City of Jacksonville.*

2. Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.

3. That I, the undersigned, as an authorized representative of the Entity, have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on behalf of said Entity in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent the Entity, I attest that the application(s) is/are made in good faith.

4. Affiant further acknowledges that any change in ownership of the Subject Property and/or the designated agent(s) that occur prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require that a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.

5. I acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

**FURTHER AFFIANT SAYETH NAUGHT.**

Daniel B Webb Digitally signed by Daniel B Webb Date: 2025.08.08 11:48:03 -04'00'

Signature of Affiant

Daniel B. Webb

Printed/Typed Name of Affiant

*** Affiant shall provide documentation illustrating that Affiant is an authorized representative of the entity-owner of the Subject Property. This may be shown through a corporate resolution, power of attorney, printout from Sunbiz.org, trust agreement, etc.**

**NOTARIAL CERTIFICATE**

Sworn to and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 8, day of August 2025, by Daniel B. Webb, as President of Industrial Park Investments, Inc., who is ☑ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced _____

Notary Public Signature

[NOTARY SEAL]

MARK G ROWLAND
Notary Public - State of Florida
Commission # HH 263474
My Comm. Expires Jul 8, 2026
Bonded through National Notary Assn.

MARK G ROWLAND

Printed/Typed Name – Notary Public

My commission expires: 7/8/26

**NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.**

**PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE**

# Detail by Entity Name

Florida Profit Corporation
INDUSTRIAL PARK INVESTMENTS, INC.

**Filing Information**

| | |
|---|---|
| **Document Number** | P16000044248 |
| **FEI/EIN Number** | 81-2901285 |
| **Date Filed** | 05/17/2016 |
| **State** | FL |
| **Status** | ACTIVE |

**Principal Address**

3600 VINELAND ROAD
SUITE 101
ORLANDO, FL 32811

**Mailing Address**

3600 VINELAND ROAD
SUITE 101
ORLANDO, FL 32811

**Registered Agent Name & Address**

Sutphen, Sherry G.
255 South Orange Avenue
Suite 750
Orlando, FL 32801

Name Changed: 03/15/2022

Address Changed: 02/23/2024

**Officer/Director Detail**

**Name & Address**

Title President, Treasurer, Secretary, Director

WEBB, DANIEL B.
3600 VINELAND ROAD, SUITE 101
ORLANDO, FL 32811

**Annual Reports**

| Report Year | Filed Date |
|---|---|

| | |
|---|---|
| 2023 | 02/10/2023 |
| 2024 | 02/23/2024 |
| 2025 | 02/06/2025 |

**Document Images**

| | |
|---|---|
| 02/06/2025 -- ANNUAL REPORT | View image in PDF format |
| 02/23/2024 -- ANNUAL REPORT | View image in PDF format |
| 02/10/2023 -- ANNUAL REPORT | View image in PDF format |
| 03/15/2022 -- ANNUAL REPORT | View image in PDF format |
| 01/27/2021 -- ANNUAL REPORT | View image in PDF format |
| 01/28/2020 -- ANNUAL REPORT | View image in PDF format |
| 02/15/2019 -- ANNUAL REPORT | View image in PDF format |
| 04/04/2018 -- ANNUAL REPORT | View image in PDF format |
| 03/02/2017 -- ANNUAL REPORT | View image in PDF format |
| 05/17/2016 -- Domestic Profit | View image in PDF format |

Florida Department of State, Division of Corporations

**Exhibit H**

# Availability Letter

Kelly Smith 3/26/2025

Atlee Development Group, Inc.

5851 Timuquana Rd # 301

Jacksonville, Florida 32210

Project Name: Cedar Bay Webb

Availability #: 2025-1071

Attn: Kelly Smith

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

**Point of Connection:**
A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

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

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

**Reservation of Capacity and Capacity Fees:**
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.

If an existing service is to be utilized, the applicant shall contact the Water Preservice Group at 904-665-5260, Option 6 or waterpreservice@jea.com to discuss any additional capacity fees that may be required for the new or modified development. Otherwise, estimated capacity fees may be calculated at https://www.jea.com/Engineering_and_Construction/Water_and_Wastewater_Development/Self-Service_Center/Capacity_Fee_Calculator_-_Average_Daily_Flow . Final fees will be determined by the Water Preservice Group as part of the new service application process.

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

https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2025-1071
Request Received On: 3/24/2025
Availability Response: 3/26/2025
Prepared by: Jill Wild
Expiration Date: 03/26/2027

**Project Information**

Name: Cedar Bay Webb
Address: 0 Cedar Bay RD, Jacksonville, FL 32218
County: Duval County
Type: Electric,Sewer,Water
Requested Flow: 11750
Parcel Number: 108552 0000
Location: Just E of Peaceful Harbor Dr
Description: Vacant - 47 single family homes

**Potable Water Connection**

Water Treatment Grid: North Grid

Connection Point #1: Existing 10-inch water main along Cedar Bay Road.

Connection Point #2:

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

**Sewer Connection**

Sewer Grid: District 2/Cedar Bay

Connection Point #1: Existing 8-inch force main along Cedar Bay Road.

Connection Point #2:

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

**Reclaimed Water Connection**

Reclaim Grid: N/A

Connection Point #1:

Connection Point #2:

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

**Electric Connection**

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations, and electric system optimal design configuration. Contact elecdev@jea.com regarding specific project demands, availability and process for connection.

**Chilled Water Connection**

Chilled Water Availability:

Chilled Water Special Conditions:

**General Conditions:**

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

**Subsequent steps you need to take to get service:**

**Request As-Built drawings and/or GIS maps by going to Step 1 in Sages.**

**Request a Hydrant Flow Test by going to Step 1 in Sages.**

**Request a Development Meeting with the water/wastewater team by going to Step 2 in Sages. If you need representative from the electric or real estate team please indicate that on your application. Don't forget to upload your utility layout with your application.**

**Submit your request for a Force Main Connection Pressure letter by accessing Step 2 in Sages.**

**Submit your plans for water/waste water review by Step 2 in Sages.**

**INDUSTRIAL PARK INVESTMENTS INC**
3600 VINELAND RD STE 101
ORLANDO, FL 32811-6460

**Primary Site Address**
0 CEDAR BAY RD
Jacksonville FL 32218-

**Official Record Book/Page**
17592-00869

**Tile #**
7307

## 0 CEDAR BAY RD

Property Detail

| | |
|---|---|
| **RE #** | 108552-0000 |
| **Tax District** | GS |
| **Property Use** | 5700 Timber SI 60-69 |
| **# of Buildings** | 0 |
| **Legal Desc.** | For full legal description see Land & Legal section below |
| **Subdivision** | 01890 BROWARD S/D LOT 3 SEC 7-1 |
| **Total Area** | 504577 |

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 | 2024 Certified | 2025 In Progress |
|---|---|---|
| **Value Method** | CAMA | CAMA |
| **Total Building Value** | $0.00 | $0.00 |
| **Extra Feature Value** | $0.00 | $0.00 |
| **Land Value (Market)** | $405,300.00 | $405,300.00 |
| **Land Value (Agric.)** | $3,243.00 | $3,243.00 |
| **Just (Market) Value** | $405,300.00 | $405,300.00 |
| **Assessed Value** | $3,243.00 | $3,243.00 |
| **Cap Diff/Portability Amt** | $402,057.00 / $0.00 | $0.00 / $0.00 |
| **Exemptions** | $0.00 | See below |
| **Taxable Value** | $3,243.00 | 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 |
|---|---|---|---|---|---|
| 17592-00869 | 5/31/2016 | $100.00 | SW - Special Warranty | Unqualified | Vacant |
| 08726-01438 | 9/10/1997 | $100.00 | MS - Miscellaneous | Unqualified | Vacant |
| 03780-00215 | 5/1/1974 | $118,000.00 | WD - Warranty Deed | Unqualified | Vacant |

### Extra Features

No data found for this section

### Land & Legal

Land

| LN | Code | Use Description | Zoning Assessment | Front | Depth | Category | Land Units | Land Type | Land Value |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 5720 | TPP/Planted | RR | 0.00 | 0.00 | Agriculture | 11.58 | Acreage | $3,243.00 |
| 1 | 0103 | RES RURAL 2 OR LESS UNITS PER AC | RR | 280.00 | 1801.98 | Market | 280.00 | Front Footage | $405,300.00 |

Legal

| LN | Legal Description |
|---|---|
| 1 | 07-1S-27E |
| 2 | BROWARD S/D |
| 3 | LOT 9(EX PT RECD O/R 2636-787) |

### Buildings

No data found for this section

### 2024 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 | $3,243.00 | $0.00 | $3,243.00 | $36.70 | $36.70 | $35.54 |
| Public Schools: By State Law | $3,243.00 | $0.00 | $3,243.00 | $10.32 | $10.03 | $10.21 |
| By Local Board | $3,243.00 | $0.00 | $3,243.00 | $7.29 | $7.29 | $7.18 |
| FL Inland Navigation Dist. | $3,243.00 | $0.00 | $3,243.00 | $0.09 | $0.09 | $0.09 |
| Water Mgmt Dist. SJRWMD | $3,243.00 | $0.00 | $3,243.00 | $0.58 | $0.58 | $0.55 |
| School Board Voted | $3,243.00 | $0.00 | $3,243.00 | $3.24 | $3.24 | $3.24 |
| | | | Totals | $58.22 | $57.93 | $56.81 |

| Description | Just Value | Assessed Value | Exemptions | Taxable Value |
|---|---|---|---|---|
| **Last Year** | $405,300.00 | $3,243.00 | $0.00 | $3,243.00 |
| **Current Year** | $405,300.00 | $3,243.00 | $0.00 | $3,243.00 |

### 2024 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.

**2024**

**2023**

**2022**

**2021**

**2020**

**2019**

**2018**

**2017**

**2016**

**2015**

**2014**

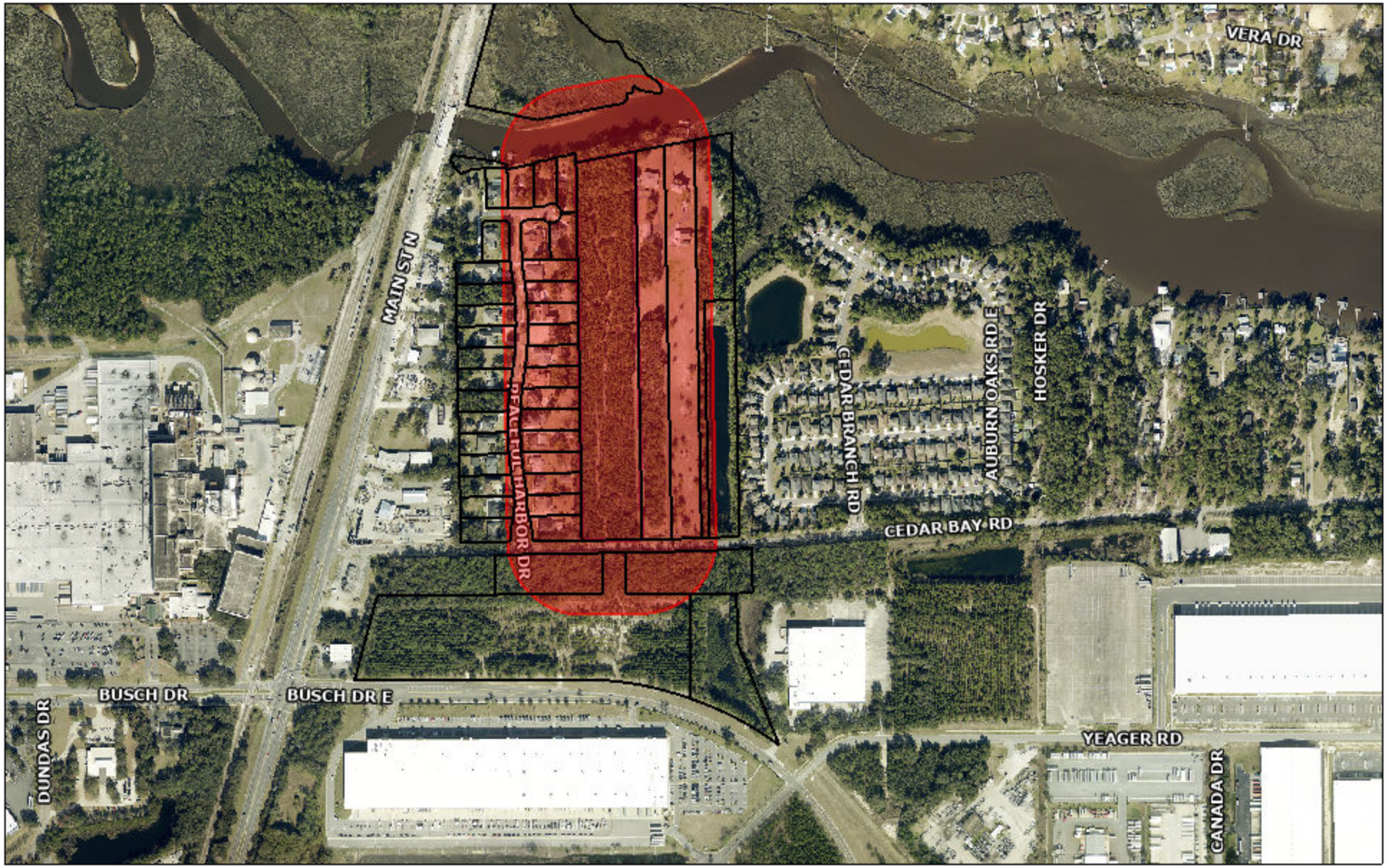
• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here:

**More Information**

ontact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record

| RE | LNAME | LNAME2 | MAIL_ADDR1 | MAIL_ADDR2 | MAIL_ADDR3 | MAIL_CITY | MAIL_STATE | MAIL_ZIP |
|---|---|---|---|---|---|---|---|---|
| 108554 1010 | ** CONFIDENTIAL ** | | 10805 PEACEFUL HARBOR DR | | | JACKSONVILLE | FL | 32218-4978 |
| 108554 1120 | AVERY LAMAR M | | 10900 PEACEFUL HARBOR DR | | | JACKSONVILLE | FL | 32218 |
| 108554 1065 | BAZZELL DURWOOD H JR | | 10893 PEACEFUL HARBOR DR | | | JACKSONVILLE | FL | 32218-4978 |
| 108554 1025 | BLUE TRUST | | C/O BARBARA D BLUE TRUSTEE | 10829 PEACEFUL HARBOR DR | | JACKSONVILLE | FL | 32218-4978 |
| 108548 0525 | BOSTWICK CHARLES W TRUST | | C/O RYAN LLC | PO BOX 460329 DEPT 909 | | HOUSTON | TX | 77056 |
| 108554 1080 | BROWN EDWARD J | | 134 SCHOONER KEY PL | | | JACKSONVILLE | FL | 32218 |
| 108554 1165 | CRAIG MATTHEW | | 10828 PEACEFUL HARBOR DR | | | JACKSONVILLE | FL | 32218 |
| 108554 1155 | CUSHMAN DALE E | | 10844 PEACEFUL HARBOR DR | | | JACKSONVILLE | FL | 32218 |
| 108554 1030 | DALY ROGER M | | 10837 PEACEFUL HARBOR DR | | | JACKSONVILLE | FL | 32218-4978 |
| 108554 1015 | DEMPS LIVING TRUST | | 10813 PEACEFUL HARBOR DR | | | JACKSONVILLE | FL | 32218-4978 |
| 108554 1050 | DICKERSON VINCENT E | | 10869 PEACEFUL HARBOR DR | | | JACKSONVILLE | FL | 32218 |
| 108554 1145 | DORMAN FAYE L LIVING TRUST | | 10860 PEACEFUL HARBOR DR | | | JACKSONVILLE | FL | 32218-4977 |
| 108554 1045 | DORMAN FERREIRA LIVING TRUST | | 10861 PEACEFUL HARBOR DR | | | JACKSONVILLE | FL | 32218 |
| 108554 1020 | FREDA23 LLC | | 96007 HIDDEN MARSH LN | | | FERNANDINA BEACH | FL | 32034-1655 |
| 108554 1175 | GAONO TAIESE ANTHONY | | 10812 PEACEFUL HARBOR DR | | | JACKSONVILLE | FL | 32218 |
| 108554 1180 | GUTHRIE STACY J | | 10804 PEACEFUL HARBOR DR | | | JACKSONVILLE | FL | 32218-4977 |
| 108554 1055 | HODGE THERESA B | | 9551 GISBORNE DR | | | JACKSONVILLE | FL | 32208 |
| 108554 0000 | IMESON INTERNATIONAL INDUSTRIAL PARK INC | | 3600 VINELAND RD STE 101 | | | ORLANDO | FL | 32811 |
| 108764 2200 | IMESON WEST DRAINAGE BASIN CORP | | 3600 VINELAND RD STE 101 | | | ORLANDO | FL | 32811 |
| 108554 0010 | IMESON WEST DRAINAGE CORP | | 3600 VINELAND RD STE 101 | | | ORLANDO | FL | 32811 |
| 108552 0000 | INDUSTRIAL PARK INVESTMENTS INC | | 3600 VINELAND RD STE 101 | | | ORLANDO | FL | 32811-6460 |
| 108553 0000 | KEENER JANEL L | | 189 CEDAR BAY RD | | | JACKSONVILLE | FL | 32218 |
| 108554 1085 | KENNEDY SYLVIA | | 135 SCHOONER KEY PL | | | JACKSONVILLE | FL | 32218-4980 |
| 108554 1090 | KIBLER BRIAN | | 7879 BAHIA VISTA CT | | | JACKSONVILLE | FL | 32256-7765 |
| 108554 1170 | LOVEALL DENISE M | | 10820 PEACEFUL HARBOR DR | | | JACKSONVILLE | FL | 32218 |
| 108553 0050 | MAIN JOSEPH W | | 195 CEDAR BAY RD | | | JACKSONVILLE | FL | 32218 |
| 108554 1130 | MAURICE ROGER D | | 10884 PEACEFUL HARBOR DR | | | JACKSONVILLE | FL | 32218 |
| 109740 0000 | MOORE JOEL RAYMOND ESTATE | | C/O CHARLES MOORE | 9750 BROCKHAM CT | | JACKSONVILLE | FL | 32221 |
| 108554 1035 | POLLACK JOSEPH | | 10845 PEACEFUL HARBOR DR | | | JACKSONVILLE | FL | 32218-4978 |
| 108554 1075 | RHEMA WAY CITY CHURCH | | 121 SCHOONER KEY PL | | | JACKSONVILLE | FL | 32218 |
| 108554 1115 | RHODES BERT A | | PO BOX 26455 | | | JACKSONVILLE | FL | 32226-6455 |
| 108554 1125 | RYRAD HOME BUILDERS INC | | 6600 BLANDING BLVD | | | JACKSONVILLE | FL | 32244-3714 |
| 108554 1040 | SHANNAL THOMAS LIVING TRUST | | 10853 PEACEFUL HARBOR DR | | | JACKSONVILLE | FL | 32218-4978 |
| 108554 1095 | SIBLEY WALLACE J SR | | 119 SCHOONER KEY PL | | | JACKSONVILLE | FL | 32218-4980 |
| 108554 1140 | STAMPER TERRI ET AL | | 510 ARBORWOOD DR | | | JACKSONVILLE | FL | 32218 |
| 108554 1070 | STEWART VERNETTA ET AL | | 10901 PEACEFUL HARBOR DR | | | JACKSONVILLE | FL | 32218 |
| 108554 1060 | TEPLICK ERIN E | | 10885 PEACEFUL HARBOR DR | | | JACKSONVILLE | FL | 32218 |
| 108554 1100 | THOMAS JOHN W JR | | 111 SCHOONER KEY PL | | | JACKSONVILLE | FL | 32218 |
| 108554 1160 | WALKER OSCAR | | 10836 PEACEFUL HARBOR DR | | | JACKSONVILLE | FL | 32218 |
| 108554 1135 | WRIGHT HERERT JR | | 10876 PEACEFUL HARBOR DR | | | JACKSONVILLE | FL | 32218 |
| | CEDAR BAY HOA | TONY JOHNSTON | 527 AUBURN OAKS RD E | | | JACKSONVILLE | FL | 32218 |
| | M & M DAIRY INC | TERESA L. MOORE | 12275 HOLSTEIN DR | | | JACKSONVILLE | FL | 32226 |
| | NORTH | JAMIE LACY | 352 RIO RD | | | JACKSONVILLE | FL | 32218 |
| | THE EDEN GROUP INC. | DICK BERRY | | | | | | |

# Land Development Review




August 18, 2025

1894731_T-2025-6461

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

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

231 E. Forsyth Street
Jacksonville, FL 32202

## General Collection Receipt

Account No: CR786281 Date: 8/18/2025
User: Jamieson, Payton - PDCU Email: PJamieson@coj.net
**REZONING/VARIANCE/EXCEPTION**

**Name**: Marshall Phillips
**Address**: 1301 Riverplace Blvd, Suite 1500
**Description**: Rezoning App (Z-6461), 0 Cedar Bay Road

| Fund | Center | Account | Project | Activity | Interfund | Future | Debit Amount | Credit Amount |
|---|---|---|---|---|---|---|---|---|
| 00111 | 000000 | 104001 | 000000 | 00000000 | 00000 | 0000000 | 2400.00 | 0.00 |
| 00111 | 140302 | 342218 | 000000 | 00000000 | 00000 | 0000000 | 0.00 | 2400.00 |

**Control Number: 7739021 | Paid Date: 8/25/2025** **Total Due: $2,400.00**

---


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

Account No: CR786281 Date: 8/18/2025
**REZONING/VARIANCE/EXCEPTION**

**Name**: Marshall Phillips
**Address**: 1301 Riverplace Blvd, Suite 1500
**Description**: Rezoning App (Z-6461), 0 Cedar Bay Road

**Total Due: $2,400.00**

Planning Department

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

**M E M O R A N D U M**

**TO:** Payton Jamieson
Current Planning Division

**FROM:** Kaleigh Shuler
Community Planning Division

**RE:** Ordinance 2025-0675

**DATE:** September 16, 2025

---

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

**Description of Proposed Rezoning Application**

| | |
|---|---|
| Current Land Use: | Low Density Residential (LDR) |
| Proposed Land Use: | N/A |
| Current Zoning: | Residential Rural - Acre (RR-Acre) |
| Proposed Zoning: | Residential Low Density – 60 (RLD-60) |
| Land Development Area: | Suburban Area |
| Total Acres: | 11.58 Acres |

**Comprehensive Land Use Policy Analysis**

**Is the proposed rezoning district consistent with the functional land use category identified in the 2045 Comprehensive Plan?**

**YES** [X] **NO** [ ]

**ZONING REQUEST:**
The applicant seeks this rezoning to make the property's zoning consistent and compatible with other properties on Cedar Bay Road.

**LAND USE CATEGORY CONSISTENCY REVIEW:**
The 11.58-acre subject site is located on Cedar Bay Road, which is classified as a local roadway according to the City's Function Roadway Classifications Map. The site is approximately ¼ of a mile east of Main Street Road North, a FDOT principal arterial roadway. The subject site is located in Planning District 6 (North), Council District 2, and is in the Suburban Development Area. The subject site is located in the LDR land use category. The applicant seeks to rezone the subject site from RR-Acre to RLD-60.

According to the Category Descriptions of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan, Low Density Residential (LDR) in the Suburban Area is intended to provide for low density residential development. Generally, single-family detached housing should be the predominant development typology in this category. The maximum gross density in the Suburban Area shall be 7 units/acre when centralized potable water and wastewater services are available to the site and there shall be no minimum density. 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. Based on the JEA availability letter submitted by the applicant, the site appears has access to centralized water and sewer.

RLD-60 is a primary zoning district in the LDR land use category, and therefore the proposed rezoning is consistent with the 2045 Comprehensive Plan.

**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 2045 Comprehensive Plan. This analysis should be included within the staff report for the zoning application.**

Future Land Use Element:
*Development Area:*
Suburban Area (SA): The SA is the third tier Development Area and generally corresponds with the urbanizing portions of the City in areas that have usually been developed after consolidation. Development should generally continue at low densities with medium density development at major corridor intersections and transit stations. Development at these locations should promote a compact and interconnected land development form and is therefore encouraged to employ urban development characteristics as defined in this Plan.

| | |
|---|---|
| Goal 1 | To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation. |
| Objective 1.1 | Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination. |
| Policy 1.1.21 | Rezonings and 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 and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business with the intent that this balance of uses shall:<br><br>A. Foster vibrant, viable communities and economic development opportunities; |

B. Address outdated development patterns; and/or

C. Provide 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.

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 1.1.22 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 1.2.8 Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance the following provisions:

1. Single family/non-residential (estimated flows of 600 gpd or less) where 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. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.

3. Subdivision (non-residential and residential) where:
   a. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.

   b. Each lot is a minimum of ½ acre unsubmerged property.

   c. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections the JEA Collection Systems available within a five (5) year period.

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 residents. 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 Comprehensive Plan and Land Development Regulations.

Property Rights Element (PRE)

Goal 1 The City will recognize and respect judicially acknowledged and constitutionally protected private property rights in accordance with the Community Planning Act established in Chapter 163, Florida Statues.

Objective 1.1 Local decision making shall be implemented and applied with sensitivity for private property rights and shall not be unduly restrictive.

Policy 1.1.1 The City will ensure that private property rights are considered in local decision making.

Policy 1.1.2 The following rights shall be considered in local decision making:

- The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
- The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
- The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
- The right of a property owner to dispose of his or her property through sale or gift.

**The proposed rezoning has been identified as being related to the following issues identified in the 2045 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 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 on the portion of the site that is in a high sensitivity area. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

Historic Preservation Element

Policy 1.2.2 The City shall continue to review new development for the potential of archeologically significant sites. The City shall utilize the most current version of the Archeological Sensitivity Predictive Model to identify areas of high probability for artifact concentrations.

Policy 1.2.5 The Planning and Development Department shall maintain and update for planning and permitting purposes, a series of GIS data layers and maps depicting recorded archaeological sites, historic districts and local landmarks.

**Airport Environment Zone**

*In a Height Restriction Zone*

The site is located within the 300-foot Height and Hazard Zone for the Jacksonville International Airport (JIA). Zoning will limit development to a maximum height of 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 2.6 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 in accordance with the requirements of Section 163.3177, F.S.

Policy 2.6.16 Airport Height and Hazard zones (HH) exist around all military and civilian airports within the city limits of Jacksonville. The horizontal limits of the zones and limitations on heights of obstructions within these zones are defined for each military airport in Naval Facilities Engineering Command (NAVFAC) P-80.3 01/82, on file with the Planning and Development Department, and for each civilian airport in Title 14, Code of Federal Regulations (CFR), Part 77 guidelines, on file with the Planning and Development Department. In order to assure that Title 14, CFR, Part 77 guidelines and NAVFAC P-80.3 01/82 guidelines are not exceeded and that no structure or obstruction is permitted that would raise a minimal obstruction clearance altitude, a minimum vectoring descent altitude or a decision height, all cell towers and any structure or obstruction that would extend into an Airport (HH) requires, in writing, comment from the U.S. Navy. Although written documentation from the U.S. Navy for military HH and from the FAA or JAA for civilian HH is not required for proposed structure heights below the listed height, United States Code (USC) Title 14, CFR Part 77 still applies.

**Manatee Protection Plan – Boat Facility Siting Zone**

The subject property is located within an area that falls within the jurisdiction of the Manatee Protection Plan - Boat Facility Siting Zone. According to the Boat Facility Siting Zones of the Manatee Protection Plan, the site is in an acceptable with conditions zone and allows for construction of 5 boat slips per 100 linear feet of shoreline owned. Permits must be approved by the Florida Department of Environmental Protection and the St. Johns River Water Management District.

Conservation Coastal Management Element

Policy 10.1.1 The location of future boat facilities shall be consistent with the recommendations within the Future Land Use Element and the Recreation and Open Space Element of the Comprehensive Plan, as well as any Vision Plan, and any other special study or plan adopted by the City such as the Boat Facilities Siting Plan located in the MPP.

Policy 10.1.4 The City shall review the application for any proposed boat facility to ensure consistency with Conservation/Coastal Management Element policies and objectives and with respect to the MPP. Development orders will not be issued for boat facilities that are not consistent with the MPP and the Comprehensive Plan

# Planned Unit Developments

# 2025-0673

**REPORT OF THE PLANNING DEPARTMENT FOR**

**APPLICATION FOR REZONING ORDINANCE 2025-0673 TO**

**PLANNED UNIT DEVELOPMENT**

**OCTOBER 9, 2025**

The Planning Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2025-0673** to Planned Unit Development.

| | |
|---|---|
| ***Location:*** | 4920 San Pablo Road South, between JTB Boulevard and Pablo Creek Parkway |
| ***Real Estate Number(s):*** | 167766-0400, 167766-0500 |
| ***Current Zoning District(s):*** | Commercial Office (CO) |
| ***Proposed Zoning District:*** | Planned Unit Development (PUD) |
| ***Current Land Use Category:*** | Community General Commercial (CGC) |
| ***Planning District:*** | Southeast, District 3 |
| ***Council District:*** | District 3 |
| ***Applicant/Agent:*** | Steve Diebenow, Esq.<br>DMH & D, PLLC<br>One Independent Drive, Suite 1200<br>Jacksonville, Florida 32202 |
| ***Owner:*** | SP 1776, LLC<br>177 4th Avenue North, Suite 200<br>Jacksonville Beach, Florida 32250 |
| ***Staff Recommendation:*** | **APPROVE WITH CONDITION** |

**GENERAL INFORMATION**

Application for Planned Unit Development **2025-0673** seeks to rezone approximately 29.77 acres of land from Commercial Office (CO) to Planned Unit Development (PUD). The rezoning to PUD is being sought to allow redevelopment of the existing office campus into a mixed-use development consisting of retail, hotel (maximum 200 keys), and fee-simple townhomes and rowhouses (maximum 180 units). Regarding the townhomes, one hundred fifty (150) shall be south of the Middle Entry Drive, as depicted on the site plan, and thirty (30) shall be north of the Middle

Entry Drive. The thirty (30) townhouses may be located anywhere north of the Middle Entry Drive, subject to the required setbacks and buffers required herein.

The subject property is located south of JTB Boulevard with access along San Pablo Road and is the Allstate office building. The PUD differs from the conventional zoning code by generally adopting provisions in the CCG-1 zoning district but allowing residential by right and prohibiting several uses listed within the Written Description Section III (A) (2). The PUD also sets standards for height, parking, signage, and perimeter yards/buffers. Further analysis is provided further in this report regarding internal and external compatibility.

These parcels were previously subject to a Planned Unit Development (PUD) rezoning under Ordinance 2024-0828. On December 10, 2024, the City Council enacted Ordinance 2024-828-E, which denied the PUD rezoning request. Per Sec. 656.125(d): *Whenever the Council has denied an application for rezoning, no further application shall be filed for the same rezoning of part or all of the same land for a period of one year from the date of this action.* The Planning Department has conducted an internal analysis and finds that the proposed PUD application, Ordinance 2025-0673, is substantially different from the previously denied PUD Ordinance 2024-0828 for the following reasons:

- Residential units have been reduced from 250 multi-family units, including condominiums, to 180 fee-simple townhome units.
- Hotels are limited to a maximum of 200 keys.
- The height of the parking garage has been reduced from 62 feet to 45 feet.
- New standalone buildings shall not exceed a cumulative 25,200 square feet.
- All commercial uses are limited to the northern portion of the property, creating a significant buffer from the residential neighborhood to the south.

## CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

***(A) Is the proposed zoning district consistent with the 2045 Comprehensive Plan?***

Yes. The 29.77 subject site is located south of J. Turner Butler Blvd (JTB), an FDOT Expressway, and west of San Pablo Road South, which is classified as a Minor Arterial Roadway. The site is currently a vacant office building, accessed via American Heritage Life Drive. The subject site is within Council District 3 and Planning District 3 (Southeast). The property is currently designated as Community/General Commercial (CGC) land use within the Suburban Development Area.

According to the Category Descriptions of the Future Land Use Element (FLUE), Community/General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Community/ General Commercial (CGC) in the Suburban Area is intended to provide

development in a nodal pattern. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Travelled. Plan amendment requests for new CGC designations in the Suburban Area are preferred in locations which are supplied with full urban services, and which abut a roadway classified as a collector or higher on the Functional Highway Classification Map. Nodal sites with two or more boundaries on a transportation right-of-way shall be considered preferred locations for these uses.

The maximum gross density for CGC within the Suburban Area shall be 20 units/acre and there shall be no minimum density, except as provided elsewhere in the Comprehensive Plan. In the absence of the availability of centralized potable water and/or wastewater, the maximum gross density of development permitted in this category shall be the same as allowed in Medium Density Residential (MDR) without such services.

All permitted and permissible uses in the PUD written description are consistent with the allowed uses, density, and intensity requirements of the CGC land use category description.

***(B) Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?***

Yes. This proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

**Future Land Use Element:**

Development Area:
Suburban Area (SA): The SA is the third tier Development Area and generally corresponds with the urbanizing portions of the City in areas that have usually been developed after consolidation. Development should generally continue at low densities with medium density development at major corridor intersections and transit stations. Development at these locations should promote a compact and interconnected land development form and is therefore encouraged to employ urban development characteristics as described in this Plan.

**Goal 1**
To ensure that the character and location of land uses optimize the combined potentials of economic benefit and enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

*Redevelopment of an existing office complex into retail and residential uses would promote Goal 1 of the Comprehensive Plan goal by optimizing the designated land use for both economic and community benefit. This type of mixed-use development promotes enjoyment and wellness by providing residents with convenient access to goods and services within walking distance.*

**Policy 1.1.9**
Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site-specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

*The proposed PUD limits residential density to a maximum of one hundred and eighty (180) dwelling units on 29.77 acres, which is approximately 6 units per acre, much less than the twenty (20) units per acre permitted within the CGC land use category for the Suburban Development Area. Additionally, the PUD allows for other innovative site planning by clustering development away from the existing single family residential to the west and south and additional larger buffering between these uses.*

**Policy 1.2.8**
Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

*Per JEA Letter submitted with the application there is an existing 24 inch water main along San Pablo Rd S and an existing 12 inch force main along San Pablo Rd S.*

**Adaption Action Area (AAA)**
Roughly 11 acres of the subject site is located within the AAA. The AAA boundary is a designation in the City's 2045 Comprehensive Plan which identifies areas that experience coastal flooding due to extreme high tides and storm surge, and that is vulnerable to the related impacts of rising sea levels for the purpose of prioritizing funding for infrastructure needs and adaptation planning. The AAA is defined as those areas within the projected limit of the Category 3 storm surge zone, those connected areas of the 100-year and 500-year Flood Zone, and additional areas determined through detailed flood analysis.

The applicant is encouraged to consider site design measures, such as clustering development away from the AAA, to protect development from the impacts of flooding.

***(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?***

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards. Additionally, development will be required to meet all land development regulations of Chapter 654-Subdivision regulations and Florida Building Code Regulations.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

***(1) Consistency with the 2045 Comprehensive Plan***

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Community General Commercial (CGC). The Planning Development Department finds that the proposed PUD is consistent with the 2045 Comprehensive Plan, as evaluated in Criteria (A) and (B) above.

***(2) Consistency with the Concurrency Mobility and Management System***

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

**This development is subject to mobility fee review and Pursuant to Policies 4.1.4, 4.1.5, and 4.1.8 of the Transportation Element of the 2045 Comprehensive Plan.**

***(3) Allocation of residential land use***

This proposed Planned Unit Development intends to utilize land for a mixed use development with residential, office and commercial uses. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2045 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan.

***(4) Internal compatibility***

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

**The streetscape:** The intended plan of development will maintain the existing streetscape of large trees along San Pablo Road by providing a 121-foot landscape buffer.

**The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas:** Recreation and open space shall be provided as required by the 2045 Comprehensive Plan. The PUD proposes 180 multi-family dwelling units which require 27,000 SF of active recreation area.

**The use of existing and proposed landscaping:** Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code; provided, however, that the eastern boundary shall have a one hundred foot (100) landscaped/natural buffer south of the Northern Entry Drive. The northern

boundary shall have a minimum twenty (20) foot landscaped/natural buffer. The southern boundary shall have a minimum twenty (20) foot landscaped/natural buffer. A minimum eight (8) foot, black vinyl coated chain-link fence with irrigated, planted, draught resistant climbing vinery shall be provided north of the existing black aluminum fence. The western boundary shall have a minimum twenty (20) foot landscaped/natural buffer.

**The treatment of pedestrian ways:** There is an existing sidewalk along San Pablo Road from Mayo Clinic to the second entrance to the subject property. The sidewalk will need to be extended as the project is constructed.

**The use of topography, physical environment and other natural features:** The site plan shows the development staying clear of the wetlands to the west. The existing ponds located in the northern portion of the site will remain, providing open space for residents.

**Traffic and pedestrian circulation patterns:** The proposed development will have three points of ingress/egress on San Pablo Road South. The second and third points align with the existing median breaks.

Comments from Traffic Reviewer with Development Services Division of the Public Works Department include:

- Unless Waived by The Chief of Traffic Engineering or their designee, A traffic study shall be undertaken by the developer upon PUD verification. The methodology of the study shall be determined by the developer's Traffic Engineer, The Chief of the Transportation Planning (or their designee), and the Chief of Traffic Engineering (or their designee).

The subject site is approximately 29.77 acres and is located on San Pablo Road, a minor arterial roadway. San Pablo Road between J. Turner Butler Boulevard and St John's County Line is currently operating at 9% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 36,600 (vpd) and average daily traffic of 3,351 vpd.

The applicant requests a maximum of 200 hotel rooms (ITE Code 310) and 180 townhomes (ITE Code 215) which could produce 2,350 daily trips.

**The use and variety of building groupings:** The site plan shows the residential area divided from the office and commercial uses by internal drives ensuring compatibility without adverse impacts. One hundred eighty (180), of which, one hundred fifty (150) shall be south of the Middle Entry Drive and thirty (30) shall be north of the Middle Entry Drive. The thirty (30) townhouses may be located anywhere north of the Middle Entry Drive, subject to the required setbacks and buffers.

**The form of ownership proposed for various uses**: Owner, a Homeowners Association, and/or Property Owners Association or similar entity will be responsible for the operation and maintenance of the areas and functions described herein and any facilities that are not provided, operated or maintained by the City.

***(5) External Compatibility***

Based on the written description of the intended plan for development and site plan, the Planning Department finds that external compatibility is achieved by the following:

**The type, number and location of surrounding external uses:** The subject site is located south of JTB Boulevard and west of San Pablo Road South where surrounding development include condominiums, townhomes, hotel and single-family residential. To the east of the subject site are three multi-family residential developments including the Marina San Pablo Condominiums with a total of 56 units, Aphora Townhomes with a total of 26 units for a density of 5.5 units per acre, and Sayla Apartments with a total of 29 units for a density of 18 units per acre. To the south and west is the Pablo Creek Preserve single family subdivisions approved through PUD Ord.#2003-0692 for a total development of 319 lot on 405 acres of land. Recently approved PUD Ord.#2022-0889 will allow for the development of 259 multi-family residential units on 12.95 acres on the east side of San Pablo Road South.

The Department finds that the proposed development of 180 residential units is consistent with the surrounding residential development. Residential uses are clustered on the 29.77 acre site with a density of 6 units per acre.

**The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:**

| Adjacent Property | Land Use Category | Zoning District | Current Use |
|---|---|---|---|
| **North** | PBF | PUD (2024-312) | JTB Blvd, Mayo Clinic |
| **South** | RPI | PUD (2003-692) | Single family subdivision |
| **East** | CGC<br>RPI | PUD (2008-653)<br>PUD (2022-889) | Hotel<br>Multi-family |
| **West** | RPI | PUD (2003-692) | Single family subdivision |

***(6) Intensity of Development***

The proposed development is consistent with the Community General Commercial (CGC) functional land use category as a mixed-use development of residential, office and commercial uses. The PUD is appropriate at this location because it will utilize an underused building while providing additional housing types for the residents and employes in the area.

**The existing residential density and intensity of use of surrounding lands:** Pablo Creek Preserve, a 350 lot single family residential subdivision lies to the south of the subject property. To the east are the 56 unit Marina San Pablo Condos, 26 Aphora at Marina San Pablo townhomes (total 5.5 units/acre), and the 29 unit Sayla Apartments (18 units/acre). The proposed residential development of 180 townhomes is consistent with the surrounding residential development.

**The availability and location of utility services and public facilities and services:** Electric, water and sanitary sewer are available from JEA.

**The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:** The site has three points of ingress/egress from San Pablo Road which leads directly to JTB Boulevard. The proposed site access is on South San Pablo Rd. There are no proposed connections to State facilities. In a memo dated September 16, 2025, from the Florida Department of Transportation: FDOT has programmed capacity improvement in the vicinity of the project site. SR202 (JT Butler Blvd) from Hodges Blvd to Intracoastal Waterway Bridge resurfacing, scheduled for completion in 2028 (FPID #: 209469-4). The segment mentioned in Table 2 is anticipated to have adequate capacity to accommodate the trips generated from the development at the target Level of Service (LOS) standard in 2028. FDOT does not anticipate any significant adverse impacts to SR202 and SR212.

**Table 2**

| County | Road | Segment ID | FDOT LOS Standard | Maximum Service Volume | 2023 Peak Hour Volume | 2023 Peak LOS | 2029 Peak Hour Volume | 2029 Peak LOS |
|---|---|---|---|---|---|---|---|---|
| Duval | SR-212 / US-90 / Beach Blvd | 21,190 | D | 4,870 | 4,455 | D | 4,835 | D |
| Duval | SR-212 / US-90 / Beach Blvd | 21,191 | D | 4,870 | 3,710 | C | 4,036 | C |
| Duval | SR-202 / J.T. Butler | 21,284 | D | 11,050 | 8,280 | C | 8,978 | D |
| Duval | SR-202 / J.T. Butler | 21,285 | D | 7,400 | 5,760 | C | 6,105 | D |

**School Capacity:**

Based on the Development Standards for impact assessment, the 29.77± acre proposed PUD rezoning has a development potential of 180 units. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented:

**School Impact Analysis**
**PUD 2025-0673**

**Development Potential: 180 Residential Units**

| School Type | CSA | 2024-25 Enrollment/CSA | Current Utilization (%) | New Student/ Development | 5-Year Utilization (%) | Available Seats CSA | Available Seats Adjacent CSA 3 & 4 |
|---|---|---|---|---|---|---|---|
| Elementary | 5 | 7,733 | 79% | 21 | 79% | 2.364 | 1,871 |
| Middle | 5 | 1,858 | 66% | 7 | 71% | 903 | 796 |
| High | 5 | 7,770 | 99% | 12 | 98% | 1,259 | 815 |
| **Total New Students** | | | | **10** | | | |

*Total Student Generation Yield: 0.233*

*Elementary: 0.120*
*Middle:0.041*
*High: 0.072*

The analysis of the proposed residential development does not reveal any deficiency for school capacity within the CSA.

**Public School Facilities Element**

**Policy 2.3.2**
The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

**Policy 2.3.3**
The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6) (a), F.S. and development of regional impacts as provided in 1380.06, F.S

**Objective 3.2**
Adopted Level of Service (LOS) Standards
Through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long-range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements, school capacity is maximized to the greatest extent feasible.

**Policy 3.1.1**
The LOS standards set forth herein shall be applied consistently for the purpose of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City's Capital Improvement Plan.

**Supplemental School Information:**
**The following additional information regarding the capacity of the assigned neighborhood schools was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance.**

| | |
|---|---|
| Application Review Request: | COJ PDD: Baseline Checklist Review |
| Proposed Name: | 2025-0673 San Pablo Mixed-Use PUD |
| Requested By: | Erin Abney |
| Reviewed By: | Levonne Griggs |
| Due: | 9/24/2025 |
| Analysis based on maximum dwelling units: | 180 |

| SCHOOL | CSA[1] | STUDENTS GENERATED (Rounded)[3] | SCHOOL CAPACITY[2] (Permanent/Portables) | CURRENT ENROLLMENT 20 Day Count (2025/26) | % OCCUPIED | 4 YEAR PROJECTION |
|---|---|---|---|---|---|---|
| Alimacani ES #257 | 5 | 21 | 942 | 772 | 82% | 90% |
| Kernan MS #279 | 5 | 7 | 1151 | 1040 | 90% | 106% |
| Atlantic Coast HS #268 | 5 | 12 | 2633 | 2925 | 111% | 111% |
| | | 40 | | | | |

NOTES:
[1] Attendance school may not be in proposed development's Concurrency Service Area (CSA)
[2] Does not include ESE & room exclusions

[3] Student Distribution Rate
ES-.120
MS-.041
HS-.072
0.233

The Student Distribution Rate is calculated for each school type by dividing the total number of public school students enrolled in that school type in Duval County (103,363) by the number of total permitted housing units (443,232) for the same year, generating a yield of 0.233.

***(7) Usable open spaces plazas, recreation areas.***

Recreation and open space shall be provided as required by the 2045 Comprehensive Plan. The PUD proposes 180 multi-family dwelling units which require 27,000 SF of active recreation area.

***(8) Impact on wetlands***

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did identify wetlands on the western portion of the site. The site plan indicates that the development will not encroach into the wetlands. However, any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

***(9) Listed species regulations***

No wildlife survey was required as the project is less than the 50-acre threshold.

***(10) Off-street parking including loading and unloading areas.***

Parking shall be provided pursuant to Part 6 of the Zoning Code or to the applicable standard within the most recent edition of the ITE Parking Manual. Any such parking calculation may consider shared parking or any other parking metric generally recognized by transportation professionals. There shall be no limit on the maximum number of parking spaces, and all on-site parking may be shared with other uses.

***(11) Sidewalks, trails, and bikeways***

The project will contain a pedestrian system that meets the 2045 Comprehensive Plan. There is an existing sidewalk from the JTB Blvd off ramp extending to the second entrance.

## SUPPLEMENTAL INFORMATION

The applicant provided proof of posting on **August 21, 2025** to the Planning Department, that the Notice of Public Hearing signs **were** posted.

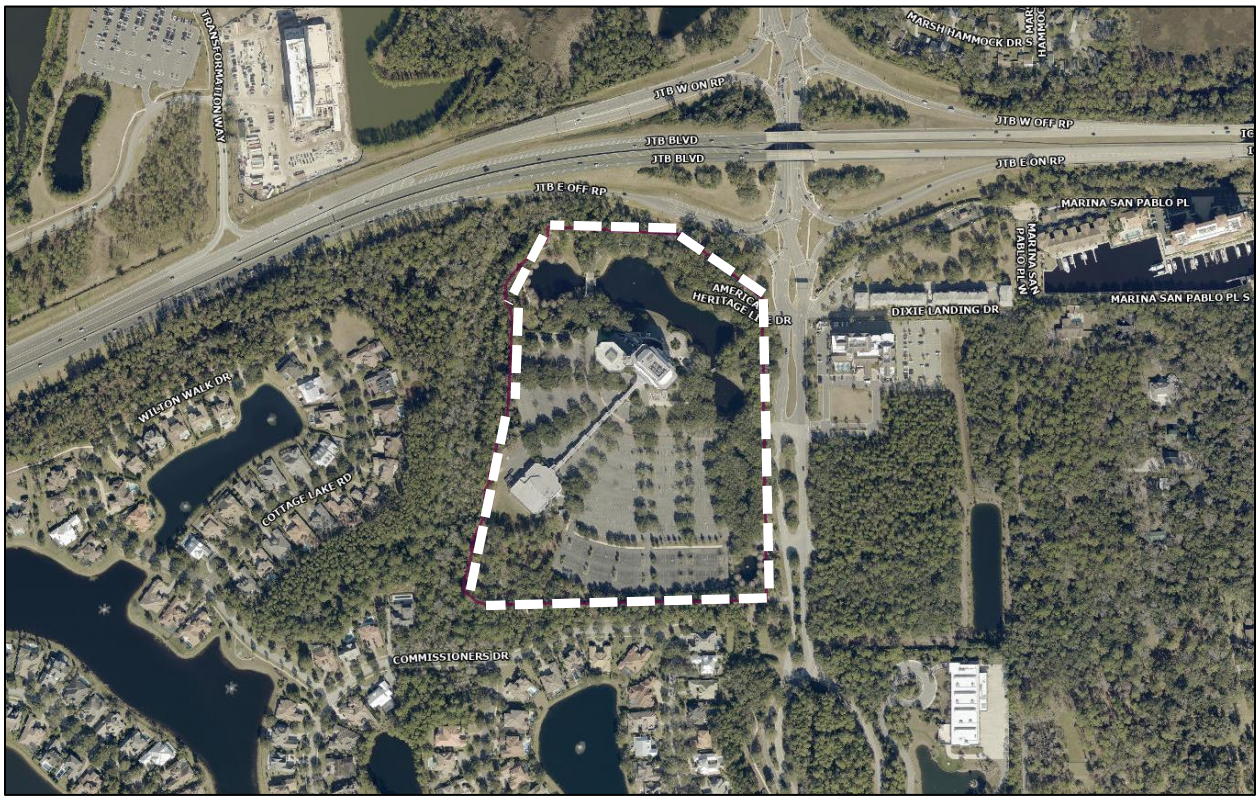
## RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning **2025-0673** be **APPROVED with the following exhibits:**

1. The original legal description dated July 21, 2025.
2. The original written description dated July 21, 2025.
3. The original site plan dated July 9, 2025.

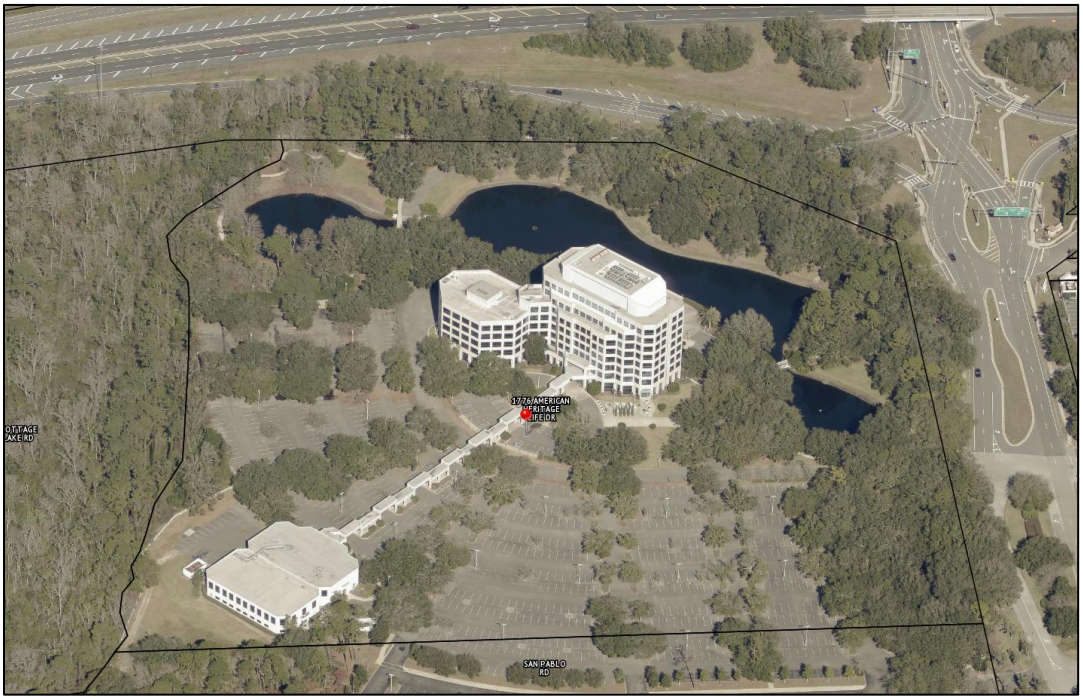
Based on the foregoing, it is the recommendation of the Planning Department that the application for Rezoning **2025-0673** be **APPROVED subject to the following condition, which may only be changed through a rezoning:**

1. **Unless waived by the Chief of Traffic Engineering or their designee, a traffic study shall be undertaken by the developer upon PUD verification. The methodology of the study shall be determined by the developer's traffic engineer, the Chief of Transportation Planning (or their designee), and the Chief of Traffic Engineering (or their designee).**




**Aerial View of Subject Property**

*Source: JaxGIS Maps*




**Aerial View of Subject Property**

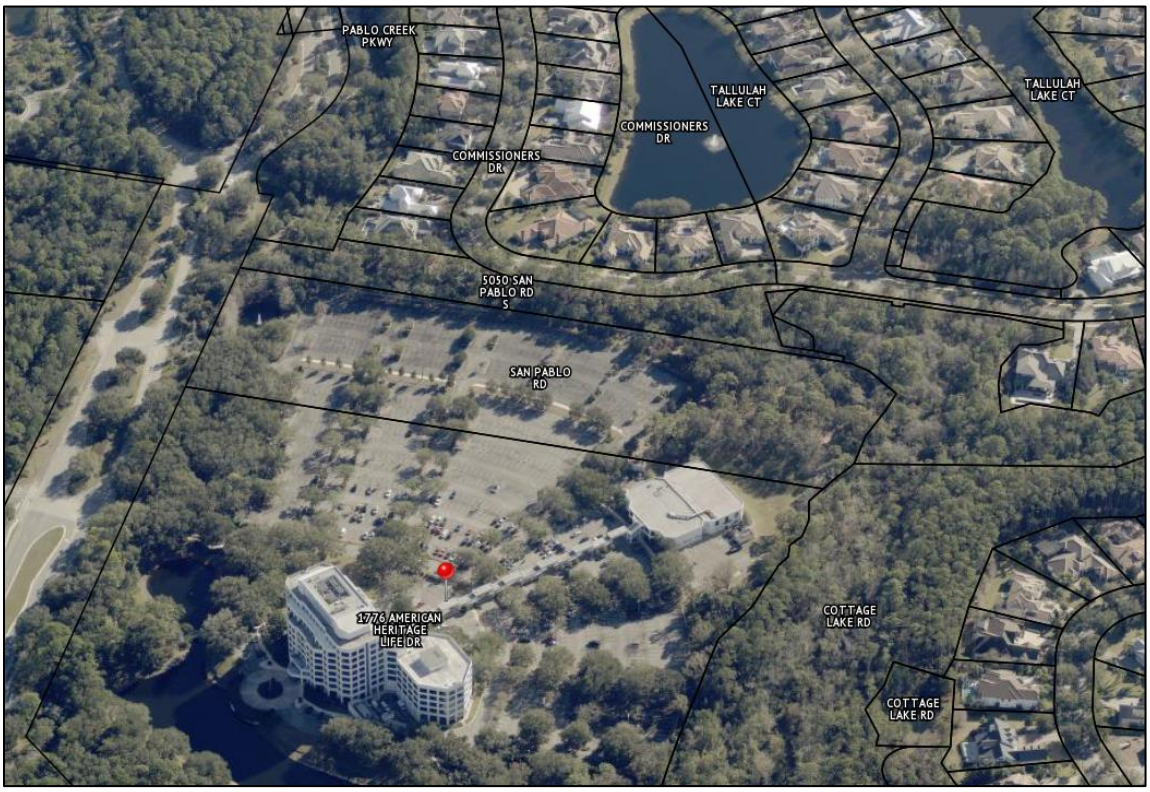
*Source: JaxGIS Maps*

**Development to the East Residence Inn and Sayla Apartments**

*Source: JaxGIS Maps (January 2025)*

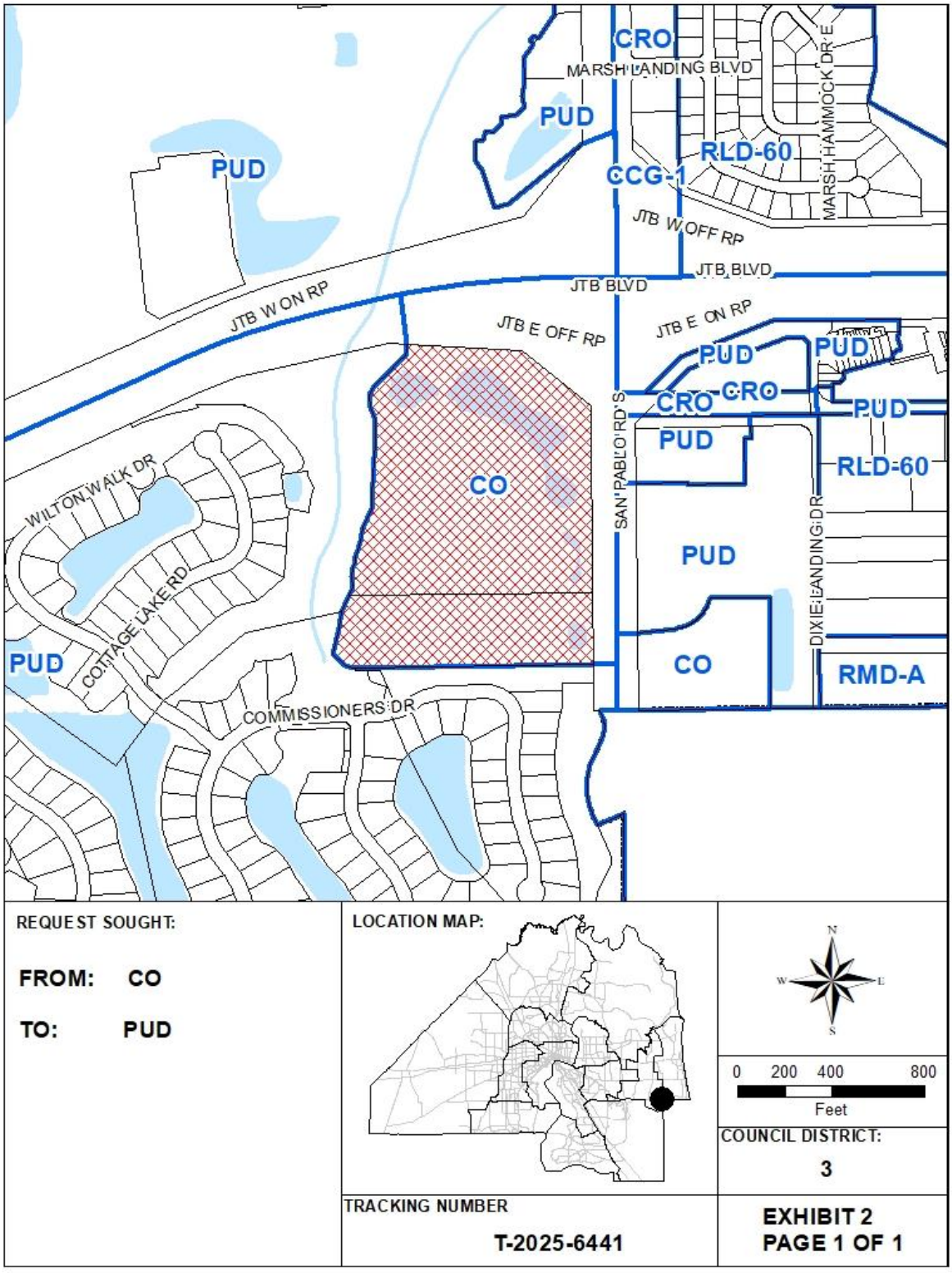
**View of the Subject Property looking West**

*Source: JaxGIS Maps (January 2025)*




**View of the Subject Property looking South**

*Source: JaxGIS Maps (January 2025)*


CRO
MARSH LANDING BLVD
PUD
RLD-60
CCG-1
MARSH HAMMOCK DR E
PUD
JTB W OFF RP
JTB BLVD
JTB BLVD
JTB W ON RP
JTB E OFF RP
JTB E ON RP
PUD
PUD
CRO
CRO
PUD
SAN PABLO RD S
PUD
RLD-60
CO
PUD
DIXIE LANDING DR
WILTON WALK DR
COTTAGE LAKE RD
PUD
CO
RMD-A
COMMISSIONERS DR
REQUEST SOUGHT:
FROM: CO
TO: PUD
LOCATION MAP:
N
W
E
S
0 200 400 800
Feet
COUNCIL DISTRICT:
3
TRACKING NUMBER
T-2025-6441
EXHIBIT 2
PAGE 1 OF 1

**Legal Map**

*Planning Department*

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

**M E M O R A N D U M**

**TO:** Erin Abney
Current Planning Division

**FROM:** Kaleigh Shuler
Community Planning Division

**RE:** Ordinance 2025-0673 – San Pablo Mixed-Use PUD

**DATE:** September 10, 2025

---

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

**Description of Proposed Rezoning Application**

| | |
|---|---|
| Current Land Use: | Community/General Commercial (CGC) |
| Proposed Land Use: | N/A |
| Current Zoning: | Commercial Office (CO) |
| Proposed Zoning: | Planned Unit Development (PUD) |
| Land Development Area: | Suburban Development Area |
| Acres: | 29.77 acres |

**Comprehensive Land Use Policy Analysis**

**Is the proposed rezoning district consistent with the functional land use category identified in the 2045 Comprehensive Plan?**

**YES** [X] **NO** [ ]

**ZONING REQUEST:**
The applicant proposes to rezone the property to allow for mixed-use development.

**LAND USE CATEGORY CONSISTENCY REVIEW:**
The 29.77 subject site is located south of J. Turner Butler Blvd (JTB), an FDOT Expressway, and west of San Pablo Road South, which is classified as a Minor Arterial Roadway. The site is currently a vacant office building, accessed via American Heritage Life Drive. The subject site is within Council District 3 and Planning District 3 (Southeast). The property is currently designated as Community/General Commercial (CGC) land use within the Suburban Development Area.

According to the Category Descriptions of the Future Land Use Element (FLUE), Community/General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Community/ General Commercial (CGC) in the Suburban Area is intended to provide development in a nodal pattern. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Travelled. Plan amendment requests for new CGC designations in the Suburban Area are preferred in locations which are supplied with full urban services, and which abut a roadway classified as a collector or higher on the Functional Highway Classification Map. Nodal sites with two or more boundaries on a transportation right-of-way shall be considered preferred locations for these uses.

The maximum gross density for CGC within the Suburban Area shall be 20 units/acre and there shall be no minimum density, except as provided elsewhere in the Comprehensive Plan. In the absence of the availability of centralized potable water and/or wastewater, the maximum gross density of development permitted in this category shall be the same as allowed in Medium Density Residential (MDR) without such services.

<u>All permitted and permissible uses in the PUD written description are consistent with the allowed uses, density, and intensity requirements of the CGC land use category description.</u>

**To ensure compliance with the provisions of the Comprehensive Plan, zoning staff should analyze the proposed rezoning application in relation to the following goals, objectives, policies and/or text of the 2045 Comprehensive Plan. This analysis should be included within the staff report for the zoning application.**

<u>Future Land Use Element</u>
Development Area:
Suburban Area (SA): The SA is the third tier Development Area and generally corresponds with the urbanizing portions of the City in areas that have usually been

developed after consolidation. Development should generally continue at low densities with medium density development at major corridor intersections and transit stations. Development at these locations should promote a compact and interconnected land development form and is therefore encouraged to employ urban development characteristics as described in this Plan.

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.

Objective 1.1
Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Policy 1.1.9
Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site-specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:

- Potential for the development of blighting or other negative influences on abutting properties
- Traffic impacts
- Site Access
- Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
- Configuration and orientation of the property
- Natural or man-made buffers and boundaries
- Height of development
- Bulk and scale of development
- Building orientation
- Site layout
- Parking layout
- Opportunities for physical activity, active living, social connection and access to healthy food.

Policy 1.1.21
Rezonings and 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 and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business with the intent that this balance of uses shall:

A. Foster vibrant, viable communities and economic development opportunities;

B. Address outdated development patterns; and/or

C. Provide 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.

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 1.1.22
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 1.2.8
Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance the following provisions:

1. Single family/non-residential (estimated flows of 600 gpd or less) where 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. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.

3. Subdivision (non-residential and residential) where:
    a. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.
    b. Each lot is a minimum of ½ acre unsubmerged property.
    c. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections to the JEA Collection Systems available within a five (5) year period.

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.

Policy 3.1.5
The City Shall provide opportunities 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 s described in the Housing Element.

Objective 3.2
Promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

Policy 3.2.1
The City shall encourage development of commercial and light/service industrial uses in the form on nodes, corridor development, centers or parks.

Policy 3.2.2
The City shall encourage, through Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

Policy 3.4.2
The City shall encourage development and redevelopment opportunities for mixed and multi-use projects. The Land Development Regulations should be amended, as appropriate, to facilitate such development through regulatory measures.

Property Rights Element

Goal 1

The City will recognize and respect judicially acknowledged and constitutionally protected private property rights in accordance with the Community Planning Act established in Chapter 163, Florida Statutes.

Objective 1.1

Local decision making shall be implemented and applied with sensitivity for private property rights and shall not be unduly restrictive.

Policy 1.1.1

The City will ensure that private property rights are considered in local decision making.

Policy 1.1.2

The following rights shall be considered in local decision making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal user for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

**The proposed rezoning has been identified as being related to the following issues identified in the 2045 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 and high sensitivity for the presence of archaeological resources. Projects that move forward through the site review process may be required to perform a Professional Archaeological Reconnaissance Survey on the portion of the site that is in a high sensitivity area. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

Historic Preservation Element

Policy 1.2.2

The City shall continue to review new development for the potential of archeologically significant sites. The City shall utilize the most current version of the Archeological Sensitivity Predictive Model to identify areas of high probability for artifact concentrations.

Policy 1.2.5
The Planning and Development Department shall maintain and update for planning and permitting purposes, a series of GIS data layers and maps depicting recorded archaeological sites, historic districts and local landmarks.

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

Future Land Use Element
Objective 2.6
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 in accordance with the requirements of Section 163.3177, F.S.

Policy 2.6.16
Airport Height and Hazard zones (HH) exist around all military and civilian airports within the city limits of Jacksonville. The horizontal limits of the zones and limitations on heights of obstructions within these zones are defined for each military airport in Naval Facilities Engineering Command (NAVFAC) P-80.3 01/82, on file with the Planning and Development Department, and for each civilian airport in Title 14, Code of Federal Regulations (CFR), Part 77 guidelines, on file with the Planning and Development Department. In order to assure that Title 14, CFR, Part 77 guidelines and NAVFAC P-80.3 01/82 guidelines are not exceeded and that no structure or obstruction is permitted that would raise a minimal obstruction clearance altitude, a minimum vectoring descent altitude or a decision height, all cell towers and any structure or obstruction that would extend into an Airport (HH) requires, in writing, comment from the U.S. Navy. Although written documentation from the U.S. Navy for military HH and from the FAA or JAA for civilian HH is not required for proposed structure heights below the listed height, United States Code (USC) Title 14, CFR Part 77 still applies.

**Adaption Action Area (AAA)**
Roughly 11 acres of the subject site is located within the AAA. The AAA boundary is a designation in the City’s 2045 Comprehensive Plan which identifies areas that experience coastal flooding due to extreme high tides and storm surge, and that is vulnerable to the related impacts of rising sea levels for the purpose of prioritizing funding for infrastructure needs and adaptation planning. The AAA is defined as those areas within the projected

limit of the Category 3 storm surge zone, those connected areas of the 100-year and 500-year Flood Zone, and additional areas determined through detailed flood analysis.

The applicant is encouraged to consider site design measures, such as clustering development away from the AAA, to protect development from the impacts of flooding.

Conservation/Coastal Management Element

Policy 13.1.2

The City shall recognize existing regulations, programs and policies that overlap with the AAA and that are currently in place to limit public investment and address appropriate development and redevelopment practices related to flooding. These regulations, programs and policies include but are not limited to the floodplain management ordinance, CHHA policies, the Local Mitigation Strategy and the Post Disaster Redevelopment Plan and shall only be applied in cases where such regulation would otherwise apply to a development or redevelopment project.

Policy 13.3.1

The City shall consider the implications of the AAA when reviewing changes to the use, intensity and density of land lying within the AAA.

Policy 13.3.6

In order to guide development away from the Adaptation Action Area (AAA) towards areas that are already high, dry, and connected, the Planning and Development Department shall explore the feasibility of offering density bonuses, transfers of development rights, clustering development entitlements, or other strategies to limit new development within the AAA or environmentally sensitive or special flood hazard areas, or as an incentive for a development's use of low impact development stormwater solutions.

A NEW DAY.

City of Jacksonville, Florida
Donna Deegan, Mayor

Planning and Development
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 630-CITY
www.coj.gov

# MEMORANDUM

**TO:** Erin Abney, Chief of Current Planning
Current Planning Division

**FROM:** Soliman Salem, City Planner Supervisor
Transportation Planning Division

**SUBJECT:** Transportation Memorandum: 2025-0673 San Pablo Mixed-Use PUD

**DATE:** September 17, 2025

---

Upon review of the referenced application and based on the information provided to date, the Transportation Planning Division has the following conditions:

- Unless waived by the Chief of Traffic Engineering or their designee, a traffic study shall be undertaken by the developer upon PUD verification. The methodology of the study shall be determined by the developer's traffic engineer, the Chief of Transportation Planning (or their designee), and the Chief of Traffic Engineering (or their designee).

A NEW DAY.

City of Jacksonville, Florida
Donna Deegan, Mayor

Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 630-CITY
www.coj.gov

# TRANSPORTATION REVIEW

**TO:** Erin Abney, Chief of Current Planning
Current Planning Division

**FROM:** Soliman Salem, City Planner Supervisor
Transportation Planning Division

**SUBJECT:** Transportation Review: 2025-0673 San Pablo Mixed-Use PUD

**DATE:** September 17, 2025

---

**Background Information:**
The subject site is approximately 29.77 acres and is located on San Pablo Road, a minor arterial roadway. San Pablo Road between J. Turner Butler Boulevard and St John's County Line is currently operating at 9% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 36,600 (vpd) and average daily traffic of 3,351 vpd.

The applicant requests a maximum of 200 hotel rooms (ITE Code 310) and 180 townhomes (ITE Code 215) which could produce 2,350 daily trips.

**Transportation Planning Division comments to be included in staff report:**
This development is subject to mobility fee review and Pursuant to Policies 4.1.4, 4.1.5, and 4.1.8 of the Transportation Element of the 2045 Comprehensive Plan.

**Transportation Planning Division CONDITIONS the following:**

Per conditions set forth in Transportation Memorandum 2025-0673 San Pablo Mixed-Use PUD Dated 09/17/2025.

A NEW DAY.

# City of Jacksonville, Florida

*Donna Deegan, Mayor*

Development Services
214 North Hogan Street
Jacksonville, FL 32202
(904) 255-8310
www.jacksonville.gov

September 10, 2025

**MEMORANDUM**

TO: Erin L. Abney, *Chief*
Current Planning Division

FROM: Matthew McCleery, *Traffic Technician*
Development Services Division

**Subject:** San Pablo Mixed-Use PUD 2025-0673

Upon review of the referenced application, and based on the information provided to date, the Development Services Division has the following comments concerning Traffic.

1. Unless Waived by The Chief of Traffic Engineering or their designee, A traffic study shall be undertaken by the developer upon PUD verification. The methodology of the study shall be determined by the developer's Traffic Engineer, The Chief of the Transportation Planning (or their designee), and the Chief of Traffic Engineering (or their designee).

**Please understand that this does not constitute approval of the design elements.** Approval of the design elements (driveway location, dimensions, roadway geometry, traffic circulation, etc.) shall be facilitated through the submission of 10-set and 10-set review process.
If you have any questions regarding the comments outlined above, please call me directly at 904.255.8374

Matthew McCleery

Matthew McCleery, Traffic Technician
Development Services Division

CC: Zoning Division

Florida Department of Transportation

RON DESANTIS
GOVERNOR

2198 Edison Avenue MS 2806
Jacksonville, FL 32204-2730

JARED W. PERDUE, P.E.
SECRETARY

September 16, 2024

Erin Abney, MPA
Chief, Current Planning Division
City of Jacksonville
214 N. Hogan Street, 3rd Floor
Jacksonville, FL 32202

**RE: San Pablo Mixed Use PUD**

## Introduction

The San Pablo Mixed Use PUD project requests a rezone of the subject property from CO to Planned Unit Development (PUD) to allow for the proposed 180 multi-family residential units and 25,200 sq. ft. of commercial and office space. The project is located on a 29.77 acre site and has associated internal road, parking, stormwater and utilities proposed onsite.

## Accessibility

The proposed site access is on South San Pablo Rd. There are no proposed connections to State facilities.

## Bicycle and Pedestrian Facilities

There are sidewalks and bike lanes on San Pablo Pkwy alongside the project site. Sidewalks are proposed within the project site.

## Programmed Improvements

FDOT has a programmed capacity improvement in the vicinity of the project site. SR202 (JT Butler Blvd) from Hodges Blvd to Intracoastal Waterway Bridge resurfacing, scheduled for completion in 2028 (FPID #: 209469-4).

## Trip Generation

Table 1 shows the trip generation based on the plan of development using ITE's *Trip Generation Manual, 11th Edition.*

**Table 1**

| Land Use | ITE Code | Size | Units | Daily Trips | AM Peak Trips | PM Peak Trips |
|---|---|---|---|---|---|---|
| Single-Family Attached Housing | 215 | 180 | Dwelling Units | 1,321 | 88 | 104 |
| Strip Retail Plaza (<40k) | 822 | 25,200 | Sq. Ft. | 1,293 | 53 | 150 |

**Roadway Capacity**

Table 2 shows the maximum level of service and peak hour volume for SR 212 and SR 202 according to FDOT's *Florida State Highway System Level of Service Report*, dated April 2025.

**Table 2**

| County | Road | Segment ID | FDOT LOS Standard | Maximum Service Volume | 2023 Peak Hour Volume | 2023 Peak LOS | 2029 Peak Hour Volume | 2029 Peak LOS |
|---|---|---|---|---|---|---|---|---|
| Duval | SR-212 / US-90 / Beach Blvd | 21,190 | D | 4,870 | 4,455 | D | 4,835 | D |
| Duval | SR-212 / US-90 / Beach Blvd | 21,191 | D | 4,870 | 3,710 | C | 4,036 | C |
| Duval | SR-202 / J.T. Butler | 21,284 | D | 11,050 | 8,280 | C | 8,978 | D |
| Duval | SR-202 / J.T. Butler | 21,285 | D | 7,400 | 5,760 | C | 6,105 | D |

The segment mentioned in Table 2 is anticipated to have adequate capacity to accommodate the trips generated from the development at the target Level of Service (LOS) standard in 2028. FDOT does not anticipate any significant adverse impacts to SR202 and SR212.

If you have any questions, please do not hesitate to contact me by email: jacob.linton@state.dot.fl.us or call: (904) 360-5547.

Sincerely,

Jacob Linton
Planner II
FDOT District Two

| | |
|---|---|
| **Application Review Request:** | **COJ PDD: Baseline Checklist Review** |
| **Proposed Name:** | 2025-0673 San Pablo Mixed-Use PUD |
| **Requested By:** | Erin Abney |
| **Reviewed By:** | Levonne Griggs |
| **Due:** | 9/24/2025 |

Analysis based on maximum dwelling units: **180**

| SCHOOL | CSA[1] | STUDENTS GENERATED (Rounded)[3] | SCHOOL CAPACITY[2] (Permanent/Portables) | CURRENT ENROLLMENT 20 Day Count (2025/26) | % OCCUPIED | 4 YEAR PROJECTION |
|---|---|---|---|---|---|---|
| Alimacani ES #257 | 5 | **21** | 942 | 772 | 82% | 90% |
| Kernan MS #279 | 5 | **7** | 1151 | 1040 | 90% | 106% |
| Atlantic Coast HS #268 | 5 | **12** | 2633 | 2925 | 111% | 111% |
| | | **40** | | | | |

**NOTES:**

**[1] Attendance school may not be in proposed development's Concurrency Service Area (CSA)**

**[2] Does not include ESE & room exclusions**

**[3] Student Distribution Rate**

**ES-.120**
**MS-.041**
**HS-.072**
**0.233**

**The Student Distribution Rate is calculated for each school type by dividing the total number of public school students enrolled in that school type in Duval County (103,363) by the number of total permitted housing units (443,232) for the same year, generating a yield of 0.233.**

**Application Review Request:** **COJ PDD: School Impact Analysis**

**Proposed Name:** 2025-0673 San Pablo Mixed-Use PUD

**Requested By:** Erin Abney
**Reviewed By:** Levonne Griggs
**Due:** 9/24/2025

Analysis based on maximum dwelling units: **180**

| School Type | CSA[1] | 2024-25 Enrollment/CSA | Current Utilization (%) | New Student/ Development[3] | 5-Year Utilization (%) | Available Seats - CSA[2] | Available Seats - Adjacent CSA 3 & 4 |
|---|---|---|---|---|---|---|---|
| Elementary | 5 | 7,733 | 79% | 21 | 79% | 2,364 | 1,871 |
| Middle | 5 | 1,858 | 66% | 7 | 71% | 903 | 796 |
| High | 5 | 7,770 | 99% | 12 | 98% | 1,259 | 815 |
| | | | | **40** | | | |

**NOTES:**
**[1] Proposed Development's Concurrenty Service Area (CSA)**
**[2] Available CSA seats include current reservations**

**[3] Student Distribution Rate**
**ES-.120**
**MS-.041**
**HS-.072**
**0.233**

**The Student Distribution Rate is calculated for each school type by dividing the total number of public school students enrolled in that school type in Duval County (103,363) by the number of total permitted housing units (443,232) for the same year, generating a yield of 0.233.**

# Application For Rezoning To PUD

## Planning and Development Department Info

**Ordinance #** 2025-0673 **Staff Sign-Off/Date** ELA / 08/19/2025
**Filing Date** 09/09/2025 **Number of Signs to Post** 9

**Hearing Dates:**
**1st City Council** 10/14/2025 **Planning Commission** 10/09/2025
**Land Use & Zoning** 10/21/2025 **2nd City Council** N/A
**Neighborhood Association** EDISON HOA
**Neighborhood Action Plan/Corridor Study** NONE

## Application Info

**Tracking #** 6441 **Application Status** FILED COMPLETE
**Date Started** 08/01/2025 **Date Submitted** 08/01/2025

## General Information On Applicant

**Last Name** DIEBENOW **First Name** STEVE **Middle Name**
**Company Name** DRIVER, MCAFEE, HAWTHORNE AND DIEBENOW, PLLC
**Mailing Address** ONE INDEPENDENT DRIVE, STE. 1200
**City** JACKSONVILLE **State** FL **Zip Code** 32202
**Phone** 9043011269 **Fax** 9043011279 **Email** SDIEBENOW@DRIVERMCAFEE.COM

## General Information On Owner(s)

☐ **Check to fill first Owner with Applicant Info**

**Last Name** N/A **First Name** N/A **Middle Name**
**Company/Trust Name** SP 1776 LLC
**Mailing Address** 177 4TH AVENUE NORTH, SUITE 200
**City** JACKSONVILLE BEACH **State** FL **Zip Code** 32250
**Phone** **Fax** **Email**

## Property Information

**Previous Zoning Application Filed For Site?** ☑
**If Yes, State Application No(s)** 2024-828

| Map | RE# | Council District | Planning District | From Zoning District(s) | To Zoning District |
|---|---|---|---|---|---|
| Map | 167766 0500 | 3 | 3 | CO | PUD |
| Map | 167766 0400 | 3 | 3 | CO | PUD |

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

**Existing Land Use Category**
CGC

**Land Use Category Proposed?** ☐

**If Yes, State Land Use Application #**

**Total Land Area (Nearest 1/100th of an Acre)** 29.77

**Development Number**

**Proposed PUD Name** SAN PABLO MIXED-USE PUD

## Justification For Rezoning Application

SEE WRITTEN DESCRIPTION.

## Location Of Property

**General Location**
SW CORNER OF THE INTERSECTION BTWN J. TURNER BUTLER BLVD & SAN PABLO RD S

| House # | Street Name, Type and Direction | Zip Code |
|---|---|---|
| 4920 | SAN PABLO RD S | 32224 |

**Between Streets**
SAN PABLO ROAD SOUTH **and** JTB BLVD

## Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to 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 and the PUD Check List for inclusion of information required.

**Exhibit 1** ☑ A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.

**Exhibit A** ☐ Property Ownership Affidavit – Notarized Letter(s).

**Exhibit B** ☐ Agent Authorization - Notarized letter(s) designating the agent.

**Exhibit C** ☑ Binding Letter.

**Exhibit D** ☑ Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.

**Exhibit E** ☑ Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.

**Exhibit F** ☑ Land Use Table

**Exhibit G** ☑ Copy of the deed to indicate proof of property ownership.

## Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

**Exhibit H** ☑ Aerial Photograph.

**Exhibit I** ☐ Listed Species Survey (If the proposed site is greater than fifty acres).

**Exhibit J** ☑ Other Information as required by the Department (i.e.-*building elevations, *signage details, traffic analysis, etc.).

**Exhibit K** ☑ Site Location Map.

## 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

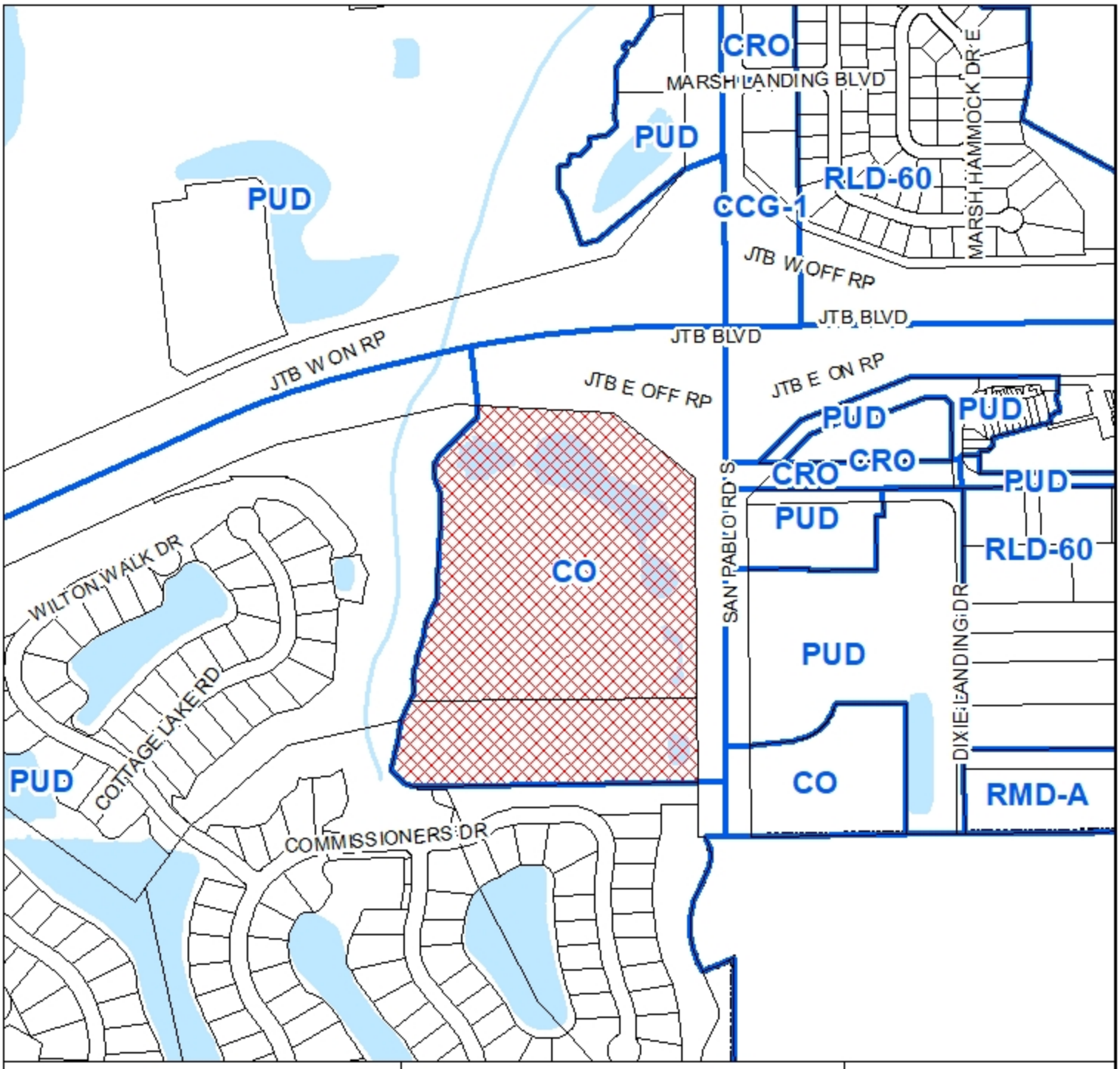
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest 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:** | $2,269.00 |
| **2) Plus Cost Per Acre or Portion Thereof** | |
| **29.77 Acres @ $10.00 /acre:** | $300.00 |
| **3) Plus Notification Costs Per Addressee** | |
| **24 Notifications @ $7.00 /each:** | $168.00 |
| **4) Total Rezoning Application Cost (Not to Exceed $15,000.00):** | $2,737.00 |

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

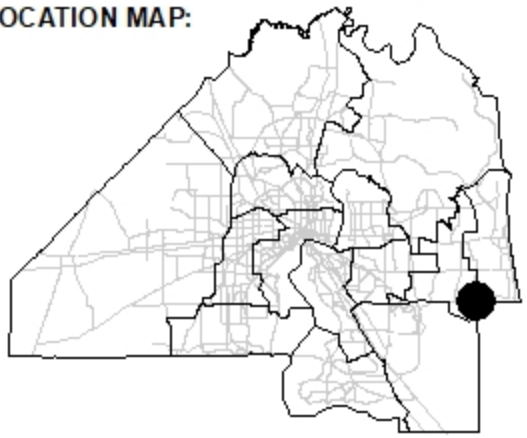



**REQUEST SOUGHT:**

**FROM:** CO

**TO:** PUD

**LOCATION MAP:**



N
W E
S

0 200 400 800
Feet

**COUNCIL DISTRICT:**

3

**TRACKING NUMBER**

T-2025-6441

**EXHIBIT 2**
**PAGE 1 OF 1**

**EXHIBIT 1**

**LEGAL DESCRIPTION**

**July 21, 2025**

The Land referred to herein below is situated in the County of DUVAL, State of Florida, and is described as follows:

Parcel A

A part of the Heirs of J. Peavett Grant, Section 37, Township 3 South, Range 28 East, Duval County, Florida, more particularly described as follows: For a point of reference commence at a point on the line dividing said Range 28 East from Range 29 East (said point being in the center of San Pablo Road at its most Southerly end) and being where said Range line is intersected by the North line of St. Johns County on the division line between Duval County and St. Johns County; thence S.89°20'17"W. a distance of 120.00 feet to a point on the West right-of-way line of San Pablo Road (County Road No. 291 ); thence N.00°34'03"W., 120 feet West of the aforementioned Range line and along the aforementioned West right-of-way line of San Pablo Road, a distance of 510.36 feet to the point of beginning; thence continue N.00°34'03"W., along said West right-of-way line, a distance of 799.50 feet to the Southeast corner of Parcel "B", Official Records Volume 4298, Page 1045 of the current public records of said Duval County, the same being a part of the J. Turner Butler Boulevard/San Pablo Road Interchange; thence N.51 °24'57"W., along said interchange right-of-way, a distance 377.96 feet; thence N.86°39'41"W., continuing along said interchange right-of-way, a distance of 495.17 feet; thence S.03°46'58"E., departing from said right-of-way, a distance of 26.88 feet; thence S.14°24'41"W. a distance of 22.67 feet; thence S.54°46'23"W. a distance of 43.34 feet; thence S.42°10'52"W. a distance of 64.42 feet; thence S.44°43'46"W. a distance of 70.11 feet; thence S.31°36'40"W. a distance of 50.50 feet; thence S.03°36'09"E, a distance of 53.89 feet; thence S.21 °03'57"E. a distance of 56.85 feet; thence S.00°34'39"E. a distance of 34.22 feet; thence S.01 °48'54"W. a distance of 66.76 feet; thence S.02°23'41 "W. a distance of 62.38 feet; thence S.03°37'40"W. a distance of 88.61 feet; thence S.03°43'27"W. a distance of 78.90 feet; thence S.04°09'07"W. a distance of 51.24 feet; thence S.23°41'58"W. a distance of 90.83 feet; thence S.11°43'22"W. a distance of 57.94 feet; thence S.12°39'30"W. a distance of 41.88 feet; thence S.23°28'26"W. a distance of 27.62 feet; thence S.06°13'28"E. a distance of 25.36 feet; thence S.30°51'00"W. a distance of 28.61 feet; thence S.05°29'27"W. a distance of 38.20 feet; thence S.10°21'33"E. a distance of 44.70 feet; thence S.25°59'32"W. a distance of 36.85 feet; thence N.89°25'57"E. a distance of 1042.79 feet to the point of beginning.

Parcel B

A part of the Heirs of J. Peavett Grant, Section 37, Township 3 South, Range 28 East, Duval County, Florida, more particularly described as follows: For a point of reference commence at a point on the line dividing said Range 28 East from Range 29 East (said point being in the center of San Pablo Road at its most Southerly end) and being where said Range line is intersected by the North line of St. Johns County on the division line between Duval County and St. Johns County; thence S.89°20'17"W. a distance of 120.00 feet to a point on the West right-of-way line of San Pablo Road (County Road No. 291); thence N.00°34'03"W., 120 feet West of the aforementioned Range line and along the aforementioned West right-of-way line of San Pablo Road, a distance of 200.00 feet to the point of beginning; thence continue N.00°34'03"W., along said West right-of-way line, a distance of 310.36 feet; thence S.89°25'57"W ., departing from said right-of-way, a distance of 1042.79 feet; thence S.25°59'32"W. a distance of 29.23 feet; thence S.28°44'01"W. a distance of 51.20 feet; thence

S.05°12'42"W. a distance of 70.31 feet; thence S.16°39'50"W. a distance of 73.46 feet; thence S.12° 14'41"W. a distance of 46.47 feet; thence S.50°05'35"E. a distance of 69.63 feet; thence S.71°57'49"E. a distance of 33.36 feet; thence N.89°20'17"E. a distance of 1035.47 feet to the point of beginning.

Less and except part in Official Records Book 9225 Page 1543, Public Records of Duval County, Florida.

**PUD WRITTEN DESCRIPTION**
**SAN PABLO MIXED-USE PUD**
**July 21, 2025**

## I. PROJECT DESCRIPTION

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 29.77 acres of property to allow for mixed-use development on the property located at 4920 and 0 San Pablo Road (RE#s 167766 0500 and 167766 0400) as more particularly described in Exhibit 1 (the "Property") and depicted in the conceptual site plan attached as Exhibit 4 (the "Site Plan"). The Property is located within the CGC land use category, the Suburban Development Area, and is zoned CO.

The Property features a high-rise office campus originally designed to serve as the headquarters for the American Heritage Life Insurance Company. This PUD is sought to prohibit and restrict uses otherwise permitted within the CCG-1 zoning district, and to facilitate redevelopment of the campus to provide for office and complementary mixed-uses, including retail, hotel, and fee-simple townhomes and rowhouses, which create less traffic than uses currently permitted by right.

The surrounding land use and zoning designations are as follows:

| *Direction* | *Land Use* | *Zoning* | *Existing Use* |
|---|---|---|---|
| North | PBF | PUD (2007-0511) | J. Turner Butler Boulevard |
| East | CGC/RPI | CRO/PUD (2008-653)<br>PUD (1997-297) | Hotel, Multi-family |
| South | RPI | PUD (2003-692) | Single-family |
| West | RPI | PUD (2003-692) | Single-family |

B. Project name: San Pablo Mixed-Use PUD.

C. Project architect: Valerio Dewalt Train.

D. Project developer: SP 1776 LLC.

E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.

F. Current land use designation: CGC.

G. Current zoning district: CO.

H. Requested zoning district: PUD.

I. Real estate numbers: 167766 0500 and 167766 0400.

## II. QUANTITATIVE DATA

A. Total acreage: 29.77 acres.

B. Maximum amount of nonresidential floor area: Fifteen (15) acres (not including structured parking).

C. Maximum amount of fee-simple residential units: One hundred eighty (180), of which, one hundred fifty (150) shall be south of the Middle Entry Drive and thirty (30) shall be north of the Middle Entry Drive. The thirty (30) townhouses may be located anywhere north of the Middle Entry Drive, subject to the required setbacks and buffers required herein.

D. Maximum amount of hotel keys: Two hundred (200) keys.

## III. STATEMENTS

A. How does the proposed PUD differ from the usual application of the Zoning Code?

This PUD generally adopts the CCG-1 zoning district with the following modifications:

1. The following uses are permitted:

    a. Fee-simple multi-family dwellings, limited to townhomes and rowhouses, are permitted.

    b. Restaurants, which may include outside sale and service, sale and service of all alcoholic beverages, and/or drive-thru facilities.

    c. Hotels and motels, to be located generally in the vicinity of Retail A, as depicted in the Site Plan. If a hotel is built, the total amount of retail authorized will decrease by ten thousand (10,000) square feet, for a permitted total of fifteen thousand two hundred (15,200) square feet.

2. The following uses are prohibited:

    a. Uses associated with pari-mutuel permitholders and adult arcade amusement centers.

    b. Dancing entertainment establishments.

    c. Pawn shops.

    d. Nightclubs.

e. Assembly of components and light manufacturing.

f. Filling or gas stations.

g. Mobile car detailing services and automated car wash facilities.

h. Textile recycling collection bins.

i. Residential treatment facilities and emergency shelters.

j. Recycling collection points.

k. Crematories.

l. Service garages for minor or major repairs.

m. Retail sales of new or used automobiles.

n. Blood donor stations, plasma centers and similar uses.

o. Billiard parlors.

p. Service and repair of general appliances and small engines.

q. Indoor gun ranges.

r. Sale of new or used tires.

s. Off-street commercial parking lots used solely for parking that does not serve uses located on the Property.

t. Buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.

3. The following uses are permissible uses by exception:

   a. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, and similar uses.

4. Maximum height for existing buildings is one hundred thirty-nine (139) feet. New development shall comply with the heights specified in Section V.A.5. below.

5. Parking shall be provided pursuant to Part 6 of the Zoning Code or to the applicable standard within the most recent edition of the Institute of Transportation Engineers

("ITE") Parking Manual. Any such parking calculation may consider shared parking or any other parking metric generally recognized by transportation professionals. There shall be no limit on the maximum number of parking spaces, and all on-site parking may be shared with other uses. Parking may be provided in surface lots and/or garages, and spaces may be located on a different lot or parcel than the area to be served by the spaces. The parking requirements herein may be met as determined on a PUD-wide basis or on a parcel-by-parcel basis.

6. Signage provisions particular to the different areas of development are adopted below.

7. Perimeter yards and buffers are greater than the minimum required yards and buffers of the CCG-1 zoning district. Internal yards, landscaping, screens and buffers are not required between uses and/or parcels within the Property.

B. Explanation for proposed deviations or waivers.

Fee-simple multi-family and restaurant uses are permitted to create a compatible mix of uses that promote vehicular internal capture to reduce external transportation impacts and create a sense of place and community. Certain commercially intensive uses are prohibited, and others are permissible by exception to ensure compatibility with the proposed development and the surrounding area. The existing office building height is adopted into this PUD, and height restrictions on the townhomes and parking garage ensures compatibility. The ITE Parking Manual standards are based on empirical studies which provide reliable data to project parking demand. The signage provisions account for existing signage and allow a complementary plan taking into consideration the different types of development and uses. The larger perimeter yards and buffers are required to ensure compatibility with the surrounding community. Internal yards, landscaping, screening and buffers are not required because the Property is being developed as a whole with complementary uses.

C. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

Owner, a Homeowners Association, and/or Property Owners Association or similar entity will be responsible for the operation and maintenance of the areas and functions described herein and any facilities that are not provided, operated or maintained by the City.

## IV. USES AND RESTRICTIONS

A. Permitted Uses (new standalone buildings shall not exceed a cumulative twenty-five thousand two hundred (25,200) square feet for the below uses, except for items 1, 5, 20, and 21 below):

1. Fee-simple multi-family dwellings, limited to townhomes and rowhouses subject to the design guidelines herein. Roof decks shall be permitted only on interior townhomes. Roof decks shall not be permitted on exterior townhomes, which shall only include those dwelling units that directly front the southern boundary of the Property. For purposes of clarity, all other dwelling units on the Property shall be considered an "interior" townhome.

2. Restaurants, which may include outside sale and service, sale and service of all alcoholic beverages, and/or drive-thru facilities.

3. Commercial retail sales and service establishments.

4. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.

5. Professional and business offices.

6. Art galleries, museums, community centers, dance, art or music studios.

7. Vocational, trade or business schools and similar uses.

8. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.

9. Adult Congregate Living Facility (but not group care homes or residential treatment facilities).

10. An establishment or facility which includes the retail sale and service of beer and wine for on- or off-premises consumption.

11. Intentionally deleted.

12. Express or parcel delivery offices and similar uses (but not freight or truck terminals).

13. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.

14. Intentionally deleted.

15. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.

16. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

17. Churches, including a rectory or similar use.

18. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.

19. Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.

20. Parking garages.

21. Hotels and motels, to be located generally in the vicinity of Retail A. If a hotel is built, the total amount of retail will decrease by ten thousand (10,000) square feet, for a permitted total of fifteen thousand two hundred (15,200) square feet of retail.

B. Permissible Uses by Exception:

1. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, and similar uses.

2. An establishment or facility which includes the retail sale and service of all alcoholic beverages for on-premises consumption not in conjunction with a restaurant or off-premises consumption or both.

3. Private clubs.

4. Schools meeting the performance standards and development criteria set forth in Part 4.

C. Permitted Accessory Uses and Structures:

1. As permitted in Section 656.403.

## V. DESIGN GUIDELINES

A. Lot Requirements:

1. Minimum lot width and area: None, except as otherwise required for certain uses.

2. Maximum lot coverage by all buildings: None, except as otherwise required for certain uses. Impervious surface ratio as required by Section 654.129.

3. Minimum yard requirements for commercial uses:

    a. Front (east boundary) – One hundred feet (100) feet south of the Northern Entry Drive; twenty (20) feet north of the Northern Entry Drive.

    b. Side (north boundary) – Twenty (20) feet.

    c. Side (south boundary) – No commercial uses shall be located south of the Middle Entry Drive.

    d. Rear (west boundary) – Twenty (20) feet.

    e. These yards shall apply only to the external perimeter of the Property. Interior parcels in the event of subdivision shall have no required yards. Subdivided townhomes and rowhouses shall comply with the yard requirements in Section V.A.4.

4. Minimum yard requirements for townhomes north of the Middle Entry Drive:

    a. Front – Fifteen (15) feet; five (5) feet, if access to garage is from an alley or if parking occurs within the parking garage.

    b. Side – None.

    c. Rear – None.

5. Minimum yard requirements for townhomes south of the Middle Entry Drive:

    a. Front – Fifteen (15) feet; five (5) feet, if access to garage is from an alley.

    b. Side – Zero (0) feet; five (5) feet for end units.

    c. Rear – Five (5) feet; except that the most southern dwelling units fronting the southern boundary (a/k/a the exterior townhomes) shall have a minimum setback of forty (40) feet from the Property boundary line.

6. Maximum height of structures:

    a. One hundred thirty-nine (139) feet for existing buildings.

    b. New construction as depicted on the Site Plan. The garage height shall be forty-five (45) feet with elevators and mechanical equipment permitted above forty-five (45) feet but not to exceed fifty-five (55) feet. Interior townhomes shall not exceed forty-five (45) feet, including roof decks, with mechanical equipment, staircases, and other rooftop appurtenances not intended for human occupancy permitted above forty-five (45) feet but not to exceed fifty-five (55) feet.

Exterior townhomes shall not exceed forty (40) feet. New commercial buildings shall have a maximum height of sixty (60) feet.

B. Ingress, Egress and Circulation:

1. *Parking Requirements.* Parking shall be provided pursuant to Part 6 of the Zoning Code or to the applicable standard within the most recent edition of the ITE Parking Manual. Any such parking calculation may consider shared parking or any other parking metric generally recognized by transportation professionals. There shall be no limit on the maximum number of parking spaces, and all on-site parking may be shared with other uses. Parking may be provided in surface lots and/or garages, and spaces may be located on a different lot or parcel than the area to be served by the spaces. The parking requirements herein may be met as determined on a PUD-wide basis or on a parcel-by-parcel basis.

2. *Vehicular Access.* Vehicular access to the Property shall be by way of San Pablo Road South, at existing access points, substantially as shown on the Site Plan. The Northern Entry Drive shall be right-in, right-out only.

3. *Pedestrian Access.* As required by City regulations.

C. Signs: Signs for this development shall be consistent the CCG-1 zoning district, except as superseded herein:

1. The Existing Building depicted in the Site Plan:

   a. North, Northwest, and Northeast Facades: A maximum of one thousand three hundred (1,300) square feet of wall signage. The existing Allstate sign, which is approximately one thousand thirty-five (1,035) square feet, may be modified or replaced with new wall signage, but in no event shall the cumulative wall signage on the north, northeast, or northwest façades exceed one thousand three hundred (1,300) square feet, and no single sign may exceed one thousand (1,000) square feet.

   b. Southwest Façade: Two hundred (200) square feet and shall not exceed twenty-five (25) feet in height above grade.

2. Monument Signage:

   a. Northern Entry Drive: A maximum of three hundred (300) square feet with a maximum height of fifteen (15) feet, which may be internally or externally illuminated. Internal illumination shall only be non-translucent backlit or standoff lighting.

b. Middle Entry Drive: A maximum of three hundred (300) square feet with a maximum height of ten (10) feet, which may be internally or externally illuminated. Internal illumination shall only be non-translucent backlit or standoff lighting.

c. Southern Entry Drive: A maximum of one hundred fifty (150) square feet with a maximum height of ten (10) feet, which shall only be externally illuminated.

3. Directional and wayfinding signage is permitted. The maximum size of any directional or wayfinding sign shall be sixteen (16) square feet.

4. The PUD identity, multiple uses, owners, and/or tenants may be identified on signs within the PUD without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to lot location, property ownership or frontage.

D. Landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code; provided, however, that:

1. The eastern boundary shall have a one hundred foot (100) landscaped/natural buffer south of the Northern Entry Drive, which may also include existing stormwater treatment facilities. It is the owner's intent to maintain the existing buffer in substantially similar condition to its current status.

2. The northern boundary shall have a minimum twenty (20) foot landscaped/natural buffer.

3. The southern boundary shall have a minimum twenty (20) foot landscaped/natural buffer. A minimum eight (8) foot, black vinyl coated chain-link fence with irrigated, planted, draught resistant climbing vinery shall be provided north of the existing black aluminum fence. The existing black aluminum fence shall be maintained by Pablo Creek Reserve to the south, and the newly installed eight (8) foot black vinyl coated chain-link fence, draught resistant climbing vinery, and irrigation shall be maintained by the owner, POA, and/or HOA of the Property.

4. The western boundary shall have a minimum twenty (20) foot landscaped/natural buffer.

5. These required buffers shall apply only to the external perimeter of the Property and shall not apply to interior parcels in the event of subdivision, including but not limited to townhouses and rowhouses. Internal landscaping, screening and buffering between uses and/or parcels on the Property shall not be required.

E. Recreation and Open Space: Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.

F. Utilities: Essential services, including water, sewer, and gas, as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.

G. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

H. Lighting: Buildings and structures may be illuminated. Directional lighting fixtures designed to cast illumination downward and within the site shall be used rather than broad area illumination.

I. Modifications: The Site Plan is conceptual in nature and subject to change. Reduction in density or intensity and changes to the location and configuration of stormwater facilities and other infrastructure, open space, and compensatory storage are allowed without a modification to the PUD and Site Plan. This PUD may be modified administratively, by minor modification, or by major modification (rezoning) subject to the procedures set forth in Section 656.341 of the Zoning Code or as set forth herein. In the event of a conflict between the PUD written description and the Site Plan, the PUD written description shall control.

J. Transportation Impacts and Mitigation: Once the Traffic Study is reviewed and accepted by the P&DD, Applicant shall not be required to provide any off-site improvement that was not identified within the Traffic Study. Nor shall Applicant be required to amend the Traffic Study or conduct a new study for development on the Property, so long as the projected transportation trip generation is not increased and access points remain in substantially similar locations. Applicant shall receive any credits against the collection of mobility fees for any contribution related to public facilities or infrastructure, including land dedication, site planning and design, or construction on a dollar-for-dollar basis as required by Florida law and/or City ordinance.

## VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

In accordance with Section 656.341(d) of the Code the PUD meets the applicable Criteria for review as follows:

A. **Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the general purpose and intent of the City's 2045 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City's 2045 Comprehensive Plan and specifically contributes to:

*Future Land Use Element*

1. Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of

natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

2. Objective 1.1 - Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

3. Policy 1.1.6 - Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.

4. Policy 1.1.9 - Promote the use of Planned Unit Development (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:

    a. Potential for the development of blighting or other negative influences on abutting properties
    b. Traffic Impacts
    c. Site Access
    d. Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
    e. Configuration and orientation of the property
    f. Natural or man-made buffers and boundaries
    g. Height of development
    h. Bulk and scale of development
    i. Building orientation
    j. Site layout
    k. Parking layout
    l. Opportunities for physical activity, active living, social connection, and access to healthy food

5. Policy 1.1.13 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:

    a. Creation of complementary uses;
    b. Enhancement of transportation connections;

c. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
d. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.

6. 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.

7. Objective 1.2 - Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.

8. Policy 1.2.8 - 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.

   Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance with the following provisions:

   a. Single family/non-residential (estimated flows of 600 gpd or less) where 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.
   b. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
   c. Subdivision (non-residential and residential) where:

      i. The collection system of a regional utility company is greater than ¼ mile from the proposed subdivision.
      ii. Each lot is a minimum of ½ acre unsubmerged property.
      iii. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections to the JEA Collection Systems available within a five-year period.

9. 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.

10. Objective 3.2 - Promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

11. Policy 3.2.2 – The City shall encourage, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

12. Policy 4.1.2 - The City shall require that all development conform to the densities and intensities established in the Future Land Use Map series and Operative Provisions of this element and be consistent with the plan.

B. **Consistency with the Concurrency Management System.** All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.

C. **Allocation of residential land use.** This PUD permits a maximum of one hundred eighty (180) fee-simple multi-family residential dwellings. The 2045 Comprehensive Plan provides a maximum density of five hundred ninety-five (595) multi-family dwelling units, four hundred fifteen (415) more units that what is permitted in this PUD.

D. **Internal compatibility.** The Site Plan addresses access and circulation within the site. Access to the site is available from San Pablo Road South. Location of the access points shown on the Site Plan as well as final design of the access points is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.

E. **External compatibility / Intensity of development.** The proposed development is consistent with and complementary to existing uses in the area. Office, hotel, commercial, and multi-family residential uses are complementary and will serve to internally capture trips. Hotel, office, multi-family and single-family residences exist along San Pablo Road South.

F. **Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2045 Comprehensive Plan will be provided substantially provided as shown on the Site Plan attached as Exhibit 4.

G. **Impact on wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

H. **Listed species regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.

I. **Off-Street parking including loading and unloading areas.** Parking shall be provided pursuant to Part 6 of the Zoning Code or to the applicable standard within the most recent edition of the ITE Parking Manual. Any such parking calculation may consider shared parking or any other parking metric generally recognized by transportation professionals. There shall be no limit on the maximum number of parking spaces, and all on-site parking may be shared with other uses. Parking may be provided in surface lots and/or garages, and spaces may be located on a different lot or parcel than the area to be served by the spaces. The parking requirements herein may be met as determined on a PUD-wide basis or on a parcel-by-parcel basis.

J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.

# Site Plan

**180** Townhouses
**25,200** GSF **Retail**

0' 50' 100' 200'

July 09, 2025

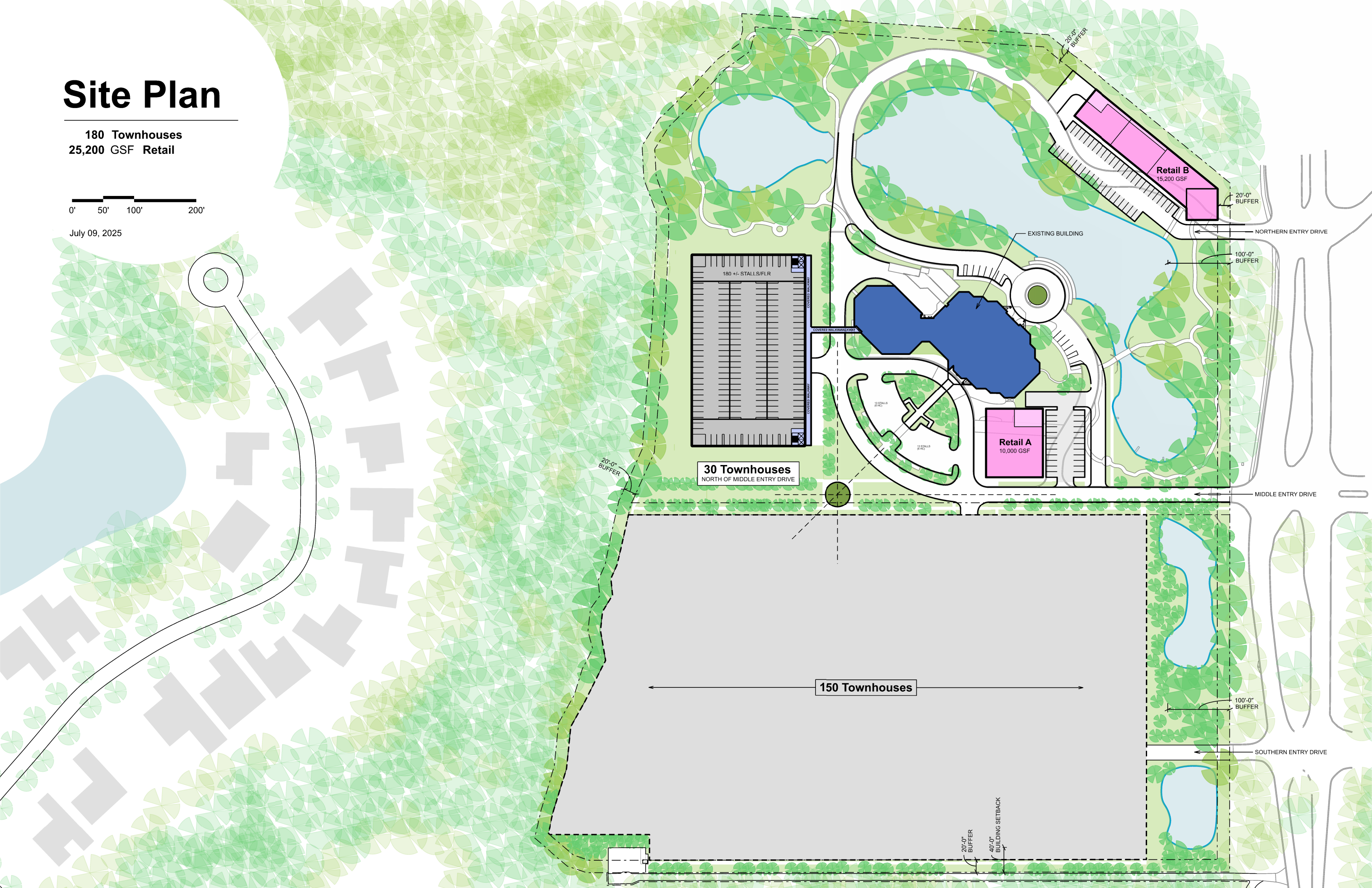


**EXHIBIT F**

**Land Use Table**

| | | |
|---|---|---|
| Total gross acreage | 29.77 Acres | 100 % |
| Amount of each different land use by acreage<br><br>Single family<br><br>Total number of dwelling units | <br><br>_____ Acres<br><br>_____ D.U. | <br><br>_____% |
| Multiple family<br><br>Total number of dwelling units | _____ Acres<br><br>180 D.U. | _____% |
| Commercial | 29.77 Acres | 100 % |
| Industrial | _____ Acres | _____% |
| Other land use (Hospital and related uses) | _____ Acres | _____% |
| Active recreation and/or open space | _____ Acres | _____% |
| Passive open space | _____ Acres | _____% |
| Public and private right-of-way | _____ Acres | _____% |

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in the PUD Written Description. The maximum coverage by buildings and structures is subject to the PUD Written Description.

**EXHIBIT H**
**Aerial Photograph**

**EXHIBIT K**
**Site Location Map**

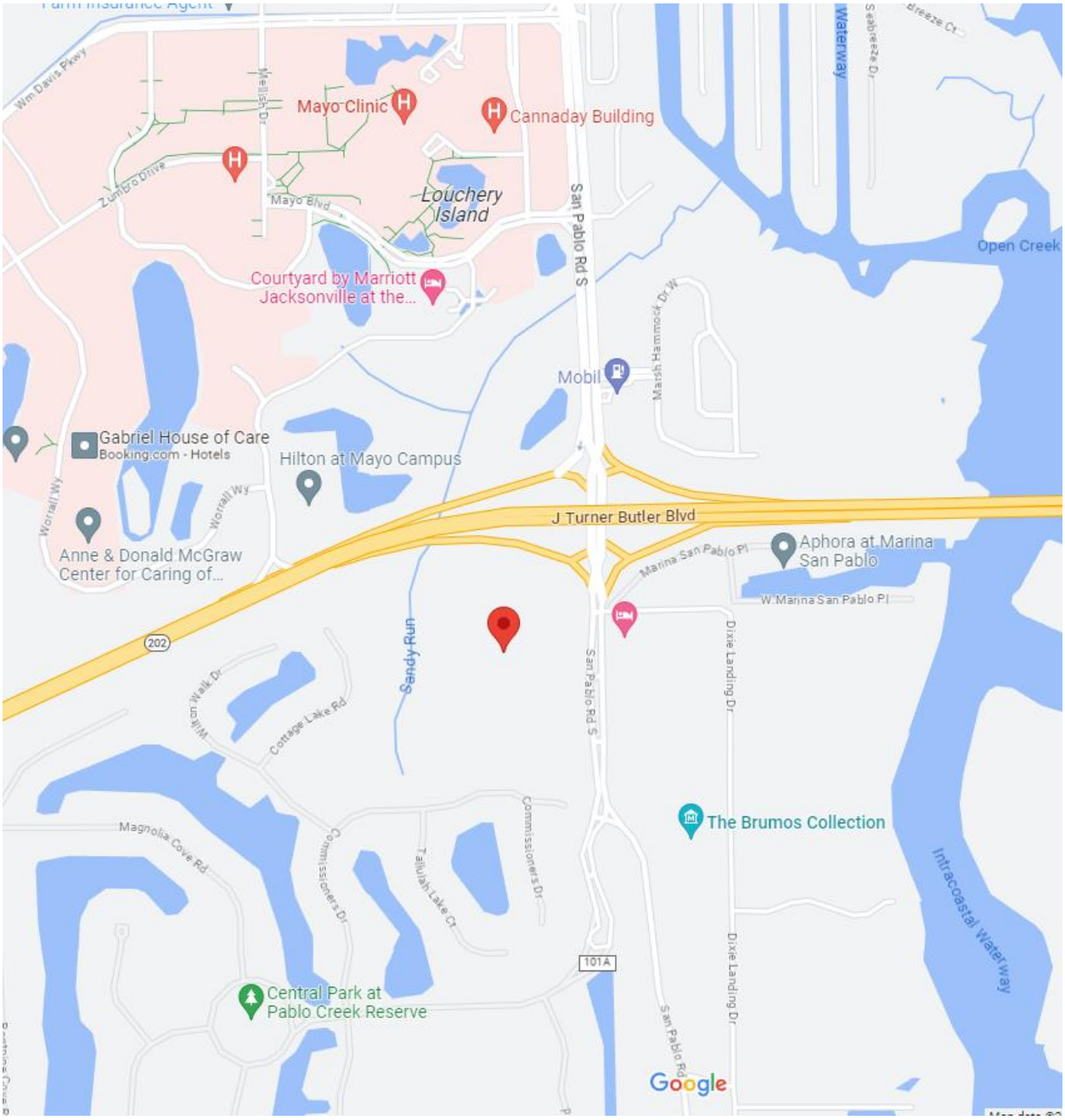


**EXHIBIT A**
**Property Ownership Affidavit**

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

**Re: Property Ownership Affidavit for 4920 and 0 San Pablo Road, Jacksonville, FL 32224 (REs# 167766 0500, 167766 0400)**

Ladies and Gentlemen:

I, Matthew S. McAfee, as Executive Vice President of Contega Business Services, LLC, Manager of Nueces LLC, Manager of SP 1776 LLC, a Florida limited liability company, hereby certify that said entity is the Owner of the property described in **Exhibit 1**, in connection with filing a land use amendment, rezoning, administrative deviation, exception, waiver, variance, extension of development agreements and permits, and such other entitlements as may be required for the above referenced property, submitted to the Jacksonville Planning and Development Department.

SP 1776 LLC, a Florida limited liability company

By: Nueces LLC, a Florida limited liability company, Manager

By: Contega Business Services, LLC, a Florida limited liability company, Manager

By: Matthew S. McAfee, Executive Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 20 day of JUNE, 2023 by, MATTHEW MCAFEE as _____ of Matthew S. McAfee, as executive vice president of Contega Business Services, LLC, as manager of Nueces LLC, manager of SP 1776 LLC, a Florida limited liability company, on behalf of the company, who is ☑ personally known to me or ☐ has produced _____ as identification.

[Notary Seal]

PATRICIA H. TODD
Commission # HH 006806
Expires June 7, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

(Notary Signature)

**EXHIBIT B**
**Agent Authorization**

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

**Re: Agent Authorization for 4920 and 0 San Pablo Road, Jacksonville, FL 32224 (REs# 167766 0500, 167766 0400)**

Ladies and Gentlemen:

You are hereby advised that Matthew S. McAfee, as Executive Vice President of Contega Business Services, LLC, Manager of Nueces LLC, Manager of SP 1776 LLC, a Florida limited liability company, hereby authorizes and empowers Driver, McAfee, Hawthorne & Diebenow, PLLC, to act as agent to file application(s) for land use amendment, rezoning, administrative deviation, exception, waiver, variance, extension of development agreements and permits, and such other entitlements as may be required for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

SP 1776 LLC, a Florida limited liability company

By: Nueces LLC, a Florida limited liability company, Manager

By: Contega Business Services, LLC, a Florida limited liability company, Manager

By: Matthew S. McAfee, Executive Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 20 day of JUNE, 2023 by, MATTHEW MCAFEE as _____ of Matthew S. McAfee, as executive vice president of Contega Business Services, LLC, as manager of Nueces LLC, manager of SP 1776 LLC, a Florida limited liability company, on behalf of the company, who is ☑ personally known to me or ☐ has produced _____ as identification.

[Notary Seal]

PATRICIA H. TODD
Commission # HH 006806
Expires June 7, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

(Notary Signature)

**EXHIBIT C**
**Binding Letter**

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

**Re: Binding Letter for 4920 and 0 San Pablo Road, Jacksonville, FL 32224 (REs# 167766 0500, 167766 0400)**

Ladies and Gentlemen:

You are hereby advised that the undersigned, Matthew S. McAfee, as Executive Vice President of Contega Business Services, LLC, Manager of Nueces LLC, Manager of SP 1776 LLC, a Florida limited liability company, Owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part thereof, hereby agrees to bind its successor(s) in title to development in accordance with (a) the site plan and the written description of the proposed rezoning plan submitted with the rezoning application and (b) any conditions set forth by the City Council of the City of Jacksonville in the rezoning ordinance. Owner also agrees to proceed with the development of the subject property in accordance with items (a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities, which are not to be provided, operated or maintained by the City of Jacksonville.

[*signature and notary blocks follow on next page*]

SP 1776 LLC, a Florida limited liability company

By: Nueces LLC, a Florida limited liability company, Manager

By: Contega Business Services, LLC, a Florida limited liability company, Manager

By: Matthew S. McAfee, Executive Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 20 day of JUNE, 2023 by, MATTHEW MCAFEE as _____ of Matthew S. McAfee, as executive vice president of Contega Business Services, LLC, as manager of Nueces LLC, manager of SP 1776 LLC, a Florida limited liability company, on behalf of the company, who is ☑ personally known to me or ☐ has produced _____ as identification.

[Notary Seal]

(Notary Signature)

PATRICIA H. TODD
Commission # HH 006806
Expires June 7, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

# Detail by Entity Name

Florida Limited Liability Company
SP 1776 LLC

**Filing Information**

| | |
|---|---|
| **Document Number** | L22000321932 |
| **FEI/EIN Number** | 88-3370980 |
| **Date Filed** | 07/21/2022 |
| **State** | FL |
| **Status** | ACTIVE |

**Principal Address**

ONE INDEPENDENT DRIVE, SUITE 1200
JACKSONVILLE, FL 32202

**Mailing Address**

177 4th Avenue North
Suite 200
JACKSONVILLE BEACH, FL 32250

Changed: 04/25/2023

**Registered Agent Name & Address**

CONTEGA BUSINESS SERVICES, LLC
ONE INDEPENDENT DRIVE, SUITE 1200
JACKSONVILLE, FL 32202

**Authorized Person(s) Detail**

**Name & Address**

Title Manager

Nueces LLC
ONE INDEPENDENT DRIVE, SUITE 1200
JACKSONVILLE, FL 32202

**Annual Reports**

| Report Year | Filed Date |
|---|---|
| 2023 | 04/25/2023 |
| 2024 | 04/30/2024 |
| 2025 | 04/16/2025 |

**Document Images**

| | |
|---|---|
| 04/16/2025 -- ANNUAL REPORT | View image in PDF format |
| 04/30/2024 -- ANNUAL REPORT | View image in PDF format |
| 04/25/2023 -- ANNUAL REPORT | View image in PDF format |
| 07/21/2022 -- Florida Limited Liability | View image in PDF format |

# Detail by Entity Name

Florida Limited Liability Company
CONTEGA BUSINESS SERVICES, LLC

**Filing Information**

| | |
|---|---|
| **Document Number** | L02000020188 |
| **FEI/EIN Number** | 75-3083344 |
| **Date Filed** | 07/26/2002 |
| **Effective Date** | 07/22/2002 |
| **State** | FL |
| **Status** | ACTIVE |
| **Last Event** | LC RESTATED ARTICLE AND NAME CHANGE |
| **Event Date Filed** | 02/08/2007 |
| **Event Effective Date** | NONE |

**Principal Address**

ONE INDEPENDENT DRIVE
SUITE 1200
JACKSONVILLE, FL 32202

Changed: 03/06/2009

**Mailing Address**

ONE INDEPENDENT DRIVE
SUITE 1200
JACKSONVILLE, FL 32202

Changed: 03/06/2009

**Registered Agent Name & Address**

DRIVER, JR., G. RAY
ONE INDEPENDENT DRIVE
SUITE 1200
JACKSONVILLE, FL 32202

Name Changed: 04/23/2007

Address Changed: 04/25/2005

**Authorized Person(s) Detail**

**Name & Address**

Title MGR

MCAFEE, MATTHEW S
ONE INDEPENDENT DRIVE, SUITE 1200
JACKSONVILLE, FL 32202

Title MGR

DRIVER, JR., G. RAY
ONE INDEPENDENT DRIVE, SUITE 1200
JACKSONVILLE, FL 32202

Title Manager

Hawthorne, Richard W
ONE INDEPENDENT DRIVE
SUITE 1200
JACKSONVILLE, FL 32202

Title Manager

Diebenow, Steve
ONE INDEPENDENT DRIVE
SUITE 1200
JACKSONVILLE, FL 32202

**Annual Reports**

| Report Year | Filed Date |
|---|---|
| 2023 | 04/30/2023 |
| 2024 | 04/08/2024 |
| 2025 | 04/15/2025 |

**Document Images**

| | |
|---|---|
| 04/15/2025 -- ANNUAL REPORT | View image in PDF format |
| 04/08/2024 -- ANNUAL REPORT | View image in PDF format |
| 04/30/2023 -- ANNUAL REPORT | View image in PDF format |
| 03/15/2022 -- ANNUAL REPORT | View image in PDF format |
| 04/15/2021 -- ANNUAL REPORT | View image in PDF format |
| 03/20/2020 -- ANNUAL REPORT | View image in PDF format |
| 04/01/2019 -- ANNUAL REPORT | View image in PDF format |
| 01/25/2018 -- ANNUAL REPORT | View image in PDF format |
| 04/30/2017 -- ANNUAL REPORT | View image in PDF format |
| 02/08/2016 -- ANNUAL REPORT | View image in PDF format |
| 04/28/2015 -- ANNUAL REPORT | View image in PDF format |
| 03/04/2014 -- ANNUAL REPORT | View image in PDF format |
| 01/15/2013 -- ANNUAL REPORT | View image in PDF format |
| 04/23/2012 -- ANNUAL REPORT | View image in PDF format |
| 01/12/2011 -- ANNUAL REPORT | View image in PDF format |

| | |
|---|---|
| 04/21/2010 -- ANNUAL REPORT | View image in PDF format |
| 03/06/2009 -- ANNUAL REPORT | View image in PDF format |
| 04/09/2008 -- ANNUAL REPORT | View image in PDF format |
| 04/23/2007 -- ANNUAL REPORT | View image in PDF format |
| 02/08/2007 -- LC Restated Articles and NC | View image in PDF format |
| 04/28/2006 -- ANNUAL REPORT | View image in PDF format |
| 04/25/2005 -- ANNUAL REPORT | View image in PDF format |
| 03/30/2004 -- ANNUAL REPORT | View image in PDF format |
| 04/29/2003 -- ANNUAL REPORT | View image in PDF format |
| 07/26/2002 -- Florida Limited Liabilites | View image in PDF format |

Doc # 2023112409, OR BK 20699 Page 1742, Number Pages: 5,
Recorded 06/02/2023 01:54 PM, JODY PHILLIPS CLERK CIRCUIT COURT DUVAL COUNTY
RECORDING $44.00 DEED DOC ST $140000.00

This Instrument Prepared by
and Return to:

Matthew S. McAfee, Esq.
Driver, McAfee, Hawthorne & Diebenow, PLLC
One Independent Drive, Suite 1200
Jacksonville, Florida 32202

Property Appraiser's Parcel Identification Number: 167766-0400 and 167766-0500

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is executed and delivered this 31 day of MAY, 2023, by **American Heritage Life Insurance Company**, a Florida corporation, whose address is c/o Allstate Insurance Company, 3075 Sanders Road, Suite G1SE, Northbrook, Illinois 60062 (the "**Grantor**"), to **SP 1776 LLC**, a Florida limited liability company, whose address is 177 4th Avenue North, Suite 200, Jacksonville Beach, FL 32250 (the "**Grantee**"):

*[Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and their successors and assigns, and the heirs and legal representatives of parties who are individuals.]*

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the Grantee, all of that certain land, situate in Duval County, Florida, which is legally described on **Exhibit "A"** attached hereto together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining (collectively, the "**Land**").

TO HAVE AND TO HOLD, the Land in fee simple forever.

AND the Grantor hereby covenants with the Grantee that (i) Grantor is lawfully seized of title to the Land in fee simple, (ii) the Grantor has good right and lawful authority to sell and convey the Land, and (iii) the Grantor warrants Grantor's title to the Land only against the lawful claims of persons claiming by, through, or under, the Grantor but not otherwise, save and except for claims arising under and by virtue of the encumbrances set forth on **Exhibit "B"** attached hereto (the "**Permitted Encumbrances**"); provided, however, this reference shall not serve to reimpose the same.

*[signatures on following page]*

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

Signed, sealed and delivered
in the presence of:

Signature of Witness 1

Mark F. Angerame Jr.
Print Name of Witness 1

**ASSIGNOR:**

**American Heritage Life Insurance Company**, a Florida corporation

By: **Allstate Insurance Company**, its Authorized Representative

By:
Name: Michael Thomas
Title: Vice President of Administration and Real Estate

Signature of Witness 2

Jason R. Streepy
Print Name of Witness 2

State of Illinois
County of Lake

The foregoing instrument was acknowledged before me, a Notary Public, by means of ☑ physical presence or ☐ online notarization, this 18 day of May, 2023, by Michael Thomas as Vice President of Administration and Real Estate for Allstate Insurance Company, the Authorized Representative of American Heritage Life Insurance Company, a Florida corporation, on behalf of the corporation, who ☑ is personally known to me, or ☐ presented the following identification:

Stacia Joann Reed
Signature of Notary
My Commission Expires: 7/1/25

[Notary Seal]

Official Seal
Stacia Joann Reed
Notary Public State of Illinois
My Commission Expires 7/1/2025

EXHIBIT A

Legal Description of the Land

The Land referred to herein below is situated in the County of DUVAL, State of Florida, and is described as follows:

Parcel A

A part of the Heirs of J. Peavett Grant, Section 37, Township 3 South, Range 28 East, Duval County, Florida, more particularly described as follows: For a point of reference commence at a point on the line dividing said Range 28 East from Range 29 East (said point being in the center of San Pablo Road at its most Southerly end) and being where said Range line is intersected by the North line of St. Johns County on the division line between Duval County and St. Johns County; thence S.89°20'17"W. a distance of 120.00 feet to a point on the West right-of-way line of San Pablo Road (County Road No. 291); thence N.00°34'03"W., 120 feet West of the aforementioned Range line and along the aforementioned West right-of-way line of San Pablo Road, a distance of 510.36 feet to the point of beginning; thence continue N.00°34'03"W., along said West right-of-way line, a distance of 799.50 feet to the Southeast corner of Parcel "B", Official Records Volume 4298, Page 1045 of the current public records of said Duval County, the same being a part of the J. Turner Butler Boulevard/San Pablo Road Interchange; thence N.51°24'57"W., along said interchange right-of-way, a distance 377.96 feet; thence N.86°39'41"W., continuing along said interchange right-of-way, a distance of 495.17 feet; thence S.03°46'58"E., departing from said right-of-way, a distance of 26.88 feet; thence S.14°24'41"W. a distance of 22.67 feet; thence S.54°46'23"W. a distance of 43.34 feet; thence S.42°10'52"W. a distance of 64.42 feet; thence S.44°43'46"W. a distance of 70.11 feet; thence S.31°36'40"W. a distance of 50.50 feet; thence S.03°36'09"E, a distance of 53.89 feet; thence S.21°03'57"E. a distance of 56.85 feet; thence S.00°34'39"E. a distance of 34.22 feet; thence S.01°48'54"W. a distance of 66.76 feet; thence S.02°23'41"W. a distance of 62.38 feet; thence S.03°37'40"W. a distance of 88.61 feet; thence S.03°43'27"W. a distance of 78.90 feet; thence S.04°09'07"W. a distance of 51.24 feet; thence S.23°41'58"W. a distance of 90.83 feet; thence S.11°43'22"W. a distance of 57.94 feet; thence S.12°39'30"W. a distance of 41.88 feet; thence S.23°28'26"W. a distance of 27.62 feet; thence S.06°13'28"E. a distance of 25.36 feet; thence S.30°51'00"W. a distance of 28.61 feet; thence S.05°29'27"W. a distance of 38.20 feet; thence S.10°21'33"E. a distance of 44.70 feet; thence S.25°59'32"W. a distance of 36.85 feet; thence N.89°25'57"E. a distance of 1042.79 feet to the point of beginning.

Parcel B

A part of the Heirs of J. Peavett Grant, Section 37, Township 3 South, Range 28 East, Duval County, Florida, more particularly described as follows: For a point of reference commence at a point on the line dividing said Range 28 East from Range 29 East (said point being in the center of San Pablo Road at its most Southerly end) and being where said Range line is intersected by the North line of St. Johns County on the division line between Duval County and St. Johns County; thence S.89°20'17"W. a distance of 120.00 feet to a point on the West right-of-way line of San Pablo Road (County Road No. 291); thence N.00°34'03"W., 120 feet West of the aforementioned Range line and along the aforementioned West right-of-way line of San Pablo Road, a distance of 200.00 feet to the point of beginning; thence continue N.00°34'03"W., along said West right-of-way line, a distance of 310.36 feet; thence S.89°25'57"W., departing from said right-of-way, a distance of 1042.79 feet; thence S.25°59'32"W. a distance of 29.23 feet; thence S.28°44'01"W. a distance of 51.20 feet; thence

S.05°12'42"W. a distance of 70.31 feet; thence S.16°39'50"W. a distance of 73.46 feet; thence S.12°14'41"W. a distance of 46.47 feet; thence S.50°05'35"E. a distance of 69.63 feet; thence S.71°57'49"E. a distance of 33.36 feet; thence N.89°20'17"E. a distance of 1035.47 feet to the point of beginning.

Less and except part in Official Records Book 9225 Page 1543, Public Records of Duval County, Florida.

EXHIBIT B

Permitted Encumbrances

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable.

2. Special Easement granted to Jacksonville Electric Authority by instrument recorded June 9, 1997 in Book 8640, Page 2414.

3. Development Agreement recorded December 4, 1998 in Book 9150, Page 1635, as amended by: First Amendment to Development Agreement recorded February 2, 2004 in Book 11611, Page 2480; Second Amendment to Development Agreement recorded December 21, 2012 in Book 16192, Page 1324 and as assigned by Assignment and Assumption of Development Agreement recorded of even date herewith.

4. Deed of Dedication (Public Sewage Lift Station Parcel) recorded March 12, 1999 in Book 9225, Page 1543.

5. Grant of Easement (Water and Sewer) to Jacksonville Electric Authority recorded March 12, 1999 in Book 9225, Page 1547.

**SP 1776 LLC**
177 4TH AVE N STE 200
JACKSONVILLE BEACH, FL 32250

**Primary Site Address**
4920 S SAN PABLO RD
Jacksonville FL 32224-

**Official Record Book/Page**
20699-01742

**Tile #**
8512

## 4920 S SAN PABLO RD

Property Detail

| | |
|---|---|
| **RE #** | 167766-0500 |
| **Tax District** | GS |
| **Property Use** | 1800 Office 3+ Sty |
| **# of Buildings** | 3 |
| **Legal Desc.** | For full legal description see Land & Legal section below |
| **Subdivision** | 00000 SECTION LAND |
| **Total Area** | 959178 |

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 | 2024 Certified | 2025 In Progress |
|---|---|---|
| **Value Method** | Income | Income |
| **Total Building Value** | $0.00 | $0.00 |
| **Extra Feature Value** | $0.00 | $0.00 |
| **Land Value (Market)** | $5,534,298.00 | $5,534,298.00 |
| **Land Value (Agric.)** | $0.00 | $0.00 |
| **Just (Market) Value** | $16,098,600.00 | $20,152,100.00 |
| **Assessed Value** | $16,098,600.00 | $19,300,918.00 |
| **Cap Diff/Portability Amt** | $0.00 / $0.00 | $851,182.00 / $0.00 |
| **Exemptions** | $0.00 | See below |
| **Taxable Value** | $16,098,600.00 | 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 |
|---|---|---|---|---|---|
| 20699-01742 | 5/31/2023 | $20,000,000.00 | SW - Special Warranty | Unqualified | Improved |
| 07545-00650 | 3/26/1993 | $3,300,000.00 | SW - Special Warranty | Unqualified | Vacant |

### Extra Features

| LN | Feature Code | Feature Description | Bldg. | Length | Width | Total Units | Value |
|---|---|---|---|---|---|---|---|
| 1 | DHWC5 | Dock Wood Heavy Wgt | 1 | 0 | 0 | 351.00 | $8,894.00 |
| 1 | ELHC6 | Elevator Hydraulic | 2 | 0 | 0 | 1.00 | $16,619.00 |
| 1 | SWSC6 | Sprinkler Wet System | 3 | 0 | 0 | 51,372.00 | $29,796.00 |
| 2 | ELCC6 | Elevator Collective | 3 | 0 | 0 | 2.00 | $75,449.00 |
| 2 | ESHC6 | Elevator Stops Hydra | 2 | 0 | 0 | 2.00 | $6,780.00 |
| 2 | ELAC6 | Elevator Automatic | 1 | 0 | 0 | 4.00 | $230,670.00 |
| 3 | ESAC6 | Elevator Stops Auto | 1 | 0 | 0 | 41.00 | $74,928.00 |
| 3 | SWSC6 | Sprinkler Wet System | 2 | 0 | 0 | 39,651.00 | $22,998.00 |
| 3 | ESCC6 | Elevator Stops Coltv | 3 | 0 | 0 | 12.00 | $20,339.00 |
| 4 | PVCC1 | Paving Concrete | 2 | 0 | 0 | 1,484.00 | $2,725.00 |
| 4 | FE2C6 | Freight Elevator Capacity 2 | 1 | 0 | 0 | 1.00 | $13,337.00 |
| 5 | FVYC1 | Fence Vinyl | 1 | 0 | 0 | 4,217.00 | $21,338.00 |
| 5 | LPMC1 | Light Pole Metal | 2 | 0 | 0 | 4.00 | $2,166.00 |
| 6 | LITC1 | Lighting Fixtures | 2 | 0 | 0 | 4.00 | $1,095.00 |
| 6 | GZDC2 | Gazebo Deluxe | 1 | 0 | 0 | 137.00 | $3,107.00 |
| 7 | LPMC1 | Light Pole Metal | 1 | 0 | 0 | 23.00 | $12,453.00 |
| 7 | WMCC1 | Wall Masonry/Concrt | 2 | 0 | 0 | 924.00 | $4,446.00 |
| 8 | LITC1 | Lighting Fixtures | 1 | 0 | 0 | 23.00 | $4,721.00 |
| 9 | LPMC1 | Light Pole Metal | 1 | 0 | 0 | 18.00 | $11,695.00 |
| 10 | PVAC1 | Paving Asphalt | 1 | 0 | 0 | 308,706.00 | $181,519.00 |
| 11 | PVCC1 | Paving Concrete | 1 | 0 | 0 | 9,294.00 | $15,642.00 |
| 12 | SWSC6 | Sprinkler Wet System | 1 | 0 | 0 | 149,788.00 | $78,189.00 |
| 13 | WMCC1 | Wall Masonry/Concrt | 1 | 0 | 0 | 1,660.00 | $4,930.00 |
| 14 | LITC1 | Lighting Fixtures | 1 | 0 | 0 | 31.00 | $8,485.00 |
| 15 | WMCC1 | Wall Masonry/Concrt | 1 | 0 | 0 | 1,728.00 | $12,317.00 |
| 16 | LPMC1 | Light Pole Metal | 1 | 0 | 0 | 4.00 | $3,357.00 |
| 17 | LITC1 | Lighting Fixtures | 1 | 0 | 0 | 8.00 | $2,190.00 |
| 18 | LPMC1 | Light Pole Metal | 1 | 0 | 0 | 6.00 | $6,010.00 |
| 19 | LITC1 | Lighting Fixtures | 1 | 0 | 0 | 8.00 | $2,190.00 |
| 20 | PVAC1 | Paving Asphalt | 1 | 0 | 0 | 46,466.00 | $39,031.00 |
| 21 | PVAC1 | Paving Asphalt | 1 | 0 | 0 | 50,066.00 | $42,055.00 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 22 | PVCC1 | Paving Concrete | 1 | 0 | 0 | 1,150.00 | $6,545.00 |

## Land & Legal

Land

| LN | Code | Use Description | Zoning Assessment | Front | Depth | Category | Land Units | Land Type | Land Value |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 1700 | OFFICE | CO | 0.00 | 0.00 | Common | 958,320.00 | Square Footage | $5,534,298.00 |

Legal

| LN | Legal Description |
|---|---|
| 1 | 37-3S-28E 22.000 |
| 2 | JOSEPH PEAVETT GRANT |
| 3 | PT RECD O/R 20699-1742 |
| 4 | BEING PARCEL B |

## Buildings

Building 1

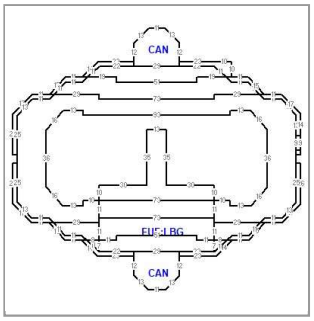
Building 1 Site Address
4920 S SAN PABLO RD Unit
Jacksonville FL 32224-

| | |
|---|---|
| **Building Type** | 1801 - OFFICE 3-8 STY |
| **Year Built** | 1994 |
| **Building Value** | $9,231,061.00 |

| Type | Gross Area | Heated Area | Effective Area |
|---|---|---|---|
| Finished upper story 7 | 448 | 448 | 448 |
| Finished upper story 6 | 8004 | 8004 | 8004 |
| Base Area | 1334 | 1334 | 1334 |
| Finished upper story 5 | 3600 | 3600 | 3600 |
| Base Area | 720 | 720 | 720 |
| Canopy | 615 | 0 | 154 |
| Finished upper story 7 | 35140 | 35140 | 35140 |
| Base Area | 5020 | 5020 | 5020 |
| Finished upper story 8 | 920 | 920 | 920 |
| Finished upper story 6 | 588 | 588 | 588 |
| Unfinished Storage | 6453 | 0 | 2581 |
| Finished upper story 7 | 45171 | 45171 | 45171 |
| Base Area | 6453 | 6453 | 6453 |
| Finished upper story 6 | 1392 | 1392 | 1392 |
| Base Area | 232 | 232 | 232 |
| Finished upper story 6 | 5214 | 5214 | 5214 |
| Lobby Good | 869 | 869 | 1086 |
| Finished upper story 5 | 3320 | 3320 | 3320 |
| Lobby Good | 664 | 664 | 830 |
| Finished upper story 6 | 588 | 588 | 588 |
| Canopy | 615 | 0 | 154 |
| Finished upper story 5 | 140 | 140 | 140 |
| Base Area | 28 | 28 | 28 |
| Finished upper story 6 | 888 | 888 | 888 |
| Unfinished Storage | 1185 | 0 | 474 |
| Finished upper story 7 | 8295 | 8295 | 8295 |
| Lobby Good | 1185 | 1185 | 1481 |
| Finished upper story 7 | 5621 | 5621 | 5621 |
| Lobby Good | 803 | 803 | 1004 |

| Element | Code | Detail |
|---|---|---|
| Exterior Wall | 22 | 22 Precast Panel |
| Exterior Wall | 28 | 28 Glass Thermo |
| Roof Struct | 10 | 10 Steel Fr/Trs |
| Roofing Cover | 4 | 4 Built Up/T&G |
| Interior Wall | 5 | 5 Drywall |
| Int Flooring | 14 | 14 Carpet |
| Heating Fuel | 4 | 4 Electric |
| Heating Type | 4 | 4 Forced-Ducted |
| Air Cond | 5 | 5 Chilled Water |
| Ceiling Wall Finish | 5 | 5 S Ceil Wall Fin |
| Comm Htg & AC | 1 | 1 Not Zoned |
| Comm Frame | 1 | 1 A-Fireproof St |

| Element | Code | Detail |
|---|---|---|
| Restrooms | 24.000 | |
| Stories | 8.000 | |
| Baths | 212.000 | |
| Rooms / Units | 9999.000 | |
| Avg Story Height | 14.000 | |



| | | | |
|---|---|---|---|
| Finished upper story 6 | 588 | 588 | 588 |
| Finished upper story 6 | 1392 | 1392 | 1392 |
| Base Area | 232 | 232 | 232 |
| Finished upper story 5 | 140 | 140 | 140 |
| Base Area | 28 | 28 | 28 |
| Finished upper story 8 | 1208 | 1208 | 1208 |
| Finished upper story 7 | 189 | 189 | 189 |
| Canopy | 27 | 0 | 7 |
| Finished upper story 8 | 1208 | 1208 | 1208 |
| Finished upper story 7 | 448 | 448 | 448 |
| Finished upper story 8 | 1208 | 1208 | 1208 |
| Finished upper story 7 | 448 | 448 | 448 |
| Finished upper story 7 | 448 | 448 | 448 |
| Finished upper story 8 | 72 | 72 | 72 |
| Total | 153141 | 144246 | 148496 |

## 2024 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 | $16,098,600.00 | $0.00 | $16,098,600.00 | $181,070.40 | $182,186.25 | $176,440.66 |
| Public Schools: By State Law | $16,098,600.00 | $0.00 | $16,098,600.00 | $50,928.00 | $49,776.87 | $50,694.49 |
| By Local Board | $16,098,600.00 | $0.00 | $16,098,600.00 | $35,968.00 | $36,189.65 | $35,632.64 |
| FL Inland Navigation Dist. | $16,098,600.00 | $0.00 | $16,098,600.00 | $460.80 | $463.64 | $428.22 |
| Water Mgmt Dist. SJRWMD | $16,098,600.00 | $0.00 | $16,098,600.00 | $2,868.80 | $2,886.48 | $2,714.22 |
| School Board Voted | $16,098,600.00 | $0.00 | $16,098,600.00 | $16,000.00 | $16,098.60 | $16,098.60 |
| | | | Totals | $287,296.00 | $287,601.49 | $282,008.83 |

| Description | Just Value | Assessed Value | Exemptions | Taxable Value |
|---|---|---|---|---|
| Last Year | $16,000,000.00 | $16,000,000.00 | $0.00 | $16,000,000.00 |
| Current Year | $16,098,600.00 | $16,098,600.00 | $0.00 | $16,098,600.00 |

## 2024 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.

**2024**

**2023**

**2022**

**2021**

**2020**

**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**

ontact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record

**SP 1776 LLC**
177 4TH AVE N STE 200
JACKSONVILLE BEACH, FL 32250

**Primary Site Address**
0 SAN PABLO RD
Jacksonville FL 32224-

**Official Record Book/Page**
20699-01742

**Tile #**
8512

## 0 SAN PABLO RD

Property Detail

| | |
|---|---|
| **RE #** | 167766-0400 |
| **Tax District** | GS |
| **Property Use** | 2891 Parking Lot |
| **# of Buildings** | 0 |
| **Legal Desc.** | For full legal description see Land & Legal section below |
| **Subdivision** | 00000 SECTION LAND |
| **Total Area** | 337800 |

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 | 2024 Certified | 2025 In Progress |
|---|---|---|
| **Value Method** | CAMA | CAMA |
| **Total Building Value** | $0.00 | $0.00 |
| **Extra Feature Value** | $128,661.00 | $125,439.00 |
| **Land Value (Market)** | $2,512,991.00 | $2,512,991.00 |
| **Land Value (Agric.)** | $0.00 | $0.00 |
| **Just (Market) Value** | $2,641,652.00 | $2,638,430.00 |
| **Assessed Value** | $2,641,652.00 | $2,638,430.00 |
| **Cap Diff/Portability Amt** | $0.00 / $0.00 | $0.00 / $0.00 |
| **Exemptions** | $0.00 | See below |
| **Taxable Value** | $2,641,652.00 | 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 |
|---|---|---|---|---|---|
| 20699-01742 | 5/31/2023 | $20,000,000.00 | SW - Special Warranty | Unqualified | Vacant |
| 11524-02361 | 12/1/2003 | $1,167,300.00 | SW - Special Warranty | Qualified | Vacant |
| 07924-00423 | 8/22/1994 | $100.00 | QC - Quit Claim | Unqualified | Vacant |
| 07917-01866 | 12/29/1993 | $1,165,500.00 | WD - Warranty Deed | Unqualified | Vacant |

## Extra Features

| LN | Feature Code | Feature Description | Bldg. | Length | Width | Total Units | Value |
|---|---|---|---|---|---|---|---|
| 1 | PVAC1 | Paving Asphalt | 0 | 0 | 0 | 13,728.00 | $12,685.00 |
| 2 | PVCC1 | Paving Concrete | 0 | 0 | 0 | 300.00 | $551.00 |
| 3 | FCLC1 | Fence Chain Link | 0 | 0 | 0 | 146.00 | $736.00 |
| 4 | PVAC1 | Paving Asphalt | 0 | 0 | 0 | 55,500.00 | $44,289.00 |
| 5 | LPMC1 | Light Pole Metal | 0 | 0 | 0 | 5.00 | $4,223.00 |
| 6 | LITC1 | Lighting Fixtures | 0 | 0 | 0 | 8.00 | $2,190.00 |
| 7 | PVCC1 | Paving Concrete | 0 | 0 | 0 | 1,584.00 | $3,781.00 |
| 8 | FVYC1 | Fence Vinyl | 0 | 0 | 0 | 1,356.00 | $5,146.00 |
| 9 | LPWC1 | Light Pole Wood | 0 | 0 | 0 | 2.00 | $368.00 |
| 10 | LITC1 | Lighting Fixtures | 0 | 0 | 0 | 4.00 | $985.00 |
| 11 | PVAC1 | Paving Asphalt | 0 | 0 | 0 | 48,450.00 | $40,698.00 |
| 12 | LPMC1 | Light Pole Metal | 0 | 0 | 0 | 7.00 | $7,050.00 |
| 13 | LITC1 | Lighting Fixtures | 0 | 0 | 0 | 10.00 | $2,737.00 |

## Land & Legal

Land

| LN | Code | Use Description | Zoning Assessment | Front | Depth | Category | Land Units | Land Type | Land Value |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 1700 | OFFICE | CO | 0.00 | 0.00 | Common | 338,450.00 | Square Footage | $2,512,991.00 |

Legal

| LN | Legal Description |
|---|---|
| 1 | 37-3S-28E 7.77 |
| 2 | JOSEPH PEAVITT GRANT |
| 3 | PT RECD O/R 20699-1742 |
| 4 | BEING PARCEL A |

## Buildings

No data found for this section

## 2024 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 | $2,641,652.00 | $0.00 | $2,641,652.00 | $27,418.37 | $29,895.31 | $28,952.51 |
| Public Schools: By State Law | $2,641,652.00 | $0.00 | $2,641,652.00 | $7,711.71 | $8,167.99 | $8,318.56 |
| By Local Board | $2,641,652.00 | $0.00 | $2,641,652.00 | $5,446.41 | $5,938.43 | $5,847.03 |

| | | | | | | |
|---|---|---|---|---|---|---|
| FL Inland Navigation Dist. | $2,641,652.00 | $0.00 | $2,641,652.00 | $69.78 | $76.08 | $70.27 |
| Water Mgmt Dist. SJRWMD | $2,641,652.00 | $0.00 | $2,641,652.00 | $434.40 | $473.65 | $445.38 |
| School Board Voted | $2,641,652.00 | $0.00 | $2,641,652.00 | $2,422.78 | $2,641.65 | $2,641.65 |
| | | | Totals | $43,503.45 | $47,193.11 | $46,275.40 |

| Description | Just Value | Assessed Value | Exemptions | Taxable Value |
|---|---|---|---|---|
| **Last Year** | $2,422,781.00 | $2,422,781.00 | $0.00 | $2,422,781.00 |
| **Current Year** | $2,641,652.00 | $2,641,652.00 | $0.00 | $2,641,652.00 |

**2024 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.

**2024**

**2023**

**2022**

**2021**

**2020**

**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**

ontact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record

# Availability Letter

Shawn Frost

7/29/2024

VIKA South, LLC

2720 Park St #222

Jacksonville, Florida 32205

Project Name: The Pondry

Availability #: 2024-2663

Attn: Shawn Frost

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

**Point of Connection:**

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

**Main Extensions and/or Offsite Improvements:**

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

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

**Reservation of Capacity and Capacity Fees:**

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.

If an existing service is to be utilized, the applicant shall contact the Water Preservice Group at 904-665-5260, Option 6 or waterpreservice@jea.com to discuss any additional capacity fees that may be required for the new or modified development. Otherwise, estimated capacity fees may be calculated at https://www.jea.com/Engineering_and_Construction/Water_and_Wastewater_Development/Self-Service_Center/Capacity_Fee_Calculator_-_Average_Daily_Flow . Final fees will be determined by the Water Preservice Group as part of the new service application process.

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

https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2024-2663
Request Received On: 7/24/2024
Availability Response: 7/29/2024
Prepared by: Susan West
Expiration Date: 07/29/2026

**Project Information**

Name: The Pondry
Address:
County: Duval County
Type: Chilled Water,Electric,Sewer,Water
Requested Flow: 94425.4
Parcel Number: 167766 0500
Location:
Description: The current office building will remain with the out building being removed. The total office sf to remain will be 192,836 sf. We are proposing an additional 20,000 sf of retail, 24 residential townhouses and 226 residential condominium unis.

**Potable Water Connection**

Water Treatment Grid: South Grid

Connection Point #1: Existing 24 inch water main along San Pablo Rd S

Connection Point #2:

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

**Sewer Connection**

Sewer Grid: Arlington East

Connection Point #1: Existing 12 inch force main along San Pablo Rd S (SAN-4950 discharge force main)

Connection Point #2:

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

**Reclaimed Water Connection**

Reclaim Grid: N/A

Connection Point #1:

Connection Point #2:

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

**Electric Connection**

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations, and electric system optimal design configuration. Contact elecdev@jea.com regarding specific project demands, availability and process for connection.

**Chilled Water Connection**

Chilled Water Availability:

Chilled Water Special Conditions: Chilled water is not available in this area.

**General Conditions:**

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

**Subsequent steps you need to take to get service:**

**Request As-Built drawings and/or GIS maps by going to Step 1 in Sages.**

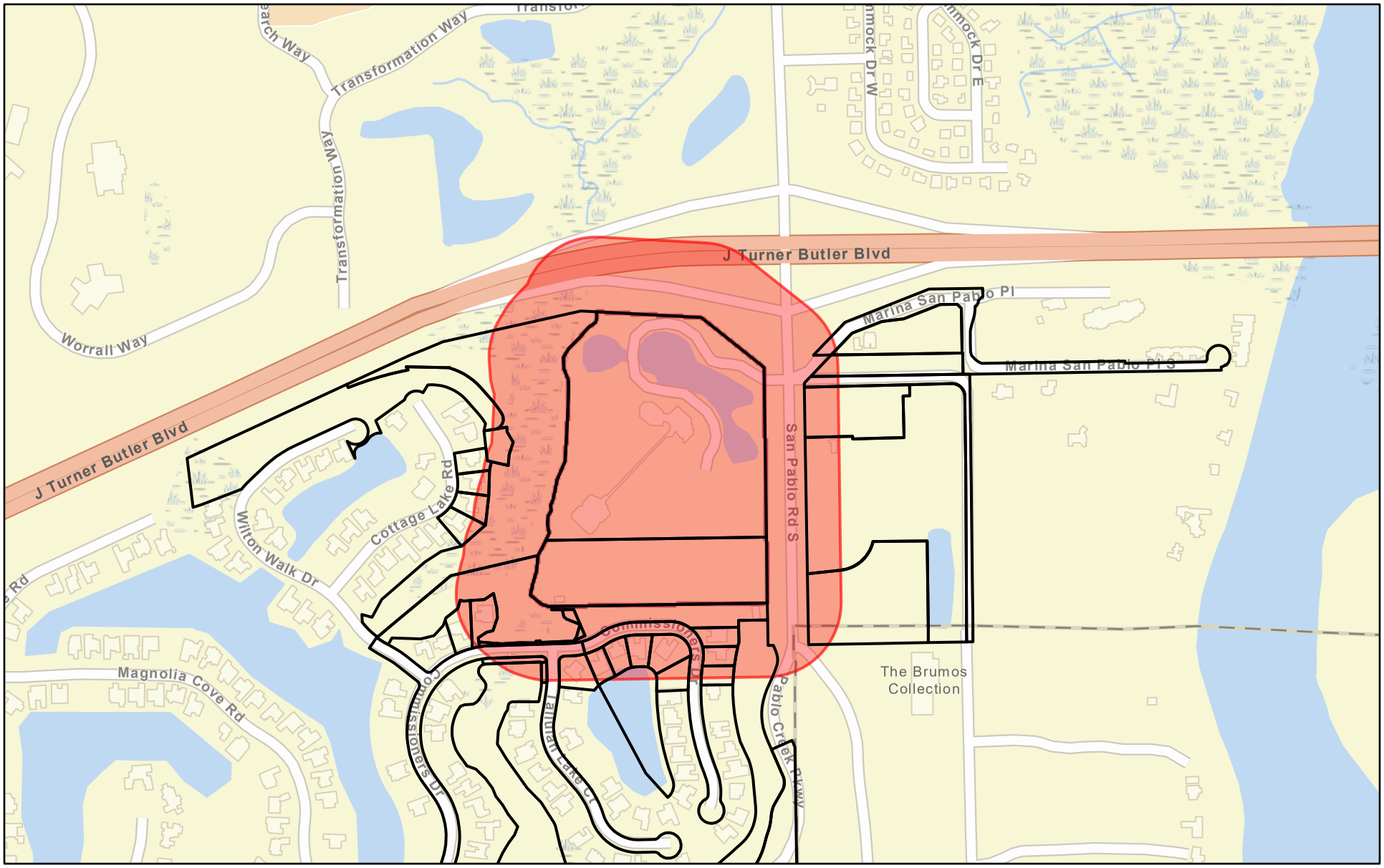
**Request a Hydrant Flow Test by going to Step 1 in Sages.**

**Request a Development Meeting with the water/wastewater team by going to Step 2 in Sages. If you need representative from the electric or real estate team please indicate that on your application. Don't forget to upload your utility layout with your application.**

**Submit your plans for water/waste water review by Step 2 in Sages.**

| RE | LNAME | LNAME2 | MAIL_ADDR1 | MAIL_ADDR2 | MAIL_ADDR3 | MAIL_CITY | MAIL_STATE | MAIL_ZIP |
|---|---|---|---|---|---|---|---|---|
| 167766 2605 | ARMSTEAD ARIK K ET AL | | 5202 COMMISSIONERS DR | | | JACKSONVILLE | FL | 32224-0885 |
| 167766 3390 | BHOGARAJU ANANTH S | | 5140 COMMISSIONERS DR | | | JACKSONVILLE | FL | 32224-0883 |
| 167766 3655 | BLAKE MITCHELL TRUST | | 14352 COTTAGE LAKE RD | | | JACKSONVILLE | FL | 32224- |
| 167766 3290 | BRINDLEY DON M | | 5177 COMMISSIONERS DR | | | JACKSONVILLE | FL | 32224 |
| 181771 0000 | CLO JAX LLC | | 5000 SAWGRASS VILLAGE CIR SUITE 3 | | | PONTE VEDRA BEACH | FL | 32082 |
| 167766 3660 | COCHRAN LISA R | | 14358 COTTAGE LAKE RD | | | JACKSONVILLE | FL | 32224 |
| 167766 3395 | CROMER JASON | | 5146 COMMISSIONERS DR | | | JACKSONVILLE | FL | 32224-0883 |
| 167766 3295 | DEGESYS MYKOLAS DANIELIUS | | 5171 COMMISSIONERS DR | | | JACKSONVILLE | FL | 32224-0884 |
| 167766 3310 | DONZIGER KARIN L LIVING TRUST | | 5135 COMMISSIONERS DR | | | JACKSONVILLE | FL | 32224 |
| 181767 0000 | ESTUARY LLC | | 4310 PABLO OAKS CT | | | JACKSONVILLE | FL | 32224 |
| 167766 3645 | GOHOJO ENTERPRISES TRUST | | 14340 COTTAGE LAKE RD | | | JACKSONVILLE | FL | 32224-0816 |
| 167766 3305 | HOLMES RONALD W | | 5149 COMMISSIONERS DR | | | JACKSONVILLE | FL | 32224 |
| 167766 3385 | JEFFRIES RONALD C | | 5134 COMMISSIONERS DR | | | JACKSONVILLE | FL | 32224 |
| 167766 3300 | LEWIS MICHAEL R | | 5165 COMMISSIONERS DR | | | JACKSONVILLE | FL | 32224 |
| 167766 2610 | LUTZ TRUST | | 5196 COMMISSIONERS DR | | | JACKSONVILLE | FL | 32224 |
| 181766 0406 | MARINA SAN PABLO MASTER ASSOCIATION INC | | 120 SEA GROVE MAIN ST | | | ST AUGUSTINE | FL | 32080 |
| 167766 2745 | OLIVER MICHAEL | | 5203 TALLULAH LAKE CT | | | JACKSONVILLE | FL | 32224 |
| 167766 2210 | PABLO CREEK RESERVE HOMEOWNERS ASSOCIATION INC | | C/O MARSH LANDING MANAGEMENT | 4200 MARSH LANDING BLVD SUITE 200 | | JACKSONVILLE BEACH | FL | 32250 |
| 167766 3650 | PORDELI HASSAN | | 14346 COTTAGE LAKE RD | | | JACKSONVILLE | FL | 32224 |
| 181767 0010 | S CURVE LLC | | 4310 PABLO OAKS CT | | | JACKSONVILLE | FL | 32224 |
| 181767 0070 | SAN PABLO RI LLC | | 6065 ROSWELL RD SUITE 622 | | | ATLANTA | GA | 30328 |
| 181772 0050 | SAYLA DEVELOPMENT PARTNERS LLC | | 354 ROYAL TERN RD S | | | PONTE VEDRA BEACH | FL | 32082 |
| 167766 0400 | SP 1776 LLC | | 177 4TH AVE N STE 200 | | | JACKSONVILLE BEACH | FL | 32250 |
| 181767 0060 | STEINEMANN SAN PABLO LLC | | 13901 SUTTON PARK DR S STE 105 | | | JACKSONVILLE | FL | 32224 |
| | WEST BEACHES COMMUNITY ASSOCIATION | | | | | | | |
| | EDISON HOA | CAROL D'ONOFRIO | 9993 FILAMENT BLVD | | | JACKSONVILLE | FL | 32256 |
| | SOUTHEAST | JOANNE PARKER GRIFFIN | 4222 LALOSA DR | | | JACKSONVILLE | FL | 32217 |

# Land Development Review




August 12, 2025

12134020_T-2025-6441

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Esri Community Maps Contributors, City of Jacksonville, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,

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

231 E. Forsyth Street
Jacksonville, FL 32202

## General Collection Receipt

Account No: CR785771 Date: 8/12/2025
User: Abney, Erin - PDCU Email: EAbney@coj.net
**REZONING/VARIANCE/EXCEPTION**

**Name**: Steve Diebenow/ SP 1776 LLC
**Address**: ONE INDEPENDENT DRIVE, STE. 1200 Jacksonville, FL 32202
**Description**: Planned Unit Development Application (Z-6441) SAN PABLO RD S

| Fund | Center | Account | Project | Activity | Interfund | Future | Debit Amount | Credit Amount |
|---|---|---|---|---|---|---|---|---|
| 00111 | 000000 | 104001 | 000000 | 00000000 | 00000 | 0000000 | 2737.00 | 0.00 |
| 00111 | 140302 | 342218 | 000000 | 00000000 | 00000 | 0000000 | 0.00 | 2737.00 |

**Control Number: 7711123 | Paid Date: 8/15/2025** **Total Due: $2,737.00**

---


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

Account No: CR785771 Date: 8/12/2025
**REZONING/VARIANCE/EXCEPTION**

**Name**: Steve Diebenow/ SP 1776 LLC
**Address**: ONE INDEPENDENT DRIVE, STE. 1200 Jacksonville, FL 32202
**Description**: Planned Unit Development Application (Z-6441) SAN PABLO RD S

**Total Due: $2,737.00**

# 2025-0674

**REPORT OF THE PLANNING DEPARTMENT FOR**

**APPLICATION FOR REZONING ORDINANCE 2025-0674 TO**

**PLANNED UNIT DEVELOPMENT**

**OCTOBER 9, 2025**

The Planning Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2025-0674** to Planned Unit Development.

| | |
|---|---|
| ***Location:*** | 1636 Main Street North, between 6th Street West and 7th Street West |
| ***Real Estate Number(s):*** | 071416 0005 |
| ***Current Zoning District(s):*** | Planned Unit Development (PUD 2016-476-E)<br>Commercial Community/General-Springfield (CCG-S) |
| ***Proposed Zoning District:*** | Planned Unit Development (PUD) |
| ***Current Land Use Category:*** | Community/General Commercial (CGC) |
| ***Planning District:*** | District 1 – Urban Core |
| ***Council District:*** | District 7 |
| ***Applicant/Agent:*** | Cyndy Trimmer, Esq.<br>Driver, McAfee, Hawthorne and Diebenow, PLLC<br>1 Independent Drive, Suite 1200<br>Jacksonville, FL 32202 |
| ***Owner:*** | Normandy Stratton, LLC<br>8650 12 Old Kings Road South<br>Jacksonville, FL 32217 |
| ***Staff Recommendation:*** | **APPROVE with CONDITION** |

## GENERAL INFORMATION

Application for Planned Unit Development 2025-0674 seeks to rezone approximately 0.48± acres of land from Planned Unit Development (PUD 2016-0476-E) and Commercial Community/General-Springfield (CCG-S) to Planned Unit Development (PUD). The rezoning to PUD is being sought to permit a veterinary office, along with an integrated bar and dog park.

The property is developed with a 3,060 square foot building built in 1959. The property is in the boundaries of the Springfield Zoning Overlay and Springfield Historic District. The application was forwarded to the Historic Preservation Section and the following comments were issued:

The subject property is within the boundaries of the locally designated Springfield Historic District. Any alteration to the existing structures, new construction, demolition, or site work at the property is therefore subject to Certificate of Appropriateness (COA) review. Alterations to the subject property are reviewed in accordance with the Ordinance Code Criteria listed within Chapter 307 and the Springfield Historic District Design Guidelines. Furthermore, the property is associated with the addresses 1632 Main Street North and 1636 Main Street North, both of which are listed as non-contributing structures within the Springfield Historic District.

A COA for window and door replacement at 1632 Main Street North was approved by the Historic Preservation Section on August 14, 2025 (COA-25-32770). A COA was submitted on October 1, 2025 for alterations to the subject property including the installation of an awning, turf, and fencing as well as the painting of a mural and the creation of a parking lot. The documents within the recent COA submission appear to be consistent with the plans that were submitted for the proposed PUD. As proposed, the alterations will require review by the Jacksonville Historic Preservation Commission (JHPC).

The current PUD governing a portion of the site, PUD 2016-0476-E, permitted the development of a brewery and taproom on-site, along with waiving Part 8 distance requirements. Main & Six Brewing occupied the northern portion of the building before closing in 2022.

The proposed PUD would permit a variety of commercial uses consistent with the CCG-S zoning district and also waive Part 8 requirements.

## CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

***(A) Is the proposed zoning district consistent with the 2045 Comprehensive Plan?***

Yes. The 0.48 of an acre subject site is located at 1636 Main Street North, between 6th Street West and 7th Street West. According to the City's Functional Highways Classification Map, Main Street

is classified as a FDOT Principal Arterial roadway, while 6th Street and 7th Street are classified as local roadways. The site is located within the CGC land use category, and within the boundaries of both the Springfield Neighborhood LUZ Plan (1977) and the Springfield Zoning Overlay District. Additionally, the site is within the boundaries of both the National Historic Register and the locally designated Springfield Historic District. The site also has two corresponding Florida Master Site Files. Further, the site is also located within Planning District 1 (Urban Core), Council District 7, and the Urban Priority Development Area. The applicant seeks to rezone the property from CCG-S and PUD to PUD in order to allow for a veterinarian office with an integrated bar and dog park.

Community/General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. CGC in the Urban Priority Area is intended to provide compact development which should generally be developed in nodal and corridor development patterns while promoting the revitalization or advancement of existing commercial districts and the use of existing infrastructure through infill development and redevelopment. Development that includes residential uses is preferred to provide support for commercial and other uses. Vertical integration of a mix of uses is encouraged.

Single-use multi-family development is permitted when 50 percent or more of the contiguous CGC category land area within up to one quarter of a mile radius is developed for non-residential uses. Multi-family developments that do not comply with the single-use provisions shall provide a mix of uses within the development site and multi-family uses shall not exceed 80 percent of a development.

The maximum gross density for CGC in the Urban Priority Area shall be 60 units/acre and the minimum gross density shall be 20 units/acre when centralized potable water and wastewater services are available to the site. In the absence of the availability of centralized potable water and/or wastewater, the maximum gross density of development permitted in this category shall be the same as allowed in Medium Density Residential (MDR) without such services. Based on the JEA Availability of Services Letter submitted with the rezoning application, the site appears to have access to central water and sewer services.

<u>All permitted and permissible uses in the PUD written description are consistent with the allowed uses, density and intensity requirements of the CGC category described in the 2045 Comprehensive Plan.</u>

***(B) Does the proposed rezoning further the goals, objectives and policies of the <u>2045 Comprehensive Plan</u>?***

Yes. The proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

**Future Land Use Element:**

**Goal 1**
To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness 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 1.1.22**
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.

**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.

**Downtown Brownfields Pilot Program Area**
The property is located within the Downtown Brownfields Pilot Program Area. The City of Jacksonville designated properties in the downtown area as a Pilot Program Brownfields Area by City Council Resolution Number 2000-125-A. The property owner may request that the property be designated a Brownfields Site. A Brownfields Site is property where the expansion, redevelopment, or reuse of the property may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Tax credits may be available for properties designated as a Brownfields Site.

**Historic District**
The project site is located within the boundaries of Springfield Historic District under both local designation and the National Historic Register. Additionally, the site has two corresponding Florida Master Site Files. Vertical construction and changes to existing structures on site must be reviewed by the Planning Department, and potentially the Jacksonville Historic Preservation Commission.

**Springfield Neighborhood Action Plan (1977)**
The site is located within the boundaries of the Springfield Neighborhood Action Plan. According to the Plan, the site is identified as being a part of Commercial-Intensive Zoning and Commercial Land Use. One goal identified in the Plan is to have commercial uses servicing the nearby residential uses, and to provide convenient neighborhood shopping facilities. Additionally, the

Plan has central themes of preserving, enhancing, and stabilizing the neighborhood. The proposed use of a veterinarian clinic integrated with a bar and dog park will not detract from the character of the area and will serve the residents of the community. Therefore, the proposed rezoning is consistent with the Plan.

***(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?***

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

***(1) Consistency with the 2045 Comprehensive Plan***

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Community/General Commercial (CGC). The Planning Department finds that the proposed PUD is consistent with the 2045 Comprehensive Plan, as evaluated in Criteria (B).

***(2) Consistency with the Concurrency Mobility and Management System***

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

***(3) Allocation of residential land use***

This proposed Planned Unit Development does not include any residential development.

***(4) Internal compatibility***

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The separation and buffering of vehicular use areas and sections of vehicular use areas: This application was forwarded to the Landscaping Section of the Development Services Division. The following comments were received:
    1. The required backing area for the ADA perpendicular parking space is 24' (sec. 656.607(k)) and this is not provided on the site plan
    2. The required backing area for a one-way aisle, 60-degree parking space is 16' (sec. 656.607(k)) and this is not provided on the site plan.
    3. In the PUD written description Part III. Statements, Letter (A) it is stated, "Landscaping and a waiver of minimum distance for a liquor license location are adopted from the 2016 PUD," which covered the former brewing company. This

PUD had no onsite parking so there were no "landscape" requirements. This new PUD provides spaces for 10 onsite vehicles.

***(5) External Compatibility***

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

| Adjacent Property | Land Use Category | Zoning District | Current Use |
|---|---|---|---|
| **North** | CGC | CCG-S | Vacant, commercial retail |
| **South** | CGC | CCG-S | Commercial retail |
| **East** | CGC | CCG-S | Commercial retail, bank |
| **West** | CGC | CCG-S | Single-family dwellings, Lodge |

This request encourages development of an underutilized property within the Urban Area of the City that already has the infrastructure, utilities, and public facilities in place to support such development. The PUD provides for a gradual transition of densities and intensities between the types of uses which are unique to the urban design and character of this PUD and vary from the otherwise applicable Zoning Code provisions. The proposed rezoning is compatible with and protects the character of the nearby area and optimizes the combined potential for economic benefit. The PUD will promote and sustain the viability of an existing and emerging commercial/residential area offering a full range of employment, shopping, living, and leisure opportunities.

***(6) Intensity of Development***

The proposed development is consistent with the Community/General Commercial (CGC) functional land use category as commercial retail and is scaled for and complimentary to the pedestrian and surrounding uses. The PUD is appropriate at this location because it will support the existing offices, service establishments and residential dwellings in the area. If the property is redeveloped and the existing building is replaced with a new building, the property shall be developed in accordance with landscaping standards found in the Springfield Zoning Overlay and Historic District.

- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: This property is located along North Main Street, which is a state road. This application was forwarded to the Florida Department of Transportation for review, and the following comments were received:

  Introduction
  The 1636 Main Street PUD project requests a rezone of the subject property from CGC-S

& PUD to Planned Unit Development (PUD) to allow for the proposed veterinarian office & integrated bar & dog park in two existing structures totaling a 6,475 sq. ft. space. The project is located on a 0.48 acre site.

Accessibility
The existing site access is on N Main St / US-1/17 / SR-5/10A/139/228. There are no proposed connections to State facilities.

Bicycle and Pedestrian Facilities
There are sidewalks alongside the project site on N Main St.

Programmed Improvements
FDOT has no programmed capacity improvements in the vicinity of the project site.

Trip Generation
Table 1 shows the trip generation based on the plan of development using ITE's Trip Generation Manual, 11th Edition.

**Table 1**

| Land Use | ITE Code | Size | Units | Daily Trips | AM Peak Trips | PM Peak Trips |
|---|---|---|---|---|---|---|
| Single-Family Attached Housing | 640 | 6,475 | Sq. Ft. | 139 | 24 | 24 |

Roadway Capacity
Table 2 shows the maximum level of service and peak hour volume for SR 212 and SR 202 according to FDOT's Florida State Highway System Level of Service Report, dated April 2025.

**Table 2**

| County | Road | Segment ID | FDOT LOS Standard | Maximum Service Volume | 2023 Peak Hour Volume | 2023 Peak LOS | 2029 Peak Hour Volume | 2029 Peak LOS |
|---|---|---|---|---|---|---|---|---|
| Duval | US-1/17 / SR-5/10A/139/228 / Main St | 21,003 | D | 2,438 | 918 | C | 994 | C |

The segment mentioned in Table 2 is anticipated to have adequate capacity to accommodate the trips generated from the development at the target Level of Service (LOS) standard in 2028. FDOT does not anticipate any significant adverse impacts to SR202 and SR212.

***(7) Usable open spaces plazas, recreation areas.***

No open space is required as the proposed project is strictly a commercial development.

***(8) Impact on wetlands***

Any development impacting wetlands will be required to comply with state and local permitting requirements.

***(9) Listed species regulations***

No wildlife survey is required as the project is less than the 50-acre threshold.

***(10) Off-street parking including loading and unloading areas.***

No minimum parking is required, except for churches with more than fifty (50) sanctuary seats, which must provide at least fifty percent (50%) of the minimum number of off-street parking spaces required pursuant to Part 6 of the Zoning Code, and multiple-family and live-work loft uses, which must provide at least eighty percent (80%) of the minimum number of off-street parking spaces required pursuant to Part 6 of the Zoning Code. The number of parking spaces provided shall not exceed the minimum number of parking spaces required under Part 6 of the Zoning Code, except that ten (10) spaces may be provided regardless of use or parking requirements under the Zoning Code. On-site or off-site parking is permitted within thirty (30) feet of a street right-of-way without a wall.

***(11) Sidewalks, trails, and bikeways***

The project will contain a pedestrian system that meets the 2045 Comprehensive Plan.

## SUPPLEMENTAL INFORMATION

The Applicant provided proof of the signs being posted and the sign posting affidavit on August 18th, 2025.

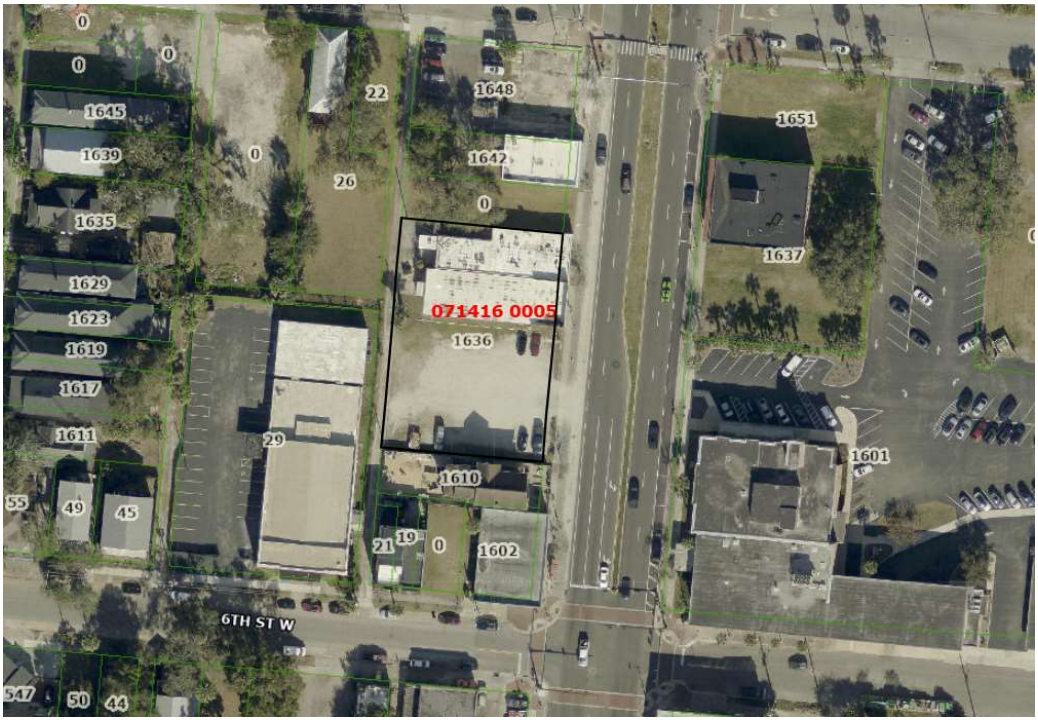
## RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning **2025-0674** be **APPROVED with the following exhibits:**

1. The original legal description dated June 18, 2025.
2. The original written description dated June 18, 2025.
3. The original site plan dated May 7, 2024.

Based on the foregoing, it is the recommendation of the Planning Department that the application for Rezoning **2025-0674** be **APPROVED with CONDITION:**

**1.) The proposed parking lot shall meet the landscaping requirements of Part 12 of the Zoning Code, unless otherwise approved by the Development Services Division.**



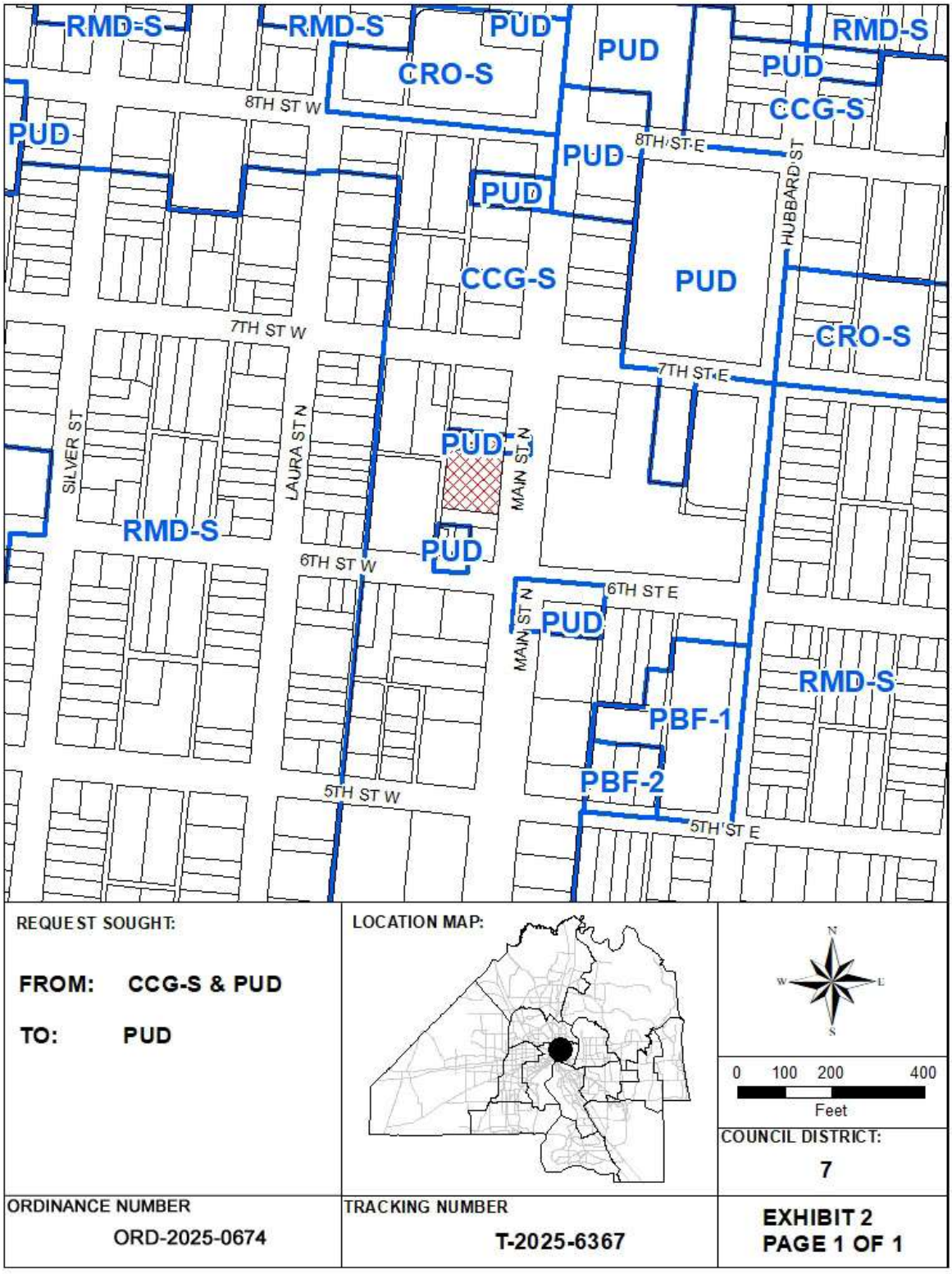

**Aerial view of the subject property facing north.**

**View of the subject property from Main Street North.**

**View of the existing parking area from Main Street North.**

**View of neighboring commercial property, located north of the subject site.**

**View of neighboring commercial property, located east of the subject site.**


RMD-S
RMD-S
PUD
PUD
RMD-S
CRO-S
PUD
CCG-S
8TH ST W
8TH ST E
PUD
PUD
PUD
HUBBARD ST
CCG-S
PUD
CRO-S
7TH ST W
7TH ST E
SILVER ST
LAURA ST N
MAIN ST N
PUD
RMD-S
PUD
6TH ST W
6TH ST E
MAIN ST N
PUD
RMD-S
PBF-1
PBF-2
5TH ST W
5TH ST E
REQUEST SOUGHT:
FROM: CCG-S & PUD
TO: PUD
LOCATION MAP:
N
W
E
S
0 100 200 400
Feet
COUNCIL DISTRICT:
7
ORDINANCE NUMBER
ORD-2025-0674
TRACKING NUMBER
T-2025-6367
EXHIBIT 2
PAGE 1 OF 1

**Legal Map**

# Application For Rezoning To PUD

## Planning and Development Department Info

**Ordinance #** 2025-0674 **Staff Sign-Off/Date** KPC / 08/07/2025

**Filing Date** 09/09/2025 **Number of Signs to Post** 1

**Hearing Dates:**

**1st City Council** 10/14/2025 **Planning Commission** 10/09/2025

**Land Use & Zoning** 10/21/2025 **2nd City Council** N/A

**Neighborhood Association** SPRINGFIELD AREA MERCHANTS ASSOC.; SUSTAINABLE SPRINGFIELD; SPRINGFIELD PRESERVATION & REVITALIZATIO; SPRINGFIELD IMPROVEMENT ASSOCIATION; SPRINGFIELD CIVIC ASSOCIATION; OPEN VOLUNTEER

**Neighborhood Action Plan/Corridor Study** SPRINGFIELD ZONING OVERLAY, SPRINGFIELD HISTORIC DISTRICT; OOD ACTION PLANS - EARLY (3 OF 3) NAME OF PLAN:SPRINGFIELD NEIGHBORHOOD NEIGHBORHOOD LUZ PLAN 77

## Application Info

| | | | |
|---|---|---|---|
| **Tracking #** | 6367 | **Application Status** | SUFFICIENT |
| **Date Started** | 06/20/2025 | **Date Submitted** | 06/20/2025 |

## General Information On Applicant

**Last Name** TRIMMER **First Name** CYNDY **Middle Name**

**Company Name** DRIVER, MCAFEE, HAWTHORNE AND DIEBENOW, PLLC

**Mailing Address** 1 INDEPENDENT DRIVE, SUITE 1200

**City** JACKSONVILLE **State** FL **Zip Code** 32202

**Phone** 9048070185 **Fax** 904 **Email** CKT@DRIVERMCAFEE.COM

## General Information On Owner(s)

☐ **Check to fill first Owner with Applicant Info**

**Last Name** N/A **First Name** N/A **Middle Name**

**Company/Trust Name** NORMANDY STRATTON LLC

**Mailing Address** 8650 12 OLD KINGS RD S

**City** JACKSONVILLE **State** FL **Zip Code** 32217

**Phone** **Fax** **Email**

## Property Information

**Previous Zoning Application Filed For Site?** ☑

**If Yes, State Application No(s)** 2016-476-E

| Map | RE# | Council District | Planning District | From Zoning District(s) | To Zoning District |
|---|---|---|---|---|---|
| Map | 071416 0005 | 7 | 1 | CCG-S,PUD | PUD |

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

**Existing Land Use Category**
CGC

**Land Use Category Proposed?** ☐

**If Yes, State Land Use Application #**

**Total Land Area (Nearest 1/100th of an Acre)** 0.48

**Development Number**

**Proposed PUD Name** 1636 MAIN STREET PUD

## Justification For Rezoning Application

A NEW TENANT IS SEEKING TO UTILIZE THE PROPERTY FOR A VETERINARIAN OFFICE WITH AN INTEGRATED BAR AND DOG PARK.

## Location Of Property

**General Location**
WEST OF MAIN STREET NORTH AND SOUTH OF 7TH STREET WEST

| House # | Street Name, Type and Direction | Zip Code |
|---|---|---|
| 1636 | MAIN ST N | 32206 |

**Between Streets**
MAIN STREET NORTH **and** 7TH STREET WEST

## Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to 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 and the PUD Check List for inclusion of information required.

**Exhibit 1** ☑ A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.

**Exhibit A** ☐ Property Ownership Affidavit – Notarized Letter(s).

**Exhibit B** ☐ Agent Authorization - Notarized letter(s) designating the agent.

**Exhibit C** ☑ Binding Letter.

**Exhibit D** ☑ Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.

**Exhibit E** ☑ Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.

**Exhibit F** ☑ Land Use Table

**Exhibit G** ☑ Copy of the deed to indicate proof of property ownership.

## Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

**Exhibit H** ☑ Aerial Photograph.

**Exhibit I** ☑ Listed Species Survey (If the proposed site is greater than fifty acres).

**Exhibit J** ☑ Other Information as required by the Department (i.e.-*building elevations, *signage details, traffic analysis, etc.).

**Exhibit K** ☑ Site Location Map.

## 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

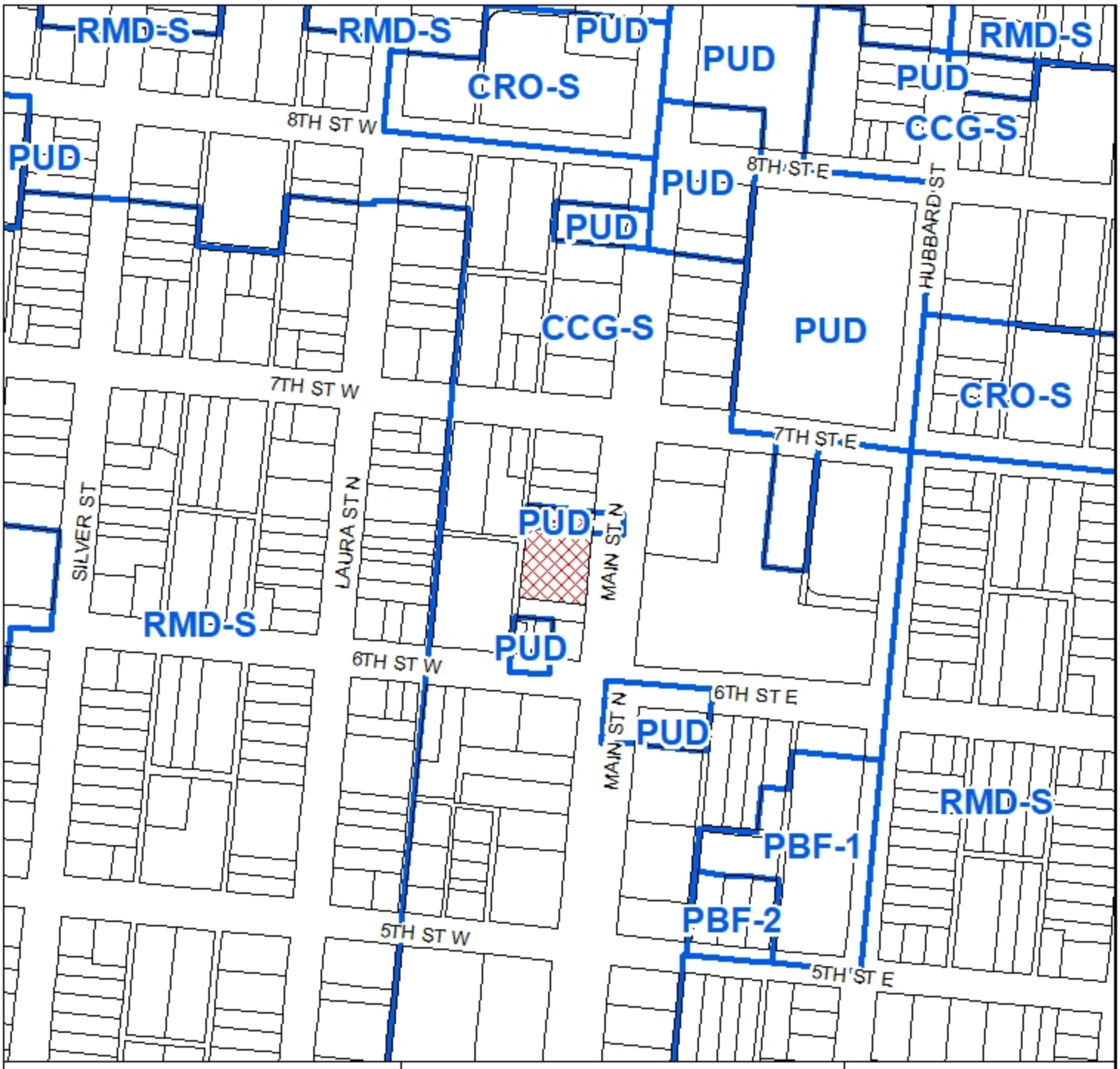
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest 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:** | $2,269.00 |
| **2) Plus Cost Per Acre or Portion Thereof** | |
| **0.48 Acres @ $10.00 /acre:** | $10.00 |
| **3) Plus Notification Costs Per Addressee** | |
| **47 Notifications @ $7.00 /each:** | $329.00 |
| **4) Total Rezoning Application Cost (Not to Exceed $15,000.00):** | $2,608.00 |

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

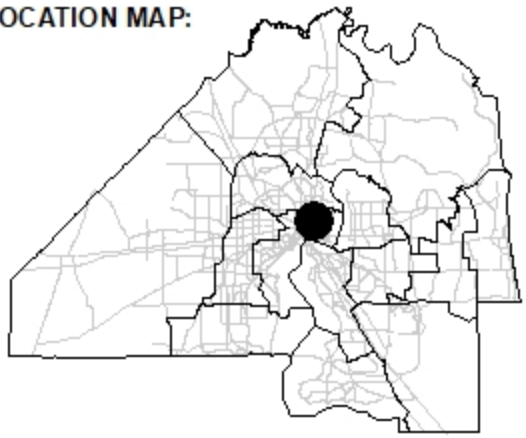



REQUEST SOUGHT:

**FROM:** CCG-S & PUD

**TO:** PUD

LOCATION MAP:



N
W E
S

0 100 200 400
Feet

COUNCIL DISTRICT:

7

TRACKING NUMBER

T-2025-6367

**EXHIBIT 2**
**PAGE 1 OF 1**

# EXHIBIT 1

## LEGAL DESCRIPTION

June 18, 2025

Lots 11, 12, and North 1/2 Lot 13, Block 34 of SPRINGFIELD, according to the Plat thereof as recorded in Plat Book 2, Page(s) 4 and 5, of the current Public Records of DUVAL County, Florida.

**PUD WRITTEN DESCRIPTION**
**1636 MAIN STREET PUD**
**June 18, 2025**

## I. PROJECT DESCRIPTION

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 0.48 acres of property to permit a veterinarian office and an integrated bar and dog park on the property located at 1636 Main Street North (RE# 071416 0005) as more particularly described in Exhibit 1 (the "Property") and depicted in the conceptual site plan attached as Exhibit 4 (the "Site Plan"). The Property is located within the CGC land use category, the Urban Priority Development Area, and is zoned PUD pursuant to Ordinance 2016-476-E (the "2016 PUD") and CCG-S. The Property is also located within the Springfield Zoning Overlay and Historic District.

The Property is developed with a two (2) tenant building and surface parking lot, last utilized by Historically Hoppy Brewing, which was approved pursuant to the 2016 PUD. A new tenant is seeking to utilize both tenant spaces for a veterinarian office with an integrated bar and dog park. The office will be located in the southern building with the bar occupying the space last used by Historically Hoppy. The surface parking lot will be partially converted to an outdoor dog park with amenities for both canines and their owners, with some parking spaces remaining to accommodate visitors.

The surrounding land use and zoning designations are as follows:

| *Direction* | *Land Use* | *Zoning* | *Existing Use* |
|---|---|---|---|
| North | CGC | CCG-S | Retail/Service |
| East | CGC | CCG-S | Main Street / Wells Fargo |
| South | CGC | CCG-S | Residential / office |
| West | CGC | CCG-S | Office / Masonic Cathedral |

B. Project name: 1636 Main Street.

C. Project architect: Robert Gray Architect.

D. Project developer: Springfield Animal Hospital LLC.

E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.

F. Current land use designation: CGC.

G. Current zoning district: CCG-S and PUD (Ordinance 2016-476-E).

H. Requested zoning district: PUD.

I. Real estate number: 071416 0005.

## II. QUANTITATIVE DATA

A. Total acreage: 0.48 acres.

B. Proposed amount of commercial development: 0.48 acres.

## III. STATEMENTS

A. How does the proposed PUD differ from the usual application of the Zoning Code?

This PUD generally adopts the CCG-S zoning district and certain provisions within the 2016 PUD. Indoor or outdoor dog park and other outdoor entertainment facilities in conjunction with an approved use is permitted, domesticated animal training and boarding, and the sale and service of all alcoholic beverages are permitted uses. Original or existing uses that are inapplicable to the Property have been omitted. Minimum rear setback and minimum building width are adjusted to account for the existing building on the Property. The development is permitted to provide ten (10) parking spaces and such parking lot is not required to have a wall. Landscaping and a waiver of minimum distance for a liquor license location are adopted from the 2016 PUD.

B. Explanation of proposed deviations or waivers.

The uses are permitted because Springfield Animal Hospital seeks to provide a veterinarian service as well as a dog-focused bar and dog park. Minimum rear setback and building widths are adopted in this PUD because the existing condition of the structures, which were originally built in 1959 and 1967. Ten (10) parking spaces are provided to accommodate the development plan, and no wall is required because that is the existing condition of the surface parking lot. Public parking is also available along Main Street North. The justification for the waiver of minimum distance for a liquor license location is provided in Section V.I. of this PUD.

C. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

Owner will be responsible for the operation and maintenance of the areas and functions described herein and any facilities that are not provided, operated or maintained by the City.

## IV. USES AND RESTRICTIONS

A. Permitted Uses:

1. Indoor or outdoor dog park and other outdoor entertainment facilities in conjunction with an approved use.

2. A brewery which produces of up to ten thousand (10,000) barrels per year of beer, mead and cider (aggregate). Up to thirty (30) percent of total production may be distributed off-site to a licensed distributor. The brewery may include the retail or wholesale sale and service of beer, cider, mead and/or wine for on-premises consumption and/or off-premises consumption not in conjunction with the service of food including permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. The beer, cider, mead or wine sold or served may be produced on-site or off-site.

3. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both, including permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

4. Restaurants, with outside sales and service and which may operate in conjunction with a brewery.

5. Retail outlets for sale of food and drugs, wearing apparel, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry (including watch repair) art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops, musical instruments, florist or shops, delicatessens, bakeries (but not wholesale bakeries), home furnishings and appliances (including repair incidental to sales), office equipment or furniture, antiques, hardware, new automobile parts (including rebuilt parts not installation, repair or rebuilding of parts) and accessories and similar uses.

6. Service establishments such as barber or beauty shops, shoe repair shops, restaurants, interior decorators, reducing salons or gymnasiums, self-service laundries or dry cleaners, tailors or dressmakers, laundries or dry cleaning pickup stations, dry cleaning and laundry package plants in completely enclosed buildings using nonflammable liquids such as perchloroethylene and with no odor, fumes or steam detectable to normal senses from off the premises, radio and television broadcasting offices and studios, communication antennas, funeral homes, marinas, blueprinting, job printing (but not newspaper), radio and television repair shops, travel agencies, employment offices, (but not day labor pools), home equipment rental and similar uses.

7. Banks (including drive-thru tellers), loan companies, mortgage brokers, stockbrokers and similar financial institutions.

8. All types of professional and business offices, newspaper offices (but not printing), employment offices, union halls, buildings trades contractors (not requiring outside storage or the use of a vehicle in excess of one-ton capacity or equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment) and similar uses.

9. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, theaters (including motion picture theaters but not open-air theaters), and similar uses (but not dance halls).

10. Art galleries, museums, community centers, music, photography, gymnastics, karate and martial arts studios, theaters for stage performances (but not motion picture theaters) dance, art, vocational, trade or business schools and similar uses.

11. Homes for aged and orphans.

12. Nursing homes.

13. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

14. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4 of the Zoning Code and the Springfield performance standards and development criteria set forth in Section 656.369.

15. Hospitals, sanitariums and similar uses.

16. Retail plant nurseries (including outside display but not landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity).

17. Veterinarians meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

18. Domesticated animal training and boarding.

19. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.

20. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

21. Churches, including a rectory or similar use.

22. Schools meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

B. Permitted Accessory Uses and Structures:

1. As permitted in Section 656.403 of the Zoning Code.

C. Permissible Uses by Exception:

1. New multiple-family structures.

2. Live-work lofts meeting the criteria set forth in Section 656.369.

3. Crematories.

4. Service stations, service garages for minor repairs and car washer.

5. Recycling collection points meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

6. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

7. Private clubs.

8. Billiard parlors.

9. Residential treatment facilities for persons with disabilities, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, if applicable.

10. Emergency shelter homes, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, if applicable.

D. Intensive Uses:

1. Prohibited Uses: New rooming houses are not allowed in the district and existing uses must conform to standards for rooming houses in Section 656.369(f).

E. Limitations on permitted uses or permissible uses by exception:

1. Sales, service and display, preparation and storage shall be conducted within a completely enclosed building, unless otherwise provided for.

## V. DESIGN GUIDELINES

A. Lot requirements:

1. Minimum lot width and area: None, except as otherwise required for certain uses.

2. Maximum lot coverage by all buildings: None, except as otherwise required for certain uses. *Impervious surface ratio* as required by Section 654.129.

3. Minimum yard requirements:

a. Front – None, maximum ten (10) feet.

b. Side –None, if the building on the adjacent lot is built to the property line or if the adjacent lot is vacant. Unless no space is left between buildings on adjacent lots, a space of not less than six (6) feet shall be provided between buildings. Where the lot is adjacent to a residential district, a minimum setback of fifteen (15) feet shall be provided.

c. Rear – None.

4. Maximum height of structures: Forty-five (45) feet. Accessory structures shall be no higher than principal structures.

5. Building width: The existing building is legal conforming under this PUD. Any new, redeveloped building shall exceed seventy percent (70%) of lot width.

B. Ingress, Egress and Circulation:

1. *Parking Requirements.* No minimum parking is required, except for churches with more than fifty (50) sanctuary seats, which must provide at least fifty percent (50%) of the minimum number of off-street parking spaces required pursuant to Part 6 of the Zoning Code, and multiple-family and live-work loft uses, which must provide at least eighty percent (80%) of the minimum number of off-street parking spaces required pursuant to Part 6 of the Zoning Code. The number of parking spaces provided shall not exceed the minimum number of parking spaces required under Part 6 of the Zoning Code, except that ten (10) spaces may be provided regardless of use or parking requirements under the Zoning Code. On-site or off-site parking is permitted within thirty (30) feet of a street right-of-way without a wall.

2. *Vehicular Access.* Vehicular access to the Property shall be by way of Main Street North with egress to the western alley, as conceptually shown on the Site Plan.

3. *Pedestrian Access.* As required by City regulations.

C. Signs: Signs for this development shall be consistent with the requirements for the CCG-S zoning district.

D. Landscaping: No landscaping shall be required as long as the existing building is in place as the Property is currently covered with the building or impervious surfaces. If the property is redeveloped and the existing building is replaced with a new building, the Property shall be developed in accordance with landscaping standards found in the Springfield Zoning Overlay and Historic District.

E. Recreation and Open Space: Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.

F. Utilities: Essential services, including water, sewer, and gas, as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.

G. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

H. Modifications: The Site Plan is conceptual in nature and subject to change. This PUD may be modified administratively, by minor modification, or by major modification (rezoning) subject to the procedures set forth in Section 656.341 of the Zoning Code or as set forth herein. In the event of a conflict between the PUD written description and the Site Plan, the PUD written description shall control.

I. Waiver of Minimum Distance for Liquor License Location: A waiver of minimum distance for liquor license location as detailed in Section 656.805 of the Zoning Code will not be required. The Property is less than one thousand five hundred (1,500) feet from several churches and schools in the Springfield neighborhood as detailed on the liquor distance survey filed herewith; however, the proposed alcoholic beverage use is designed to be an integral part of a planned unit development, is within the commercial corridor of Main Street which is characterized by a mix of buildings – many of which share a party wall similar to a shopping center, and will not be directly visible along the line of measurement defined in Section 656.806. Strings Sports Brewery at 1850 Main Street and Crispy's Springfield Gallery at 1737 Main Street North are closer to many of the churches and schools, including Westside Church of Christ, Lutheran Services Florida, Springfield Christian Church, and St. Mary's Episcopal Church. Moreover, the approval is consistent with the intent of the Springfield Overlay providing "the property disinvestment and blight caused by incompatible zoning and other factors associated with core City decline must be reversed through a comprehensive revitalization program that will include zoning districts tailored to the

neighborhood. Standards should allow appropriate and compatible development to proceed without the high costs associated with variances and administrative deviations required to deviate from current lot and use standards."

## VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

In accordance with Section 656.341(d) of the Code the PUD meets the applicable Criteria for review as follows:

A. **Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the general purpose and intent of the City's 2045 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City's 2045 Comprehensive Plan and specifically contributes to:

*Future Land Use Element*

1. Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

2. Objective 1.1 - Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

3. Policy 1.1.6 - Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.

4. Policy 1.1.9 - Promote the use of Planned Unit Development (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:

    a. Potential for the development of blighting or other negative influences on abutting properties

b. Traffic Impacts
c. Site Access
d. Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
e. Configuration and orientation of the property
f. Natural or man-made buffers and boundaries
g. Height of development
h. Bulk and scale of development
i. Building orientation
j. Site layout
k. Parking layout
l. Opportunities for physical activity, active living, social connection, and access to healthy food

5. Policy 1.1.13 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:

   a. Creation of complementary uses;
   b. Enhancement of transportation connections;
   c. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
   d. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.

6. 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.

7. Objective 1.2 - Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.

8. Policy 1.2.8 - 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.

   Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance with the following provisions:

a. Single family/non-residential (estimated flows of 600 gpd or less) where 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.
b. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
c. Subdivision (non-residential and residential) where:

    i. The collection system of a regional utility company is greater than ¼ mile from the proposed subdivision.
    ii. Each lot is a minimum of ½ acre unsubmerged property.
    iii. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections to the JEA Collection Systems available within a five-year period.

9. 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.

10. Policy 4.1.2 - The City shall require that all development conform to the densities and intensities established in the Future Land Use Map series and Operative Provisions of this element and be consistent with the plan.

B. **Consistency with the Concurrency Management System.** All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.

C. **Allocation of residential land use.** This PUD permits residential development consistent with the CGC land use category and the CCG-S zoning district.

D. **Internal compatibility.** The Site Plan conceptually depicts access and circulation within the site. Access to the site is available from Main Street North with egress to the rear alley. Location of the access point shown on the Site Plan as well as final design of the access point is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.

E. **External compatibility / Intensity of development.** The proposed development is consistent with and complimentary to existing uses in the area. A brewery was the last use on the Property. The proposed veterinarian use is a permitted use under the existing CCG-S zoning and will offer a much-needed service to the Springfield neighborhood.

F. **Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2045 Comprehensive Plan will be substantially provided as shown on the Site Plan attached as Exhibit E.

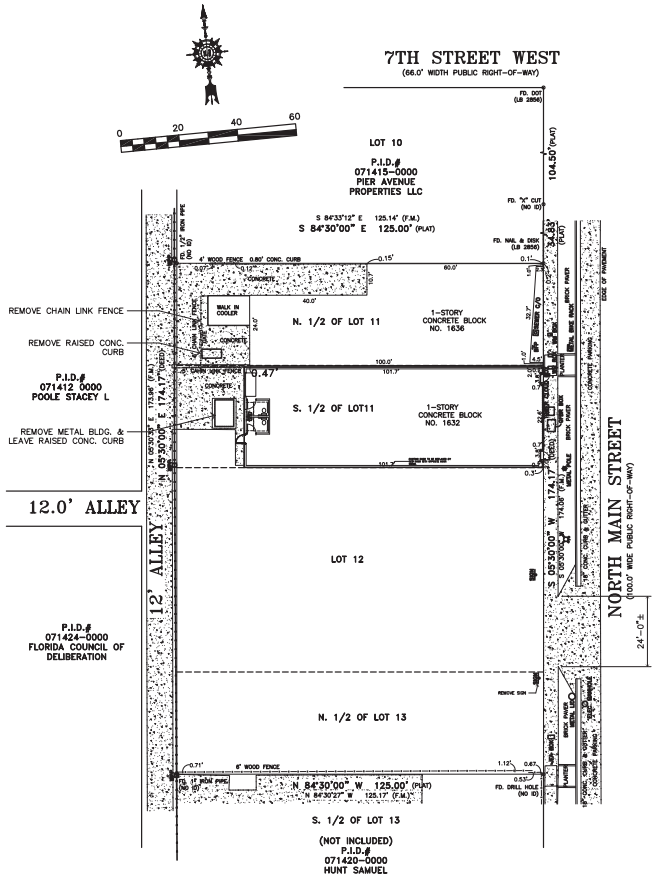
G. **Impact on wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

H. **Listed species regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.

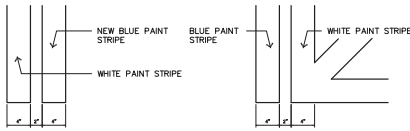
I. **Off-Street parking including loading and unloading areas.** No minimum parking is required, except for churches with more than fifty (50) sanctuary seats, which must provide at least fifty percent (50%) of the minimum number of off-street parking spaces required pursuant to Part 6 of the Zoning Code, and multiple-family and live-work loft uses, which must provide at least eighty percent (80%) of the minimum number of off-street parking spaces required pursuant to Part 6 of the Zoning Code. The number of parking spaces provided shall not exceed the minimum number of parking spaces required under Part 6 of the Zoning Code, except that ten (10) spaces may be provided regardless of use or parking requirements under the Zoning Code. On-site or off-site parking is permitted within thirty (30) feet of a street right-of-way without a wall.

J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.

2:00:46 PM
Thursday May 15, 2025
25-07 Springfield Vet Hospital 25-05-15.dwg
Bob Gray

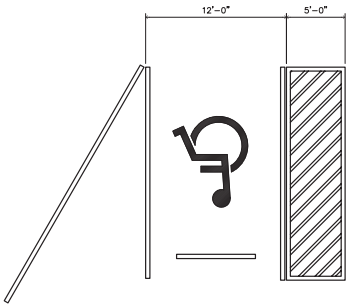


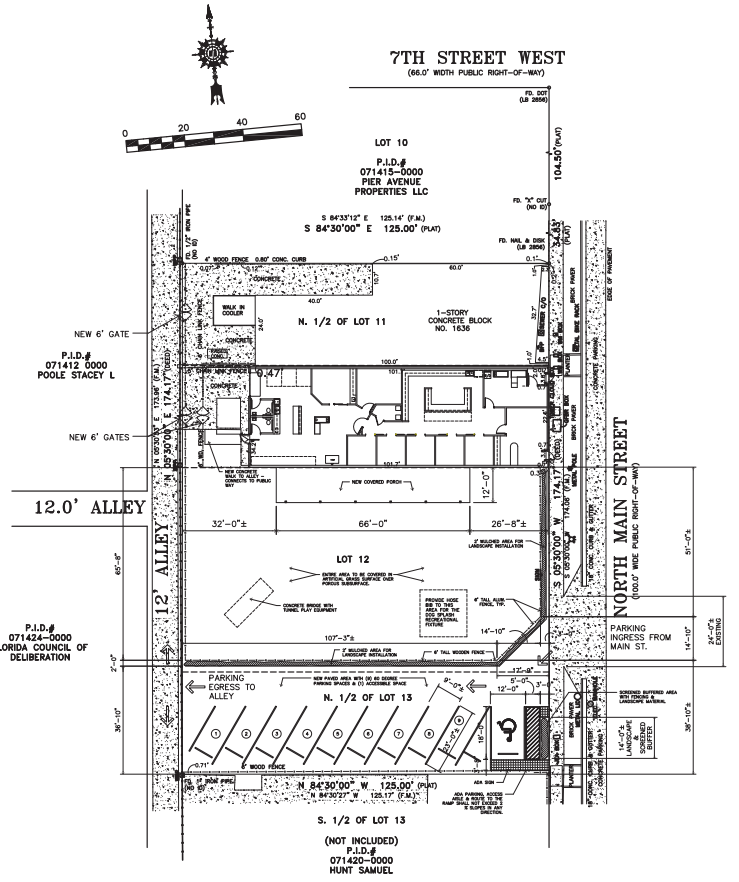

2 / S1 SITE PLAN – EXISTING CONDITIONS
1" = 20'-0"




NOTE: ALL HANDICAP PAVEMENT MARKINGS SHALL CONFORM TO FLORIDA DEPARTMENT OF TRANSPORTATION INDEX 17346, LATEST EDITION.

NOTE: ALL HANDICAP PAVEMENT MARKINGS SHALL CONFORM TO FLORIDA D.G.S. SECTION 255.21 AND CHAPTER 553, PART V OF THE FLORIDA STATUTE.




1 / S1 SITE PLAN – PROPOSED
1" = 20'-0"

SITE PLAN FOR SPRINGFIELD VETERINARY HOSPITAL AND UNLEASHED - A DOG BAR
THE SITE PLAN SHOWN WILL BE SUBMITTED TO SPAR COUNCIL SEEKING APPROVAL. THE TWO BUILDINGS AND OPEN AREA WILL BE ORGANIZED TO SUPPORT THE NEEDS OF BOTH BUSINESSES. THE DEVELOPMENT WILL OCCUR IN TWO PHASES.

PHASE 1: WILL BE LIMITED TO THE FRONT FACADE CHANGES TO 1632 NORTH MAIN STREET.

PHASE 2: PARKING SPACES AND AISLES TO ALLEY AND FENCING AND DOG AMMENITIES ON LOT 12.

| REV | DESCRIPTION |
|---|---|
| 1 | 5/7/24 |
| 2 | – |
| 3 | – |
| 4 | – |

THE DRAWING AND INFORMATION CONTAINED HEREIN IS CONFIDENTIAL AND MAY NOT BE USED, AND/OR REPRODUCED IN WHOLE OR IN PART FOR ANY OTHER PURPOSE, OTHER THAN THAT FOR WHICH IT IS SPECIFICALLY FURNISHED.

ROBERT GRAY ARCHITECT
A FLORIDA CORPORATION
5211 PINE ROCKLANDS AVE.
LITHIA, FLORIDA 33547
904.222.1176
rwgray3@gmail.com

SPRINGFIELD ANIMAL HOSPITAL – TENANT IMPROVEMENT
1632 NORTH MAIN STREET
JACKSONVILLE, FL 32206

NOT FOR CONSTRUCTION

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROBERT W. GRAY ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PLAN 25-07
SHEET S1

**EXHIBIT F**

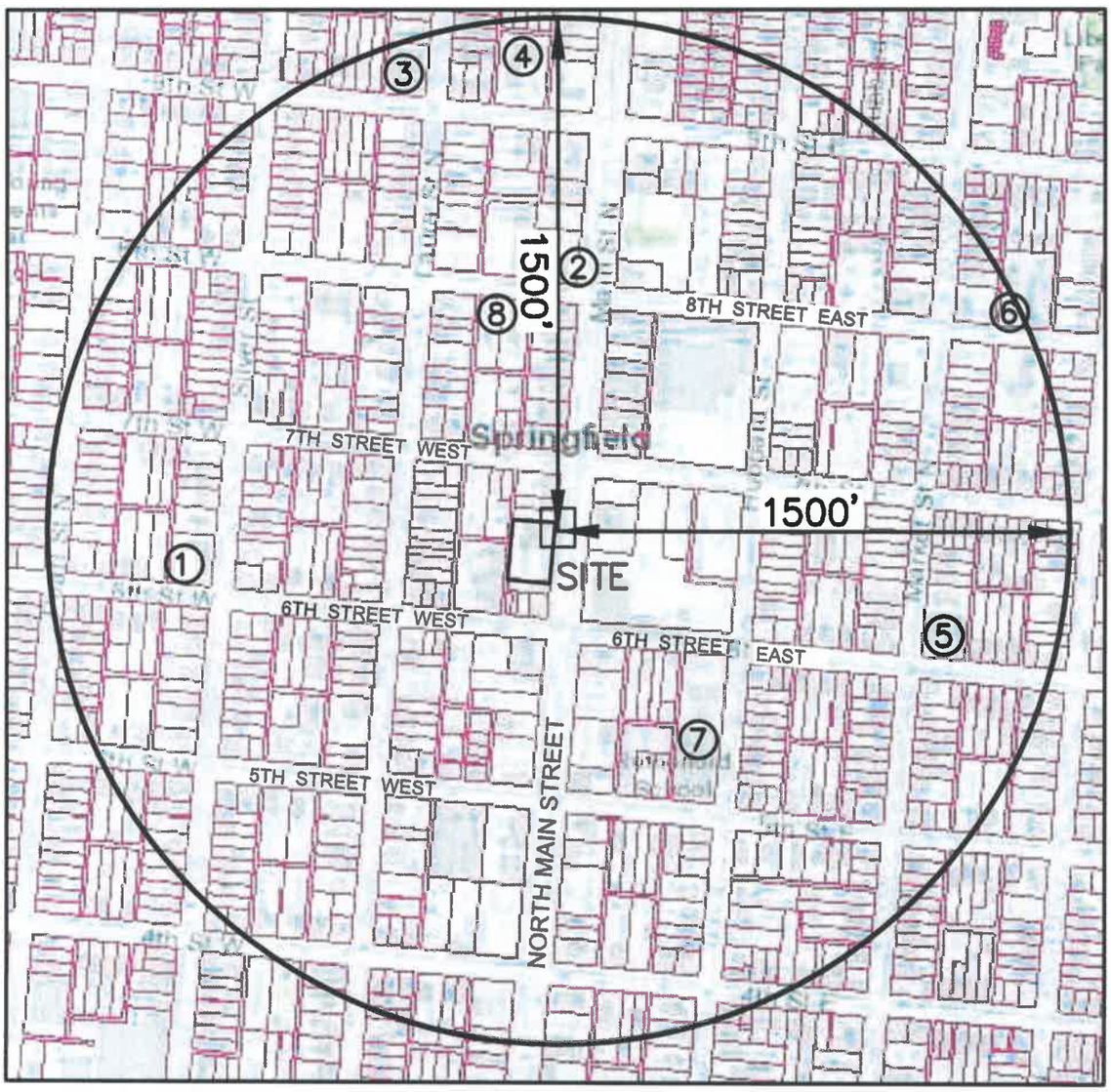
**Land Use Table**

| | | |
|---|---|---|
| Total gross acreage | 0.48 Acres | 100 % |
| Amount of each different land use by acreage<br><br>Single family<br><br>Total number of dwelling units | <br><br>_____ Acres<br><br>_____ D.U. | <br><br>_____% |
| Multiple family<br><br>Total number of dwelling units | _____ Acres<br><br>_____ D.U. | _____% |
| Commercial | 0.48 Acres | 100 % |
| Industrial | _____ Acres | _____% |
| Other land use (Hospital and related uses) | _____ Acres | _____% |
| Active recreation and/or open space | _____ Acres | _____% |
| Passive open space | _____ Acres | _____% |
| Public and private right-of-way | _____ Acres | _____% |

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in the PUD Written Description. The maximum coverage by buildings and structures is subject to the PUD Written Description.

# MAP SHOWING SURVEY OF

A PART OF SECTION 37, BEING IN TOWNSHIP 2 SOUTH, RANGE 26 EAST, OF CITY OF JACKSONVILLE, MORE PARTICULARLY DESCRIBED AS LOTS 11, 12, AND THE NORTH 1/2 LOT 13, BLOCK 34 OF SPRINGFIELD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 4 AND 5, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.




## VICINITY MAP

SCALE: 1" = 500'

NOTES:

1. THIS IS A MAP ONLY.
2. THE PURPOSE OF THIS MAP IS TO SHOW THE LOCATION OF ANY CHURCHES, SCHOOLS OR ADULT ENTERTAINMENT FACILITIES WITHIN 1500 FEET OF THE SUBJECT SITE, OF WHICH THERE IS/ARE EIGHT (8).

SUBJECT SITE:
1636 NORTH MAIN STREET
JACKSONVILLE, FL 32206
R.E.#: 071416-0005

① GREATER NEW JERUSALEM BAPTIST CHURCH
207 WEST 6TH STREET,
JACKSONVILLE, FL 32206 – 985'±

② WESTSIDE CHURCH OF CHRIST
23 WEST 8TH STREET, #3677
JACKSONVILLE, FL 32206 – 700'±

③ ST. MARY'S EPISCOPAL CHURCH
1924 NORTH LAURA STREET,
JACKSONVILLE, FL 32206 – 1,290'±

④ SPRINGFIELD CHRISTIAN CHURCH
25 WEST 9TH STREET
JACKSONVILLE, FL 32206 – 1,210'±

⑤ GLORIOUS CHURCH OF THE LORD
213 EAST 6TH STREET,
JACKSONVILLE, FL 32206 – 1,070'±

⑥ EMBASSY FELLOWSHIP
221 EAST 8TH STREET,
JACKSONVILLE, FL 32206 – 1,385'±

⑦ RUTHERFORD SCHOOL
1514 HUBBARD STREET,
JACKSONVILLE, FL 32206 – 435'±

⑧ LUTHERAN SERVICES FLORIDA, INC.–
8TH STREET HEAD START
20 WEST 8TH STREET,
JACKSONVILLE, FL 32206 –460'±

CERTIFIED TO:

- UNLEASHED DOG BAR, LLC.,
  d/b/a UNLEASHED A DOG BAR

JASON D. BOATWRIGHT
License Number 7292
STATE OF FLORIDA
Professional Surveyor and Mapper

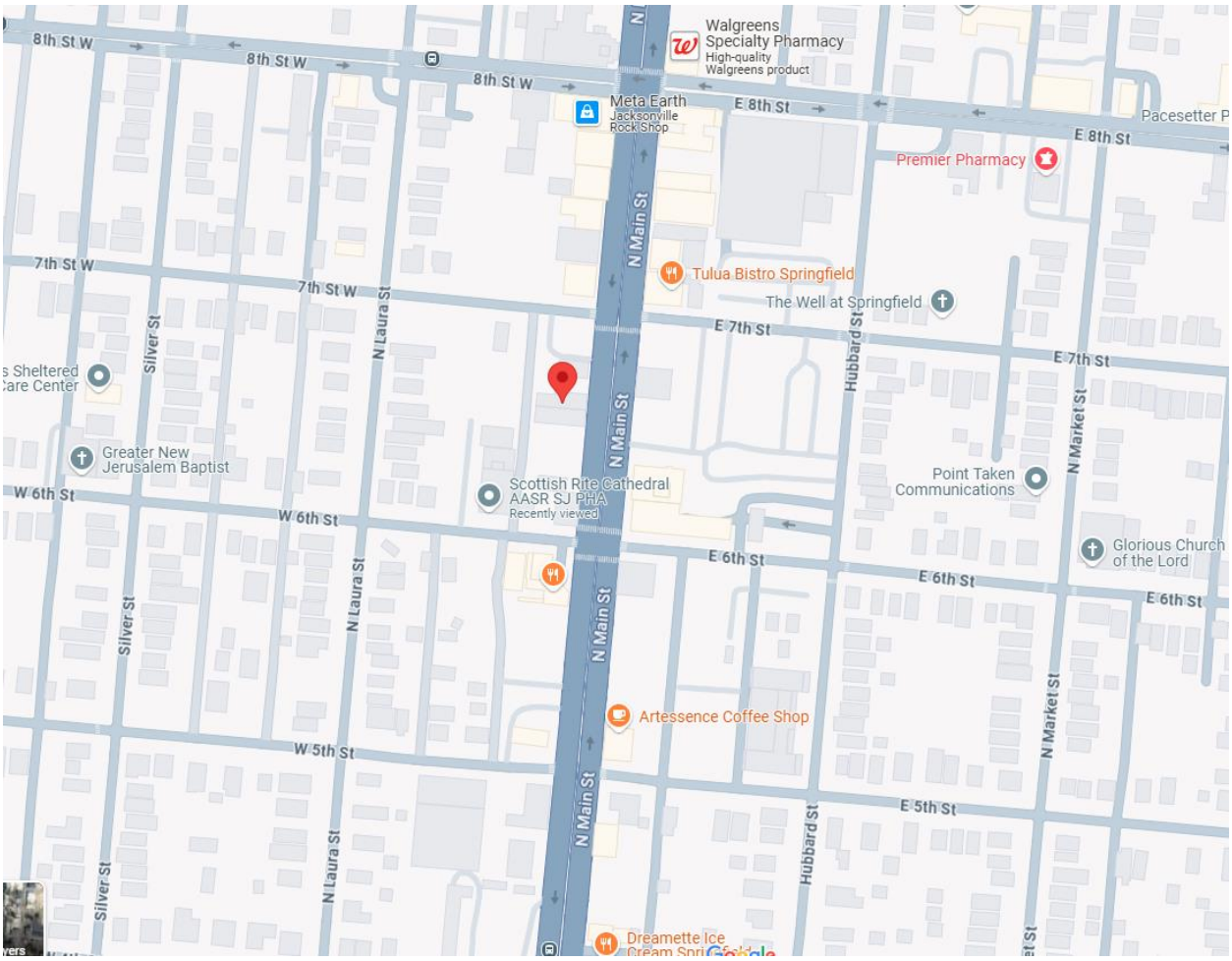
JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

| DATE: APRIL 03, 2025 | FILE: 2025-0413 |
|---|---|
| SHEET 1 OF 1 | DRAWN BY: ADT |
| | SCALE: 1" = 500' |


BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

**EXHIBIT H**
**Aerial Photograph**

**EXHIBIT K**
**Site Location Map**



**City of Jacksonville**
**Planning & Development Department**
**214 N. Hogan Street, Suite 300**
**Jacksonville, Florida 32202**

# AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
## Corporation/Partnership/Trust/Other Entity

Normandy Stratton LLC
Owner (Affiant) Name

1636 Main St N, Jacksonville, FL 32206
Address(es) for Subject Property

071416 0005
Real Estate Parcel Number(s) for Subject Property

Driver, McAfee, Hawthorne & Diebenow, PLLC
Appointed or Authorized Agent(s)

Land use amendment, rezoning, administrative deviation and such other applications for entitlement
Type of Request(s)/Application(s)

**STATE OF** Florida

**COUNTY OF** DUVAL

BEFORE ME, the undersigned authority, this day personally appeared Leonard Setzer, who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the manager of Normandy Stratton LLC, a Florida Limited Liability Company (the "Entity") that is the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above-noted request(s)/application(s) being made to the City of Jacksonville.*

2. Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.

3. That I, the undersigned, as an authorized representative of the Entity, have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on behalf of said Entity in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent the Entity, I attest that the application(s) is/are made in good faith.

4. Affiant further acknowledges that any change in ownership of the Subject Property and/or the designated agent(s) that occur prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require that a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.

5. I acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

**FURTHER AFFIANT SAYETH NAUGHT.**

By: Leonard Setzer, manager

*** Affiant shall provide documentation illustrating that Affiant is an authorized representative of the entity-owner of the Subject Property. This may be shown through a corporate resolution, power of attorney, printout from Sunbiz.org, trust agreement, etc.**

**NOTARIAL CERTIFICATE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 24th, day of MARCH, 2025, by Leonard Setzer, as manager of Normandy Stratton LLC, who is ☒ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced P.K.

Pamela D Howard
Notary Public Signature

[NOTARY SEAL]

Pamela D Howard
Printed/Typed Name - Notary Public

PAMELA D. HOWARD
Commission # HH 570718
Expires August 17, 2028

My commission expires: _____

**NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.**

Property taxes are subject to change upon change of ownership.
• Past taxes are not a reliable projection of future taxes.
• The sale of property will prompt the removal of all exemptions, assessment caps and special classifications.

**NORMANDY STRATTON LLC**
8650 12 OLD KINGS RD S
JACKSONVILLE, FL 32217

**Primary Site Address**
1632 N MAIN ST
Jacksonville FL 32206-

**Official Record Book/Page**
20108-00706

**Tile #**
6412

## 1632 N MAIN ST

Property Detail

| | |
|---|---|
| **RE #** | 071416-0005 |
| **Tax District** | USD1 |
| **Property Use** | 1192 Store,Retail/Multi Bldg |
| **# of Buildings** | 2 |
| **Legal Desc.** | For full legal description see Land & Legal section below |
| **Subdivision** | 01188 SRINGFELD S/D BLK 3,5,9 , |
| **Total Area** | 20722 |

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 | 2024 Certified | 2025 In Progress |
|---|---|---|
| **Value Method** | Income | Income |
| **Total Building Value** | $0.00 | $0.00 |
| **Extra Feature Value** | $0.00 | $0.00 |
| **Land Value (Market)** | $142,188.00 | $142,188.00 |
| **Land Value (Agric.)** | $0.00 | $0.00 |
| **Just (Market) Value** | $890,600.00 | $890,600.00 |
| **Assessed Value** | $890,600.00 | $890,600.00 |
| **Cap Diff/Portability Amt** | $0.00 / $0.00 | $0.00 / $0.00 |
| **Exemptions** | $0.00 | See below |
| **Taxable Value** | $890,600.00 | 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 |
|---|---|---|---|---|---|
| 20108-00706 | 1/13/2022 | $920,000.00 | SW - Special Warranty | Qualified | Improved |
| 19645-01979 | 3/22/2021 | $100.00 | WD - Warranty Deed | Unqualified | Improved |
| 19094-00663 | 1/31/2020 | $100.00 | WD - Warranty Deed | Unqualified | Vacant |
| 19049-02368 | 12/23/2019 | $110,000.00 | WD - Warranty Deed | Qualified | Vacant |
| 18233-01504 | 12/27/2017 | $110,600.00 | WD - Warranty Deed | Unqualified | Improved |
| 17774-00357 | 11/4/2016 | $185,000.00 | SW - Special Warranty | Qualified | Improved |
| 17605-00220 | 5/18/2016 | $100.00 | MS - Miscellaneous | Unqualified | Improved |
| 16645-00388 | 11/12/2013 | $73,200.00 | WD - Warranty Deed | Qualified | Improved |
| 15095-00504 | 12/9/2009 | $100.00 | MS - Miscellaneous | Unqualified | Vacant |
| 11249-01614 | 7/17/2003 | $108,000.00 | WD - Warranty Deed | Qualified | Improved |
| 05882-00122 | 10/5/1984 | $24,400.00 | WD - Warranty Deed | Unqualified | Improved |
| 05815-00749 | 4/10/1984 | $100.00 | MS - Miscellaneous | Unqualified | Improved |
| 05648-00556 | 5/10/1983 | $40,000.00 | WD - Warranty Deed | Unqualified | Improved |
| 05502-02303 | 2/26/1982 | $47,000.00 | WD - Warranty Deed | Unqualified | Improved |

### Extra Features

| LN | Feature Code | Feature Description | Bldg. | Length | Width | Total Units | Value |
|---|---|---|---|---|---|---|---|
| 1 | PVCC1 | Paving Concrete | 1 | 0 | 0 | 425.00 | $2,670.00 |
| 1 | PVCC1 | Paving Concrete | 2 | 0 | 0 | 1,095.00 | $2,024.00 |
| 2 | SHWC2 | Shed Wood | 1 | 10 | 8 | 80.00 | $1,054.00 |

### Land & Legal

Land

| LN | Code | Use Description | Zoning Assessment | Front | Depth | Category | Land Units | Land Type | Land Value |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 1000 | COMMERCIAL | CCG-S | 0.00 | 0.00 | Common | 21,875.00 | Square Footage | $142,188.00 |

Legal

| LN | Legal Description |
|---|---|
| 1 | 2-4 37-2S-26E .50 |
| 2 | SPRINGFIELD |
| 3 | LOTS 11,12, N 1/2 LOT 13 BLK 34 |

## Buildings

Building 1

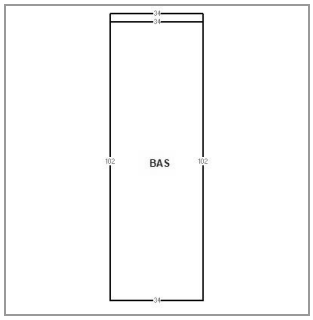
Building 1 Site Address
1632 N MAIN ST Unit
Jacksonville FL 32206-

| | |
|---|---|
| **Building Type** | 1101 - STORE RETAIL |
| **Year Built** | 1967 |
| **Building Value** | $245,363.00 |

| Type | Gross Area | Heated Area | Effective Area |
|---|---|---|---|
| Canopy | 102 | 0 | 26 |
| Base Area | 3468 | 3468 | 3468 |
| Total | 3570 | 3468 | 3494 |

| Element | Code | Detail |
|---|---|---|
| Exterior Wall | 15 | 15 Concrete Blk |
| Roof Struct | 9 | 9 Rigid Fr/Bar J |
| Roofing Cover | 4 | 4 Built Up/T&G |
| Interior Wall | 1 | 1 Masonry Min |
| Int Flooring | 10 | 10 Terrazzo Mono |
| Heating Fuel | 2 | 2 Oil |
| Heating Type | 3 | 3 Frcd Not Ductd |
| Air Cond | 1 | 1 None |
| Ceiling Wall Finish | 3 | 3 S Ceil Min Wall |
| Comm Htg & AC | 0 | 0 None |
| Comm Frame | 3 | 3 C-Masonry |

| Element | Code | Detail |
|---|---|---|
| Stories | 1.000 | |
| Restrooms | 2.000 | |
| Baths | 4.000 | |
| Rooms / Units | 1.000 | |
| Avg Story Height | 12.000 | |




## 2024 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 | $890,600.00 | $0.00 | $890,600.00 | $9,815.15 | $10,078.83 | $9,760.98 |
| Urban Service Dist1 | $890,600.00 | $0.00 | $890,600.00 | $0.00 | $0.00 | $0.00 |
| Public Schools: By State Law | $890,600.00 | $0.00 | $890,600.00 | $2,760.62 | $2,753.74 | $2,804.50 |
| By Local Board | $890,600.00 | $0.00 | $890,600.00 | $1,949.69 | $2,002.07 | $1,971.25 |
| FL Inland Navigation Dist. | $890,600.00 | $0.00 | $890,600.00 | $24.98 | $25.65 | $23.69 |
| Water Mgmt Dist. SJRWMD | $890,600.00 | $0.00 | $890,600.00 | $155.51 | $159.68 | $150.16 |
| School Board Voted | $890,600.00 | $0.00 | $890,600.00 | $867.30 | $890.60 | $890.60 |
| Urb Ser Dist1 Voted | $890,600.00 | $0.00 | $890,600.00 | $0.00 | $0.00 | $0.00 |
| | | | Totals | $15,573.25 | $15,910.57 | $15,601.18 |

| Description | Just Value | Assessed Value | Exemptions | Taxable Value |
|---|---|---|---|---|
| **Last Year** | $867,300.00 | $867,300.00 | $0.00 | $867,300.00 |
| **Current Year** | $890,600.00 | $890,600.00 | $0.00 | $890,600.00 |

## 2024 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.

**2024**

**2023**

**2022**

**2021**

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

### More Information

ontact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record

# Detail by Entity Name

Florida Limited Liability Company
NORMANDY STRATTON LLC

**Filing Information**

| | |
|---|---|
| **Document Number** | L07000086058 |
| **FEI/EIN Number** | 26-0812677 |
| **Date Filed** | 08/22/2007 |
| **State** | FL |
| **Status** | ACTIVE |

**Principal Address**

C/O L.R.S. CO. D/B/A TSG REALTY
8650-12 OLD KINGS ROAD SOUTH
JACKSONVILLE, FL 32217

Changed: 04/19/2012

**Mailing Address**

C/O L.R.S. CO. D/B/A TSG REALTY
8650-12 OLD KINGS ROAD SOUTH
JACKSONVILLE, FL 32217

Changed: 04/19/2012

**Registered Agent Name & Address**

SETZER, LEONARD R
8650-12 OLD KINGS ROAD SOUTH
JACKSONVILLE, FL 32217

Name Changed: 03/26/2008

Address Changed: 04/19/2012

**Authorized Person(s) Detail**

**Name & Address**

Title MGR

SETZER, LEONARD R
8650-12 OLD KINGS ROAD SOUTH
JACKSONVILLE, FL 32217

## Annual Reports

| Report Year | Filed Date |
|---|---|
| 2023 | 01/19/2023 |
| 2024 | 01/17/2024 |
| 2025 | 01/16/2025 |

## Document Images

| | |
|---|---|
| 01/16/2025 -- ANNUAL REPORT | View image in PDF format |
| 01/17/2024 -- ANNUAL REPORT | View image in PDF format |
| 01/19/2023 -- ANNUAL REPORT | View image in PDF format |
| 01/20/2022 -- ANNUAL REPORT | View image in PDF format |
| 01/22/2021 -- ANNUAL REPORT | View image in PDF format |
| 01/22/2020 -- ANNUAL REPORT | View image in PDF format |
| 02/13/2019 -- ANNUAL REPORT | View image in PDF format |
| 01/26/2018 -- ANNUAL REPORT | View image in PDF format |
| 01/18/2017 -- ANNUAL REPORT | View image in PDF format |
| 03/17/2016 -- ANNUAL REPORT | View image in PDF format |
| 02/18/2015 -- ANNUAL REPORT | View image in PDF format |
| 03/18/2014 -- ANNUAL REPORT | View image in PDF format |
| 03/13/2013 -- ANNUAL REPORT | View image in PDF format |
| 04/19/2012 -- ANNUAL REPORT | View image in PDF format |
| 03/07/2011 -- ANNUAL REPORT | View image in PDF format |
| 03/11/2010 -- ANNUAL REPORT | View image in PDF format |
| 02/24/2009 -- ANNUAL REPORT | View image in PDF format |
| 03/26/2008 -- ANNUAL REPORT | View image in PDF format |
| 08/22/2007 -- Florida Limited Liability | View image in PDF format |

**EXHIBIT C**
**Binding Letter**

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

**Re: Binding Letter for 1636 Main Street North, Jacksonville, FL 32206 (RE# 071416 0005)**

Ladies and Gentlemen:

You are hereby advised that the undersigned, Leonard Setzer, as manager of Normandy Stratton LLC, a Florida Limited Liability Company, Owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part thereof, hereby agrees to bind its successor(s) in title to development in accordance with (a) the site plan and the written description of the proposed rezoning plan submitted with the rezoning application and (b) any conditions set forth by the City Council of the City of Jacksonville in the rezoning ordinance. Owner also agrees to proceed with the development of the subject property in accordance with items (a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities, which are not to be provided, operated or maintained by the City of Jacksonville.

Normandy Stratton LLC, a Florida Limited Liability Company

By: Leonard Setzer, manager

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of MARCH, 2025, by Leonard Setzer, as manager of Normandy Stratton LLC, a Florida Limited Liability Company, on behalf of the company, who is ☒ personally known to me or ☐ has produced P.K as identification.

[Notary Seal]

Pamela D Howard
(Notary Signature)

PAMELA D. HOWARD
Commission # HH 570718
Expires August 17, 2028

Doc # 2022018675, OR BK 20108 Page 706, Number Pages: 3,
Recorded 01/24/2022 11:25 AM, JODY PHILLIPS CLERK CIRCUIT COURT DUVAL COUNTY
RECORDING $27.00 DEED DOC ST $6440.00

Prepared by and return to:
Charles L. Gibbs, Esq.
Driver, McAfee, Hawthorne & Diebenow, PLLC
One Independent Drive, Suite 1200
Jacksonville, FL 32202

Property Appraiser's ID #: 071416-0005

**SPECIAL WARRANTY DEED**

This Special Warranty Deed is executed this 13th day of January, 2022, by **C.L.L. REAL ESTATE HOLDINGS, LLC**, a Florida limited liability company ("**Grantor**") whose post office address is 2950 Halcyon Avenue, Jacksonville, Florida 32223, to **NORMANDY STRATTON LLC**, a Florida limited liability company ("**Grantee**") whose post office address is c/o TSG Realty, 8650-12 Old Kings Road South, Jacksonville, Florida 32217.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

Witnesseth, that the Grantor, in consideration of the sum of Ten Dollars and other valuable consideration paid by the Grantee, receipt and sufficiency of which is acknowledged, has granted, bargained, sold and conveyed to the Grantee, its successors and assigns forever, and does by these presents, grant, bargain, sell and convey the following described real property located in Duval County, Florida (the "**Property**"):

**Lots 11, 12, and North 1/2 Lot 13, Block 34 of SPRINGFIELD, according to the Plat thereof as recorded in Plat Book 2, Page(s) 4 and 5, of the current Public Records of DUVAL County, Florida.**

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

To have and to hold the same in fee simple forever.

**AND GRANTOR HEREBY COVENANTS** with Grantee that the Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but none other, subject to the matters set forth on Exhibit "A" attached hereto.

[*signature page to follow*]

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

Signed, sealed and delivered as to Grantor
in the presence of:

Kosoma May
Signature of Witness 1

Kosoma May
Print Name of Witness 1

Signature of Witness 2

KATELYN BALDWIN
Print Name of Witness 2

**C.L.L. REAL ESTATE HOLDINGS, LLC,** a Florida limited liability company

By: Cindy L. Lasky
Its: Managing Member

State of FLORIDA
County of DUVAL

The foregoing instrument was acknowledged before me, by means of physical presence, this 10th day of January, 2022, by Cindy L. Lasky, as Managing Member of C.L.L. REAL ESTATE HOLDINGS, LLC, a Florida limited liability company, on behalf of the company, who (X) is personally known to me, or ( ) presented the following identification: _____.

My Commission Expires:

Signature of Notary

STEPHANIE GRACE COSTELLO
Commission # GG 287137
Expires January 20, 2023
Bonded Thru Budget Notary Services

[Notary Seal]

**EXHIBIT "A"**
Permitted Exceptions

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.

2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Property.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SPRINGFIELD, as recorded in Plat Book 2, Page(s) 4 and 5, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

# Availability Letter

Gary Neuman 4/7/2025

unleashed a dog bar

3705 Navajo Pl

Saint Johns, Florida 32259

Project Name: unleashed a dog bar

Availability #: 2025-1102

Attn: Gary Neuman

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

**Point of Connection:**
A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

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

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

**Reservation of Capacity and Capacity Fees:**
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.

If an existing service is to be utilized, the applicant shall contact the Water Preservice Group at 904-665-5260, Option 6 or waterpreservice@jea.com to discuss any additional capacity fees that may be required for the new or modified development. Otherwise, estimated capacity fees may be calculated at https://www.jea.com/Engineering_and_Construction/Water_and_Wastewater_Development/Self-Service_Center/Capacity_Fee_Calculator_-_Average_Daily_Flow . Final fees will be determined by the Water Preservice Group as part of the new service application process.

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

https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

| | |
|---|---|
| Availability Number: | 2025-1102 |
| Request Received On: | 3/25/2025 |
| Availability Response: | 4/7/2025 |
| Prepared by: | Ji Soo Kim |
| Expiration Date: | 04/07/2027 |

**Project Information**

| | |
|---|---|
| Name: | unleashed a dog bar |
| Address: | 1636 MAIN ST N, JACKSONVILLE, FL 32206 |
| County: | Duval County |
| Type: | Electric,Sewer,Water |
| Requested Flow: | 600 |
| Parcel Number: | 071416 0005 |
| Location: | |
| Description: | A dog bar featuring beer and wine and nonalcoholic beverages catering to dog owners featuring an outdoor turfed play / exercise area for dogs and their owners. |

**Potable Water Connection**

| | |
|---|---|
| Water Treatment Grid: | North Grid |
| Connection Point #1: | Recommend ordering a water locate in Step 2. |
| Connection Point #2: | Existing 12-inch water main within Main St. N. ROW. |
| Water Special Conditions: | Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required. Meter Location: 163' S S 7TH ST 6' E W MAIN ST 6' W/MAIN ST -- 4' BLDG WALL IN SIDEWALK |

**Sewer Connection**

Sewer Grid: Buckman

Connection Point #1: Recommend ordering a sewer locate in Step 1.

Connection Point #2: Existing 8-inch gravity sewer main within Main St. N. ROW.

Sewer Special Conditions: Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA.

If gravity flow cannot be achieved, then Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.).

If needed, a development meeting can be scheduled prior to submitting a plan set. Request development meeting through the JEA Sages program, Step 2, and select Development Meeting.

**Reclaimed Water Connection**

Reclaim Grid:

Connection Point #1:

Connection Point #2:

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

**Electric Connection**

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations, and electric system optimal design configuration. Contact elecdev@jea.com regarding specific project demands, availability and process for connection.

**Chilled Water Connection**

Chilled Water Availability:

Chilled Water Special Conditions:

**General Conditions:**

**Subsequent steps you need to take to get service:**

**Request As-Built drawings and/or GIS maps by going to Step 1 in Sages.**

**Request a Sewer Locate by going to Step 1 in Sages.**

**Request a Hydrant Flow Test by going to Step 1 in Sages.**

**Request a Development Meeting with the water/wastewater team by going to Step 2 in Sages. If you need representative from the electric or real estate team please indicate that on your application. Don't forget to upload your utility layout with your application.**

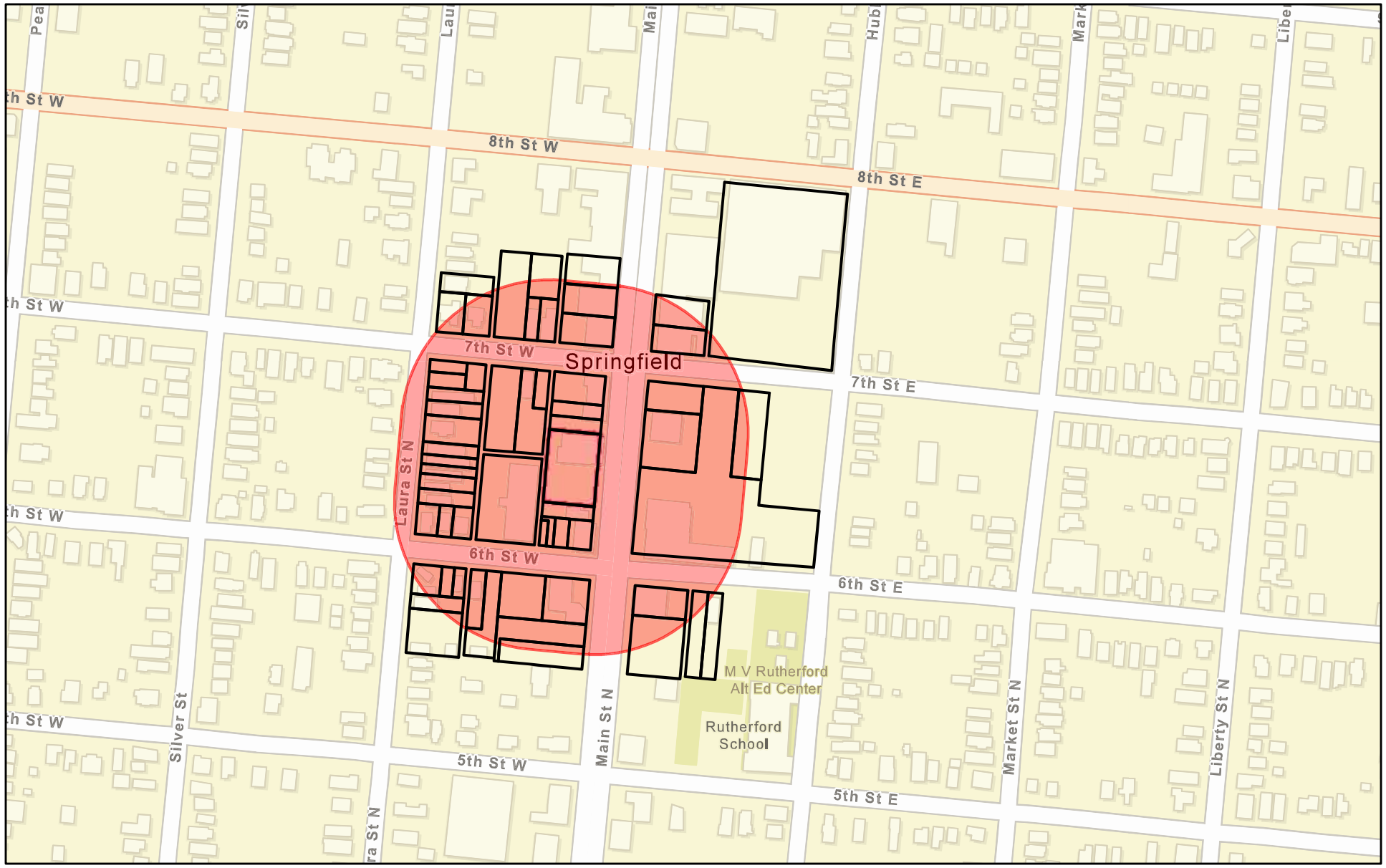
**Submit your plans for water/waste water review by Step 2 in Sages.**

| RE | LNAME | LNAME2 | MAIL_ADDR1 | MAIL_ADDR2 | MAIL_ADDR3 | MAIL_CITY | MAIL_STATE | MAIL_ZIP |
|---|---|---|---|---|---|---|---|---|
| 071379 0000 | 1637 MAIN STREET LLC | | 221 N HOGAN ST SUITE 380 | | | JACKSONVILLE | FL | 32202 |
| 071405 0000 | 1645 LAURA LLC | | 1710 N MAIN ST | | | JACKSONVILLE | FL | 32206 |
| 071644 0000 | 1703 1705 N MAIN STREET LLC | | 2025 TYLER ST | | | HOLLYWOOD | FL | 33020 |
| 071414 0000 | 1931 BLANDING LLC | | 2311 MYRA ST | | | JACKSONVILLE | FL | 32204 |
| 071383 0000 | 27 EAST 7TH STREET LLC | | 2025 TYLER ST | | | HOLLYWOOD | FL | 33020 |
| 071397 0000 | A AND M UNITED PROPERTIES INC | | 358 KING ST | | | JACKSONVILLE | FL | 32204 |
| 071423 0000 | A JAM LAND HOLDING LLC | | 1606 N MAIN ST | | | JACKSONVILLE | FL | 32206 |
| 071402 0030 | ALBERT GEORGE | | 12 WILLOW BAY DR S | | | BARRINGTON | IL | 60010 |
| 071399 0000 | ALCO HALF WAY HOUSE INC | | 1120 HUBBARD ST | | | JACKSONVILLE | FL | 32206-5020 |
| 071403 0000 | ALLEGIANCE POINT PROPERTIES LLC ET AL | | 630 KINGSLEY AVE | | | ORANGE PARK | FL | 32073 |
| 071401 0000 | AMMONS ANTHONY R SR ET AL | | 11756 J ANTHONY DR | | | JACKSONVILLE | FL | 32258 |
| 071415 0000 | BARRAGAN CAROLINA | | 1425 N PEARL ST | | | JACKSONVILLE | FL | 32206 |
| 071376 0010 | CARTHAGO NOVA LLC | | 16748 N W 13TH CT | | | PEMBROKE PINES | FL | 33028 |
| 071408 0000 | CITY OF JACKSONVILLE | | C/O REAL ESTATE DIVISION | 214 HOGAN ST N 10TH FLOOR | | JACKSONVILLE | FL | 32202 |
| 071638 0000 | CJX3 LLC | | 20340 NE 15TH CT | | | MIAMI | FL | 33179 |
| 071422 0000 | DALYMUSE LLC | | 331 E 7TH ST | | | JACKSONVILLE | FL | 32206 |
| 071640 0000 | EMT HOLDINGS LLC | | 1235 N LAURA ST | | | JACKSONVILLE | FL | 32206 |
| 071424 0000 | FLORIDA COUNCIL OF DELIBERATION | | C/O DEPUTY FOR THE ORIENT OF FLORIDA | PO BOX 1240 | | WINTER PARK | FL | 32790 |
| 071404 0000 | GALINDO TIFFANY | | 1635 LAURA ST | | | JACKSONVILLE | FL | 32206 |
| 071234 0000 | GOPIREDDY DHEERAJ | | 1254 S FEDERAL ST UNIT E | | | CHICAGO | IL | 60605 |
| 071623 0000 | GREENE TERRY | | 9429 NORFOLK BLVD | | | JACKSONVILLE | FL | 32208-1713 |
| 071421 0050 | GREENHALGH DAVID | | 1951 N MARKET ST APT 3 | | | JACKSONVILLE | FL | 32206 |
| 071254 0000 | GULF ATLANTIC PROPERTIES INC | | 2465 FAYE RD | | | JACKSONVILLE | FL | 32226 |
| 071238 0010 | HARMONY FAMILY GROUP LLC | | 426 ORANGE BLUFF AVE | | | JACKSONVILLE | FL | 32211-6944 |
| 071420 0000 | HUNT SAMUEL | | 1610 MAIN ST N | | | JACKSONVILLE | FL | 32206 |
| 071645 0000 | IBEN LAKAY LLC | | 1528 PEARL ST | | | JACKSONVILLE | FL | 32206 |
| | JACKSONVILLE CULTURAL DEVLP CORP | SUZANNE PICKETT | 648 UNION ST E | | | JACKSONVILLE | FL | 32206 |
| 071641 0020 | JACKSONVILLE DOWNTOWN DEVELOPMENT LLC | | 20 20TH AVE N | | | JACKSONVILLE BEACH | FL | 32250 |
| 071237 0000 | LEE CARL JR | | 50 W 6TH ST | | | JACKSONVILLE | FL | 32206-4426 |
| 071236 0060 | LEE CARL JR | | 6539 KINLOCK DR | | | JACKSONVILLE | FL | 32219-3889 |
| 071402 0000 | MODERN HOMES & ESTATES LLC | | 4277 EMERALD BAY DR | | | JACKSONVILLE | FL | 32277 |
| 071416 0005 | NORMANDY STRATTON LLC | | 8650 12 OLD KINGS RD S | | | JACKSONVILLE | FL | 32217 |
| 071236 0000 | NYIA ENTERPRISES LLC | | 1547 N LAURA ST | | | JACKSONVILLE | FL | 32206 |
| | OPEN VOLUNTEER | RANDALL JACKSON | 5807 GILCHRIST OAKS CT | | | JACKSONVILLE | FL | 32219 |
| | OPERATION NEW HOPE | REGGIE FULLWOOD | 1830 MAIN ST N | | | JACKSONVILLE | FL | 32206 |
| 071252 0000 | PAUL VINCENT M JR | | 1736 LANDON AV | | | JACKSONVILLE | FL | 32207-8758 |
| 071411 0000 | POOLE STACEY ET AL | | 26 7TH ST W | | | JACKSONVILLE | FL | 32208 |
| 071412 0000 | POOLE STACEY L | | PO BOX 40112 | | | JACKSONVILLE | FL | 32203 |
| 071400 0000 | PUTMON KELVIN L LIFE ESTATE | | 12408 V C JOHNSON RD | | | JACKSONVILLE | FL | 32218 |
| 071421 0000 | REED MARYBETH M | | 21 W 6TH ST | | | JACKSONVILLE | FL | 32206 |
| 071261 0000 | SCHOOL BOARD OF DUVAL COUNTY | | C/O DIRECTOR REAL ESTATE | 1701 PRUDENTIAL DR FIFTH FLOOR | | JACKSONVILLE | FL | 32207 |
| 071413 0000 | SILVER STREET CAPITAL LLC | | 1803 N MAIN ST | | | JACKSONVILLE | FL | 32206-3735 |
| | SPAR | CHRISTINA PARRISH | 1321 NORTH MAIN ST | | | JACKSONVILLE | FL | 32206 |
| 071253 0000 | SPRINGFIELD ACQUISITIONS INC | | PO BOX 330108 | | | ATLANTIC BEACH | FL | 32233-0108 |
| | SPRINGFIELD AREA MERCHANTS ASSOC. | KELLY RICH | 1321 NORTH MAIN ST | | | JACKSONVILLE | FL | 32206 |
| | SPRINGFIELD CIVIC ASSOCIATION | KELLY RICH | 1321 NORTH MAIN ST | | | JACKSONVILLE | FL | 32206 |
| | SPRINGFIELD IMPROVEMENT ASSOCIATION | ADAM HALSTED | 210 7TH ST W | | | JACKSONVILLE | FL | 32206 |
| | SPRINGFIELD PRESERVATION & REVITALIZATIO | MICHAEL HASKINS | 1321 MAIN ST N | | | JACKSONVILLE | FL | 32206 |
| 071251 0000 | SPRINGFIELD SQUARE INVESTMENT COMPANY LLC | | 1554 N MAIN ST | | | JACKSONVILLE | FL | 32206-4416 |
| | SUSTAINABLE SPRINGFIELD | ALISON GOOD | 454 EAST 3RD ST | | | JACKSONVILLE | FL | 32206 |
| 071410 0000 | TERRAWISE HOMES INC | | 1334 WALNUT ST | | | JACKSONVILLE | FL | 32206 |
| 071406 0000 | TWIN 22 INVESTMENTS LLC | | 10496 CRESTON GLEN CIR E | | | JACKSONVILLE | FL | 32256 |
| | URBAN CORE | BRYANT SHUMAKER | 303 4TH ST W | | | JACKSONVILLE | FL | 32206 |
| 071625 0000 | WACTA CHRISTINE | | 405 W 37TH ST | | | SAVANNAH | GA | 31401 |
| 071624 0000 | WATSON ROSE | | 1717 N LAURA ST | | | JACKSONVILLE | FL | 32206-4441 |

| | | | | | |
|---|---|---|---|---|---|
| 071257 0000 | WERE FOR JESUS INC | 5000 NORTH MAIN ST | JACKSONVILLE | FL | 32206-1494 |
| 071233 0000 | WIELAND JOHN D | 1531 N LAURA ST | JACKSONVILLE | FL | 32206-4437 |
| 071398 0000 | ZAVALA RACHEL M | 55 W 6TH ST | JACKSONVILLE | FL | 32206 |

Total: 47

# Land Development Review




August 7, 2025

711654_T-2025-6367

1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

Esri Community Maps Contributors, City of Jacksonville, Nassau County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom,

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

231 E. Forsyth Street
Jacksonville, FL 32202

## General Collection Receipt

Account No: CR785296 Date: 8/7/2025
User: Cox, Kaysie - PDCU Email: KaysieC@coj.net
**REZONING/VARIANCE/EXCEPTION**

**Name**: Cyndy Trimmer, Esq.
**Address**: One Independent Drive, Suite 1200, Jacksonville, FL 32202
**Description**: Application for Rezoning to a PUD (Z-6367) - 1636 Main St N

| Fund | Center | Account | Project | Activity | Interfund | Future | Debit Amount | Credit Amount |
|---|---|---|---|---|---|---|---|---|
| 00111 | 000000 | 104001 | 000000 | 00000000 | 00000 | 0000000 | 2608.00 | 0.00 |
| 00111 | 140302 | 342218 | 000000 | 00000000 | 00000 | 0000000 | 0.00 | 2608.00 |

**Control Number: 7706859 | Paid Date: 8/14/2025** **Total Due: $2,608.00**

---


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

Account No: CR785296 Date: 8/7/2025
**REZONING/VARIANCE/EXCEPTION**

**Name**: Cyndy Trimmer, Esq.
**Address**: One Independent Drive, Suite 1200, Jacksonville, FL 32202
**Description**: Application for Rezoning to a PUD (Z-6367) - 1636 Main St N

**Total Due: $2,608.00**

# Ordinances

# Old Business

# New Business

# Appeals Update

# Information

CITY OF JACKSONVILLE

PLANNING COMMISSION

MEETING

Proceedings held on Thursday, September 18, 2025, commencing at 1:00 p.m., at the Edward Ball Building, Hearing Room 1002, 214 North Hogan Street, Jacksonville, Florida, before Diane M. Tropia, FPR, a Notary Public in and for the State of Florida at Large.

PRESENT:

MICHAEL McGOWAN, Chairman.
MONÉ HOLDER , Secretary.
LAMONTE CARTER, Commission Member.
AMY FU, Commission Member.
CHARLES GARRISON, Commission Member.
ALI MARAR, Commission Member.
DOROTHY GILLETTE, Commission Member.

ALSO PRESENT:

HELENA PAROLA, Planning Director.
ERIN ABNEY, Chief, Current Planning Division.
ERIC HINTON, Planning Department.
SHERRI HARTSELL, Transportation Planning Div.
TERRENCE HARVEY, Office of General Counsel.
MARK McMANUS, Military Representative.
RANDY GALLUP, Duval County Public Schools.
PATRICIA SALES, Planning Department.

- - -





P R O C E E D I N G S
September 18, 2025 1:00 p.m.
- - -

THE CHAIRMAN: All right. We're going to go ahead and get kicked off here. We may have one more member coming shortly, but we'll get go ahead and get started.

Welcome, everyone, to the September 18th meeting of the Jacksonville Planning Commission.

As a courtesy, please place any mobile phones, tablets, or audible devices on silent mode.

Please join me now and stand and recite the Pledge of Allegiance, and remain standing for a brief moment of silence.

(Recitation of the Pledge of Allegiance.)

THE CHAIRMAN: Thank you very much.

Let the record reflect that we have a quorum with Commissioners Holder, McGowan, Fu, Garrison, Gillette, and Marar.

In attendance are our Duval County Public Schools representative, Randy Gallup; military representative, Mark McManus, members of the City's Planning Department and Office of the General Counsel.





The Commission's bylaws provide that applicants are limited to a six-minute presentation and that each member of the public who speaks before this commission is limited to a three-minute presentation.

It is important that an accurate record may be kept of speakers and what is said. Everyone who wishes to speak must fill out a blue speaker's card, place them in the basket up front. Cards are located on the table outside the room, along with the agenda.

The speaker's testimony is taken down by the court reporter, and it is important that participants speak clearly into the microphone, and only one person should speak at a time.

Any tangible material submitted with a speaker's presentation will become part of the public record and will be kept by this commission; therefore, please retain a copy of anything submitted if it is needed.

The public hearings on exceptions, variances, waivers, administrative deviations and minor modifications are quasi-judicial where you will be sworn in prior to your testimony and the decisions by the Planning





Commission today will be final.

Decisions by this commission on rezonings and land use amendments are recommendations only. The recommendations are transmitted to the City Council's Land Use and Zoning Committee which ultimately votes on these matters.

LUZ may or may not follow the recommendations of the Planning Commission. Unless specifically deferred by LUZ, items voted on by the Planning Commission today are heard by the Land Use and Zoning Committee in two [sic] weeks. LUZ will meet on Tuesday, October 7, 2025, for another public hearing and vote. LUZ meets on -- in Council Chambers in City Hall at 5 p.m.

For any questions regarding a specific application, please see the staff.

A copy of the agenda is located on the table outside this room. Items are generally addressed in the order in which they are listed on the agenda and may be heard out of order for the sake of efficiency or to accommodate scheduling conflicts.

At this time, I will ask for a motion to

approve the minutes from our prior meeting, September 4th, 2025.

COMMISSIONER HOLDER: Motion to approve.

COMMISSIONER GARRISON: Second.

(Commissioner Carter enters the proceedings.)

THE CHAIRMAN: Any comments or questions on last week's [sic] meeting minutes -- or last meeting's minutes?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Seeing none, we'll just announce the arrival of Commissioner Carter. So we now have seven -- seven members here.

All right. We'll go ahead and take a vote.

All in favor, say aye.

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: Any opposed?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Seeing none, motion passes unanimously seven-zero.

Next, we will walk through today's agenda, beginning, as always, with the items which will be deferred. These items will not be heard today, but I'm getting ready to announce -- but





if you are here -- if you listen closely and hear something that you were going to speak on, you're still welcome to do so after I go ahead and read all these off, but it will not be heard today; it will deferred at least one meeting, possibly more.

So starting at the top, deferred items, Page 2, E-15-20 and WLD-15-05 at 4022 Atlantic Boulevard. Also on Page 2, E-23-35 and AD-23-36 at 930 University Boulevard.

On to Page 3, E-25-29 at 0 and 9747 Noroad. Next, on Page 4 and 5, 2025-0487 and 2025-0488 at 11153 Beach Boulevard.

On Page 4, we have 2025-0495 and 2025-0496 at 860 and 1000 Riverside Avenue and 1049 May Street. Next is Page 4 and 5, that's 2025-0623 and 2025-0624 at 425 and 431 Stockton Street.

Lastly, on Page 7, 2025-0590 at 0 Yellow Bluff Road. That's also at 2726 Starratt Road.

So, as mentioned, those are all going to be deferred and will not be heard today. However, did anybody hear me list off an agenda item that you were here to speak on or listen to today?

AUDIENCE MEMBER: (Indicating.)





THE CHAIRMAN: Yes, sir. Come on up, if you wish to speak that is.

Did you happen to fill out a blue speaker's card yet?

AUDIENCE MEMBER: I did, sir.

THE CHAIRMAN: You did? Okay. Great.

(Audience member approaches the podium.)

THE CHAIRMAN: Name and address, please.

AUDIENCE MEMBER: Yeah. It's James Drost. I live at 14532 Yellow Bluff Road.

THE CHAIRMAN: Perfect. And what were you here to speak on?

MR. DROST: For the amendment for ordinance -- for -0590.

THE CHAIRMAN: -0590, the Yellow Bluff Road and Starratt?

MR. DROST: Correct.

THE CHAIRMAN: Okay.

All right. It looks like we may have a couple more after that as well, so --

James, yes. All right. Go ahead.

MR. DROST: Yes. To start, we are totally opposed to this development behind us. I am one of the three adjoining properties that are on Yellow Bluff that are going to be totally





surrounded by this unit.

I really didn't come prepared today to talk, knowing it was deferred. We were here more on a listening and -- and observing mission, but I just want to get on record that we are opposed, as well as my two neighbors are.

And we have had a few meetings with the developer and the attorney. Things are moving nice, and we've got a few more adjustments we'd like to make to the plan, if they allow it.

Other than that, that's really all I'd -- I have to say at this time other than I am opposed to the development. If -- if we could come to a conclusion of half-acre lots, full-acre lots, I think we could get a lot better community buy-in for that as opposed to what's being developed currently.

THE CHAIRMAN: And could you remind me -- I don't have -- I don't know that I got the report this week since it was being deferred. What are we looking at? Something that is more densely developed than you are --

MR. DROST: Yeah. They started out with duplexes behind us --

THE CHAIRMAN: Duplexes?
MR. DROST: -- 31 units, 62 homes.
THE CHAIRMAN: Uh-huh.
MR. DROST: They have deferred off of that and come with single-family homes at this point. They've made some adjustments to the ponds, to the JEA station, which we are in favor of, but there are still a few things that we are working with them, and I'm looking forward to those meetings ahead.
And, of course -- you know, we're never going to stop the development up there, but after going through the Comprehensive Plan -- the 2045 plan page by page, line by line, word for word, we do have some discrepancies in there that we don't feel are being followed according to the development plan that's in place.
THE CHAIRMAN: Okay.
MR. DROST: So if we can continue to work on those items -- the whole community is affected with the growth that's out there. Way too much growth. And after some adding of numbers, we've got about a thousand units going up out there, with the apartment complexes, the





home developments, and there hasn't been anything done to work on the infrastructure; the schools, the roads, the terrible intersection that we live at.
I sat out there a couple of weeks ago and counted 2,480 cars in two hours go through that intersection between 4 and 6 o'clock. A lot of traffic, a lot of close calls, there are no turning lanes, so it's kind of a free-for-all during the high-traffic times.
So that's what our concerns are.
I will definitely be more prepared to speak at our next meeting, and I just look for a resolution that will help us three as well as the community.
THE CHAIRMAN: All right. Thank you, James.
MR. DROST: Thank you.
THE CHAIRMAN: Take care.
Okay. Another James, actually. James Pippin.
(Audience member approaches the podium.)
THE CHAIRMAN: It looks like you are also here to speak on the same item?
AUDIENCE MEMBER: Yes, sir.





THE CHAIRMAN: All right. Can I get your name and address, please, for the record?
AUDIENCE MEMBER: James Pippin, 15227 Cape Drive North, 32226.
I just want to go on record as well as opposing this property. I know there were some changes that came out, I believe, yesterday where they had backed off of the townhome, duplexes to single-family homes; however, the size still does not fit the area. If you take the average of all the properties that abut to these -- to this property and you take away the 218 acres that the Catty Shack owns and take the rest of the surrounding property, the average acre size is over 2 acres, and they're trying to cram 29 houses in on 9 acres, so --
And also, to echo my fellow neighbor, the infrastructure is just not in place up there. I mean, this intersection floods every time. This whole area is just -- just way outdated, so -- we keep dumping developments into this area and nothing is getting done to the infrastructure, so -- I believe we're currently battling five different zonings right now within a 3-mile radius of this area, so the





growth is way, way ahead of the -- the development.
And then I believe there was a traffic study that came out that was posted yesterday, and this particular intersection, they -- the traffic studies say they need to put in turning lanes with arrows, sidewalks. And the traffic study also says that it could be two to five years before a budget is even made through the City or whatever to fund this, so how do we put developments in well in advance of infrastructure? It just -- it makes absolutely no sense to me. It's the old put the cart in front of the horse, so --
Just wanted to go on record opposing this. Again, we're not against development. We know it's going to come, but it needs to be the right development for the area. We're an RR-Acre area, so -- rural area. Everybody that's moved up there on that side of town is -- that's the reason why they moved there, to have large lots, large land, and right now we're currently being taken over, so --
I appreciate your time. Thank you very much.

THE CHAIRMAN: Thank you.

All right. And I think we have at least one more, Catherine Del Re.

AUDIENCE MEMBER: I don't wish to speak today.

THE CHAIRMAN: Don't wish to speak. Okay.

It looks, though, here you were speaking out against, metaphorically, 2025-0590, which is what James and James just did. It says, "Zoning laws are in place to preserve property values, lifestyle, and the ecosystem doesn't follow the recommendations of the 2024 [sic] Comprehensive Plan."

All right. So besides these three cards I have in front of me, was there anybody else that came to speak on one of the items that I listed for deferral just a few moments ago?

AUDIENCE MEMBERS: (No response.)

THE CHAIRMAN: All right. We will move on then, and I will go over the active agenda today that we will hear, starting on the top with exceptions, variances, waivers of minimum distance requirements for liquor license locations, and waivers of architectural and aesthetic requirements. These are final action





agenda items, so they end here today with our vote, and so you will be sworn in for testimony if you would like to speak on any of these items.

On Page 3, E-25-42 at 8374 New Kings Road. The next section is minor modifications and administrative deviation appeals. These also are final action where you will be sworn in. Page 3, MM-25-08 at 0 and 53rd Street West -- excuse me -- 0 53rd Street West.

Next section is land use amendments, companion rezonings, text amendments, conventional rezonings, Planned Unit Developments, and ordinances. These, from here on out, are recommendation only, which means we will take a vote here today, but that will be passed on to LUZ and City Council for final votes later. So recommendation body for the rest of these agenda items.

Page 5, 2025-0242 and -0243, at 0 Owens Road. Following that, Page 5, 2025-0625 and 2025-0626 at 0 Springrove Street. After that, Page 5 and 6, 2025-0627 and -0628 at 5713 Moncrief Road.

Moving on to the next section, which is





just conventional rezonings. Again, recommendation only. Page 6, 2025-0516 at 5868 Lenox Avenue. Also on Page 6, 2025-0629 at 0 Wakefield Avenue. Page 6, 2025-0630 at 0 Commonwealth Avenue. And, finally, to wrap up that section, Page 6, 2025-0631 at 0 Woodley Road.

To finish us off, the Planned Unit Developments, of course, recommendation only, Page 7, 2025-0449 at 0 Normandy Boulevard.

All right. Without further ado, I think we will just continue in the order in which we were given there and start at the top with the exceptions, waivers, variances, et cetera, Page 3, E-25-42, at 8374 New Kings Road.

Staff, please.

MS. ABNEY: Thank you.

This is zoning exception E-25-42 which is seeking to allow semi tractor but not trailer or truck parking and storage within the CCG-2 zoning district. The subject property is located along New Kings Road, which is just south of I-295, within the KingSoutel Crossing Community Redevelopment Area, more particularly this is the New Kings District Character Area





identified within that CRA.

The application was routed to the City's Office of Economic Development for review, along with the KingSoutel Crossing's CRA Advisory Board, where the board met on August 28th to review the application and they voted unanimously to recommend denial. Major concerns that they identified were that the request does not contribute to the redevelopment plan to establish an automobile-oriented commercial corridor offering area retail services and that the proposed use encourages an intensification of industrial-type uses which could exacerbate the blighted concerns for the area. According to the KingSoutel Crossing's CRA plan, the intent is to revitalize the CRA by reducing and eliminating existing blight within the area.

Staff has reviewed the request and finds that the proposed use is not consistent with the Comprehensive Plan when evaluating the goals, objectives, and policies of the plan.

The existing land use category of CGC, which does allow for the proposed use of outside storage of semi tractors as a secondary

use, but when evaluating the goals, objectives and policies, the Department finds it does not promote these, especially Policy 2.2.14 which states, "The City shall recognize and maintain neighborhoods through the development and implementation of district plans and/or neighborhood plans which identify the needs of the city's neighborhoods and opportunities to improve and amend and maintain these neighborhoods in light of continued growth and development pressures within the surrounding area."

The KingSoutel Crossing Redevelopment Plan was adopted by City Council back in 2018 through Ordinance 2018-0012 which was an update to the Neighborhood Action Plan that was originally created in 2008.

The ultimate goal of the CRA is to revitalize the KingSoutel Crossing into a vibrant and economically sustainably urban community. As this area continues to grow and develop, the Planning Department is encouraged through this policy to recognize and implement the goals and objectives of these neighborhood plans in order to support the community's





improvement.

The Department does recognize that there is compatibility with surrounding uses where there are other properties operating in the same manner with outside storage of trucks and trailers, but after further review, the majority of these properties are also operating without proper zoning approval, and approval of this application will set a precedence for future properties along the corridor.

We also want to note that this portion of New Kings Road is included in the Complete Streets Capital Improvement Project, which is funded by the CRA in order to provide infrastructure upgrades and corridor beautification.

The continuation of uses involving heavy trucks and trailers has the potential to damage roadways and landscaping which would undermine the community's investments and improvements and be detrimental to the health, safety, and welfare of the area.

So because of these reasons and those listed out in the staff report, we are forwarding a recommendation of denial for





E-25-42.

THE CHAIRMAN: Thank you very much, Chief.

(Mr. Harden approaches the podium.)

THE CHAIRMAN: Mr. Harden, how are you today?

MR. HARDEN: I'm well, Mr. Chairman.

THE CHAIRMAN: Name and address, please.

MR. HARDEN: Paul Harden, 1431 Riverplace Boulevard.

I was just thinking about the Gator game, so I'm not feeling as good --

THE CHAIRMAN: I'm sorry.

MR. HARDEN: That's all right.

Paul Harden, 1431 Riverplace, as I noted.

If you were to just listen to Erin's report, you would think this is a community of a lot of houses that we're moving into. What you'll see from the photographs in the staff report and the report that Mr. Herzberg has provided that I have given -- have passed out to everyone, this is a request to do what thousands of lots are doing in this same exact neighborhood. We are the only one who came in and asked to do it right. As they noted, there are a lot of these storage areas which aren't





allowed by right in certain areas on [sic] the neighborhood. So remember what's there now first, please.

You don't usually deal with burdens of proof and presumptions in dealing with exceptions, but you're going to today, and I want to talk about it a little bit because the rules matter.

The rules on your consideration for exceptions were set forth succinctly in a case, ironically, that started in the City of Jacksonville, Irvine versus City of Jacksonville [sic]. It seems like we did a lot of important zoning cases going up from here. It went to the Florida Supreme Court, and in Irvine they established the rules for your consideration on zoning exceptions. These aren't rules from English Common Law or Washington D.C. or Miami. These are rules that started right here in this Planning Commission and are applicable.

I want to talk to you first about -- or I want to give you some quotes first from -- about those rules. They're included in the affidavit you have, but I'll read them out to

you.

The first one is -- and this is a quote from -- it's in the Irvine case: As noted by the Florida Supreme Court, there is a distinction between seeking a rezoning and seeking a special exception. Each involves different consideration. In rezoning, the burden is upon the applicant to establish the right of the zoning. However, in a zoning, you -- it's on the -- the burden is on the applicant.

However, in the case of a special exception, when a request has been made by an applicant, the burden is on the zoning authority to demonstrate that the special exception is adverse to public policy. That is, the burden is not on us. The burden is on the zoning authority to establish adverse public interest.

Another quote from that case: An exception is a permitted use to which the applicant is entitled -- they're entitled -- unless the zoning authority demonstrates according to the standards in the Zoning Code -- that is -- Zoning Code and evidence you





hear here today -- that such use would adversely affect -- affect public interest.

And then, finally -- well, I have two more, actually: The zoning authority is obligated to grant the conditional use unless there is a record of substantial competent evidence finding the proposed use would adversely affect the public interest.

And, finally, from the Irvine case: Occasionally the Bar -- and it's less often the bench -- lose sight of the concept that a conditional use or zoning exception, as it's generally called, is part of a comprehensive zoning plan sharing the presumption that the landowner is entitled to the use.

So the important thing for you to remember is that my client comes in here today with a presumption that she's entitled to the zoning exception that we're requesting. Ms. Bennett doesn't lose her entitlement to that presumption simply because of a CRA or because what someone else wants to do with the property. She still has that presumption and she's entitled to the use.

The site is zoned CCG-2, the most intense





zoning allowed in the commercial category in the city of Jacksonville. The exception requested is clearly set in the Zoning Code. Her property is surrounded by intense uses just the same. The only difference is that the surrounding properties are there without coming to you and asking for permission.

In order to deny the use, you have to find on nine criteria that they've caused an adverse public interest. The Planning Department's report says they recommend denial, but they concede in their first opening sentence that six of the nine are met, that my client has met six of the nine criteria, and then point out three they think that aren't met.

Let me call to your attention the ones that the Planning Department has said that we don't meet and that we shouldn't be entitled.

Criteria Number 5, this is one they say we don't meet. It says that the proposed use will have a detrimental effect on the contiguous properties.

On the next page, they have a picture of the contiguous properties. Both of them are developed into a trailer storage yard. So you





have my client's property, which is a clean, landscaped piece of property, and the pictures of the contiguous property -- and they're already developed, and have been for some 20 years, into storage, so I -- I don't see how they can find that we're going to have a detrimental effect on the -- on the development of adjoining properties.

The other criteria they say we don't meet is Criteria Number 9, saying that the use is not consistent with the -- excuse me -- is not consistent with the definition of "exception." Yet, if you look in the Zoning Code, one of the first exceptions listed is the request that we're making. We took it straight out of the Zoning Code. So how does it not meet the condition if it's listed as an exception?

And then, finally, Criteria 1 they say we don't meet is that it's not consistent with the Comprehensive Plan. They say, no, it's not consistent. But if you look in their report -- and it's Exhibit E to the report that I provided to you -- there is a one-page, one-sentence question, is it consistent with the Comprehensive Plan? There's only two

answers to check, yes and no, and they check yes.

So the report of the staff contains language in it --

(Timer notification.)

MR. HARDEN: -- that we meet that.

So we meet all the criteria. I would request your approval.

Thank you, Mr. Chairman.

THE CHAIRMAN: Thank you.

All right. We have Mr. Herzberg.

(Mr. Herzberg approaches the podium.)

THE CHAIRMAN: How are you this afternoon?

MR. HERZBERG: Good afternoon, Mr. Chairman and members of the Commission.

Thank you for this opportunity.

As -- Mr. Harden, obviously, has done an excellent job of highlighting the points --

THE CHAIRMAN: (Inaudible.)

MR. HERZBERG: Sorry?

THE CHAIRMAN: Name and address first, please.

MR. HERZBERG: Yes, sir. Name and address, I apologize.

Mike Herzberg, 12483 Aladdin Road,





Jacksonville, Florida 32223.

THE CHAIRMAN: All right.

MR. HERZBERG: Thank you so much.

THE CHAIRMAN: I think we need to get you sworn in, right?

MR. HERZBERG: Yes, indeed.

(Raises right hand.)

THE REPORTER: Do you affirm that the testimony you are about to give will be the truth, the whole truth, and nothing but the truth?

MR. HERZBERG: I do.

THE REPORTER: Thank you.

MR. HERZBERG: Thank you.

Thank you, Mr. Chairman, members of the Commission. Thank you for this opportunity.

Mr. Harden has already pointed out that the property is designated CGC, CCG-2, again, the most intensive commercial zoning in this city, and really, arguably, allows uses that even vary beyond the Light Industrial zoning or the Industrial Light zoning within our Comprehensive Plan and Code.

It is my opinion that the applicant has met their burden, and as Mr. Harden said, those





in opposition must now prove that such use would adversely affect the public interest.

Typically, the staff report is deemed to be substantial competent evidence; however, I would contend that the report does not demonstrate that this use would adversely affect the public interest.

Mr. Harden had already indicated the criteria which the report found favorably of the request, so I will focus my comments on to the other criteria that Mr. Harden touched on.

Just briefly going through the Comprehensive Plan as it relates to Criteria Number 1, Goal 1 of the plan states: The attempt to -- or the intent to ensure that the character and location of land uses optimize the combined potentials for economic benefit.

Policy 1.1.8: Encourage that new nonresidential projects be designated and in nodal areas or corridor development patterns as provided for in the plan category descriptions.

Policy 1.1.22: Future development orders shall maintain compact, compatible land use patterns to maintain an increasedly [sic] efficient urban delivery system. We're seeing





a pattern here.

Policy 3.1.2: The City shall seek through the Land Development Regulations and land use category descriptions to require commercial uses to locate on arterial roads -- this is an arterial road, as stated -- to ensure the efficient use of land and transportation corridors.

I will go on. Objective 3.2: Promote and sustain the viability of existing and emerging commercial areas to achieve an integrated fabric.

Policy 3.2.1: Encourage development of commercial in the form of nodes, development patterns.

Policy 3.2.2: The City shall encourage infill and redevelopment of existing commercial areas in lieu of permitting additional areas to commercialize.

This city is a logistics hub, and these vehicles are a large component of the success of that operation.

As to Criteria 5, the Department believes the use would have a detrimental effect of future development of contiguous properties.

As Mr. Harden stated, simply look at Page 8 of the report -- the staff report, and Exhibit F, you can see the similarity of the uses.

Kind of important things I just want to get to very briefly as I realize I'm running out of time, I'd ask you to consider this property as a part of a commercial node, extending from interchange I-295 southward. As a matter of fact, that roadway is a City -- identified by the City as a preferred truck route, running a -- almost 12 miles from the Nassau County line south to Old Kings Road. So this is an area that we're intending the trucks to use, and we're at the area of an interchange where trucks will be coming on and off the road.

In closing, I'd ask you to --

(Timer notification.)

MR. HERZBERG: May I have just a -- 30 seconds, if I can wrap up --

THE CHAIRMAN: Sure.

Do we need to vote on that?

MR. HERZBERG: -- if I may --

THE CHAIRMAN: All right. 30 seconds.

MR. HERZBERG: I greatly appreciate the





extra sand.

Simply put, the definition of an exception, as Mr. Harden said, is a use that would not be appropriately [sic] generally or without limitation, but if controlled as to number, area, location, or relation to the neighborhood could promote the various matters which you all consider each day.

I ask you to consider that very carefully because I do believe that this is consistent with the definition of "exception," and remind yourselves that exceptions stand alone. One -- granted, one exception does not set a precedent in which case all other exceptions may be granted. By the very definition, they're to look at the various criteria for each of those applications.

I thank you for additional time and I thank you for the opportunity.

THE CHAIRMAN: Thank you very much.

All right. Next we have Ms. Karen Nasrallah.

(Ms. Nasrallah approaches the podium.)

THE CHAIRMAN: How are you this afternoon?

MS. NASRALLAH: I am great. Thank you so





much.

THE CHAIRMAN: No problem.

Could I get your name and address for the record? And we will swear you in.

MS. NASRALLAH: Yes, sir.

Thank you, Mr. Chairman.

Karen Nasrallah, redevelopment manager, Office of Economic Development.

(Raises right hand.)

THE REPORTER: Do you affirm that the testimony you are about to give will be the truth, the whole truth, and nothing but the truth?

MS. NASRALLAH: I do.

THE REPORTER: Thank you.

MS. NASRALLAH: Thank you, Mr. Chairman, members of the Commission.

First of all, I'd like to thank the Planning Department for the time they spent to create this very detailed staff report. We are grateful for your hard work.

You understand the recommendations from the CRA advisory board to recommend denial based on our redevelopment plan and from the Planning Commission -- or Planning Department





as well.

The application you have for consideration today is a direct response to a Code violation issued on January 10th, 2024. Code Enforcement cited the property owner for violation of an unpermitted use, and the City is in a pending lawsuit with the owner.

There are also surrounding properties, as Mr. Harden pointed out, that are using property for similar uses that are unpermitted, and they have been cited also. We are working with all of them. They have contributed to the blight of the area.

The parcel is located in the KingSoutel Community Redevelopment Area, and there are other considerations that need to be evaluated when you look at applications in a boundary of a CRA.

Some of you may remember a couple of years ago I did a workshop for the Commission, and -- providing them with the guidelines of Community Redevelopment Areas, so I'm going to briefly go through some of that now because your considerations are different outside the City bound- -- the boundary of a CRA than they are

within the boundary of a CRA.

CRAs are created in a two-step process in accordance with Florida Statute. Every time -- everything we do within that boundary has to be in compliance with the statute, ordinance, and planning -- the Comp Plan.

At the time of creation, a legal boundary is established, listing all the parcels with existing land uses and zoning to identify them so that they are promoted [sic] the best and highest use.

Step one, we establish a blight study, as required by the State. We have to meet the definition of some -- blight within the boundary.

Two, 14 criteria. KingSoutel Crossing met six of that criteria, defining it as extremely blighted. The State approved it. The City Council approved that blight study with a resolution.

Step two, create a -- following Florida Statute, create a redevelopment plan, which is to solve for those blighted conditions. The plan captures and governs everything we do within the CRA boundary and it's the blueprint





that we use for redevelopment as required by the State of Florida.

Specifically, Florida Statute 163.360 states that any redevelopment plan must come to the Planning Commission before its approval for you to bless it as being in conformance with the Comp Plan.

I stood before your predecessors 20 years ago and they reviewed our redevelopment plan in great detail and concluded that it was in conformance --

(Timer notification.)

MS. NASRALLAH: -- with the site plan.

May I have a couple of extra minutes, please?

THE CHAIRMAN: Sure. Could we go ahead and take a vote?

All in favor for -- two minutes?

MS. NASRALLAH: Please.

THE CHAIRMAN: Okay. All in favor, say aye.

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: Any opposed?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Most passes seven-zero.





Go ahead, please.

MS. NASRALLAH: Thank you.

So I stood before your Planning Commission, they approved it. They then recommended that it go to City Council for review and approval, where City Council did approve the redevelopment plan with Ordinance 2008-0919, expecting all the provisions within that redevelopment plan to be implemented and to be enforced for the next 30 years. This is a 30-year CRA, so everything in that plan should be enforced until 2038.

The plan was created with a parcel-by-parcel inventory with a highest and best use and approved by Florida Statute. It supersedes all applications and designations.

Mr. Harden will tell you that doesn't matter. It does. You're in the boundary of a CRA, which is protected.

The plan and parcel map is a blueprint which we use as a marketing tool. It provides an investor with some certainty of what will be allowed within the boundary. He or she makes decisions based on that redevelopment plan. And if we stray from that, we jeopardize the





future of the CRA. Enforcement of the redevelopment plan is paramount to our success.

Not only is it inconsistent with the Comp Plan, which is what you reviewed it for when the CRA was created, the Planning Department listed several other areas where it is flawed, especially detrimental effect of vehicular, pedestrian traffic and parking conditions. Will the proposed use result in the creation and generation of -- inconsistent with the health, safety, welfare of the community? Yes, yes, and yes.

You should know that the Community Redevelopment Area advisory board and agency board, which is City Council, has been setting money aside every year for the past five years to create a Complete Streets project that will go 2.2 miles from Soutel Drive to Trout River Boulevard to create a premiere commercial corridor, not industrial corridor, commercial corridor.

(Timer notification.)

MS. NASRALLAH: This is for -- we are trying to attract housing, retail, res- -- all those things.

THE CHAIRMAN: Was that one or two minutes? I didn't see. That seemed short, but --

(Discussion held off the record.)

THE CHAIRMAN: That was two?

Do you need more --

MS. NASRALLAH: Thirty more seconds.

THE CHAIRMAN: All right.

MS. NASRALLAH: Thirty more seconds.

One thing I would like to really stress to you, the CRA was created in 2008. The property was purchased in 2021. It is the owner's responsibility to do their due diligence and learn what is permitted in the -- in that -- with that parcel and that area. She didn't do that. However, she did call me and we discussed it a couple of years ago. She emailed me; I called her. She understood that she was in a CRA. There are different rules when you are in a CRA.

The application is the owner's resolution for circumventing the Zoning Code and the redevelopment plan.

For the reasons that I've outlined, that are outlined in the Planning Department





recommendation and in the KingSoutel Crossing Advisory Board recommendations, we respectfully request your denial so that we can eliminate the blighted conditions in that area that have been growing over the years. As Mr. Harden said, over 20 years, some of these businesses have been out there unlawfully.

Thank you. Thank you for the extra time, Mr. Chairman.

THE CHAIRMAN: Of course. Thank you very much.

All right. Robert Stafford.

(Audience member approaches the podium.)

THE CHAIRMAN: And after Robert, I have Vanessa Cullins Hopkins.

AUDIENCE MEMBER: Good afternoon.

My name is --

THE CHAIRMAN: Robert, how are you?

AUDIENCE MEMBER: Robert Stafford. My address is 4245 Katanga Drive South.

THE CHAIRMAN: Thank you.

She will swear you in, please.

THE REPORTER: If you would raise your right hand for me, please.

MR. STAFFORD: (Complies.)





THE REPORTER: Do you affirm that the testimony you are about to give will be the truth, the whole truth, and nothing but the truth?

MR. STAFFORD: Yes.

THE REPORTER: Thank you.

MR. STAFFORD: Good afternoon.

The -- this issue -- I'm opposed to the plan to create a storage parking, random, you know, come one, come all. This -- even the proposal sounds like stew. It's -- it's just a stew. If it starts with tractors, eventually it will be everything. You know, come one, come all.

I'm opposed to the blight that's already there, and potential for additional blight. Blight is not the only thing.

I have about 12 pages of requests made to the municipal code and compliance department. Ninety-nine percent of every complaint that I posed has been resolved or addressed, you know, to my satisfaction.

There have been instances where I took a sling blade and actually went down a road and chopped down weeds, you know, and Code





Compliance come in, and they've enacted -- recurring more in contracts [sic]. Houses that have been demolished. There's things that are clear.

This is a condition where things are random. I keep hearing about a plan, I read about the plan, I heard about the revisions to the plan. If we have a plan, work the plan. All right.

And for someone to come in and say, well, because there are other properties like this, being used for this purpose, we're going to do this -- it's random. You know, it's random.

I'm glad the Commission is taking a hard look at this and it's going by, over the rules and your processes to make sure that blight doesn't become a major part of this city.

I can tell you all of the things I've done, even Washington to -- it goes up, all along Soutel. All of the opportunities on -- you know, all of the problems and situations that have been resolved by Municipal Code Compliance department, and you look around, and someone is doing something else.

You know, please, please, you know, deny

this request. You know, let's not contribute to blight in the city. Let's keep the city clean. Let's keep the city available -- keep the city, you know, growing; you know, and development, planned development, something that's logical, not something that's random like this.

Thank you.

THE CHAIRMAN: Thank you very much.

And the last card that I have -- if there's anybody else that wants to speak, I need a blue card from you -- Vanessa Cullins Hopkins, please.

(Audience member approaches the podium.)

THE CHAIRMAN: Good afternoon.

AUDIENCE MEMBER: Good afternoon.

THE CHAIRMAN: How are you?

AUDIENCE MEMBER: Oh, I'm quite well. How are you?

THE CHAIRMAN: Excellent. Thank you.

AUDIENCE MEMBER: Thank you.

THE CHAIRMAN: Could I get your name and address, please?

AUDIENCE MEMBER: Vanessa Cullins, 3283 Edgewood Avenue West, District 10.





(Raises right hand.)

THE REPORTER: Do you affirm that the testimony you are about to give will be the truth, the whole truth, and nothing but the truth?

MS. CULLINS HOPKINS: I do.

THE REPORTER: Thank you.

MS. CULLINS HOPKINS: Thank you.

Thank you for allowing me to speak.

I implore this Planning Commission to deny this application.

Giving you a little history, we've been waiting over a year and a half for this hearing to occur. This started out as E-24- -- I'm sorry, Ordinance 2024-0535, about a year or so ago, and the applicant and the lobbyist kept deferring, deferring, deferring, I think hoping that we were not going to show up and oppose this particular application.

As Mr. Stafford says, stick to the plan, and the plan is to see the KingSoutel Crossing CRA plan for this area.

I want to point out on Page 2 of the application, definition of a zoning exception. If you go down to the third line, it says an





exception could occur if it promotes the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or general welfare. This truck storage place does not do any of that; therefore, it needs to be denied.

The other reason why it needs to be denied is because Municipal Code Compliance has given numerous citations and fines to the applicant because they continue and still have tractor trailers and trucks parked on this property. They blatantly flaunt the Municipal Code which is our law. They're going to do whatever they want to do unless you stop it. We're asking you to stop it and to stop it now.

And they've referred to the fact that there are other tractor trailer storage places all along New Kings Road, and that is true. It's also been stated that many of them are also illegal. So we've got to stop what these lawbreakers are doing, and you are the first step.

Please deny this application for exception which started out as Ordinance 2024-0535, trying to change CCG-2 to PUD. They're just





trying to slip it under the radar. Stop it. Please stop it.

Thank you.

THE CHAIRMAN: Thank you very much.

Is there anybody else from the public, before the applicant comes back, that did not fill out a card that wishes to speak?

AUDIENCE MEMBERS: (No response.)

THE CHAIRMAN: All right. So we had a memo handout from -- Ms. Nasrallah, it is from Council Member Ju'Coby Pittman. Do we need to do anything with this in terms of acknowledgment?

MR. HARVEY: If you're going to admit it into the record, (microphone failure).

Sorry. If you're going to admit it into the record, just acknowledge it as you have and add it to the file. Give it to Ms. Sales. Because if she's not here to speak on it, there's nothing more to do with it.

THE CHAIRMAN: Excellent.

Okay. So we did, as just mentioned, receive a memo from Councilwoman Ju'Coby Pittman expressing her support for the Community Redevelopment Agency's

recommendation, which, as you heard, was against what they're asking to do here, so that is being admitted.

(Mr. Harden approaches the podium.)

THE CHAIRMAN: Mr. Harden.

MR. HARDEN: Before I start, are you sure you want that admitted?

I want -- Terrence, you're recommending that he admits it?

THE CHAIRMAN: Well, the CRA member dropped it off. I don't know if she has the -- does she have the ability to do that on behalf of the councilwoman?

MR. HARVEY: How did you guys receive it?

THE CHAIRMAN: I think -- didn't -- Ms. Nasrallah, did you -- was this from you?

MS. NASRALLAH: (Inaudible.)

THE CHAIRMAN: You may come up. Sorry.

(Ms. Nasrallah approaches the podium.)

MS. NASRALLAH: Yes, sir.

The councilwoman asked me to drop it off. Since you were making the final decision today and it wasn't going to City Council, she asked to -- she's out of town. She asked that her recommendation be read.





THE CHAIRMAN: Okay. I don't know how that works in terms of somebody that's not the council member dropping something off on their behalf and saying it's --

MR. HARVEY: She's not here, so -- she's not here to speak on it. It doesn't have to be -- well, she's not here to speak on it or to answer any questions on your behalf, so it's just for consideration.

THE CHAIRMAN: Okay.

All right.

MR. HARDEN: I just want to make it clear for the record.

THE CHAIRMAN: Sure.

MR. HARDEN: Let me start with the lady who spoke. She keeps saying that our -- this is a blight -- this is not a blighted use. This is a use that's allowed by law and permitted in the Zoning Code.

There's a picture of our site in this handout I gave you. It's cleared, it's landscaped, it's fenced, it's lighted. Since we got the -- the citation, she -- they haven't done anything on this property. And for a year and a half we've wanted to use our property.





What Ms. Nasrallah referred to as a lawsuit is not a lawsuit. It's the citation they gave us, and we've asked for a hearing on it.

During that time, the Planning Department met with my client, before I represented them, and suggested that we file -- they file a PUD to bring it up. They did that. The PUD written description was provided to them by the Planning Department, the document they filed, and for a year and a half they've tried to negotiate a resolution. They haven't been able to do so.

We haven't not wanted to use our property for a year and a half, so I want to make it clear, we're not doing anything illegal. Ours is clean.

Now, Ms. Nasrallah said they've had this CRA for 20 years. Not one time -- I asked, in discovery in that citation review, for a list of all the other citations that have been issued. Not one. Not one single citation for all -- you've got, as -- as a composite exhibit attached to Mr. Herzberg's affidavit, all the multitude of uses. Those have been there for





15 or 20 years.

When Ms. Bennett bought her property, that was there. She had no way of knowing that -- and Ms. Nasrallah is not right, in all due respect, that it overrides them, but we'll get a judge to decide that. Neither one of us have to make that ruling today.

So for 20 years it's been like this while the CRA -- and my client buys a piece of property to try to do something exactly like everybody else is doing, and in -- again, in all due respect, if Ms. Bennett were to come up here she would say she's never spoken with Ms. Nasrallah in her life, and so that's -- there's a dispute there.

It is -- she suggested that it was inconsistent with the Comp Plan. It is not inconsistent with the Comp Plan. The City could have, when they did the CRA, changed the zoning and done a zoning overlay, but that would mean they were taking the people's property and would have to pay for it. They want to now come up and not pay for it but not let us use their [sic] property.

So it does not override the Zoning Code or

the Comprehensive Plan. The Zoning Code requires that the -- you consider the criteria set forth in the Code and only that criteria.

Interestingly enough, I went to the advisory committee meeting. They didn't take any testimony or evidence or anything before they all announced that they were opposing it, so their -- their opinion is not based on the criteria.

The law is clear, Irvine vs. City of Jacksonville [sic] Planning Commission -- there's a presumption that we're entitled to this -- to the exception. They -- the zoning authority has the burden of proof. You've heard all of the evidence. The proofs [sic] are we meet all nine of the criteria. And, you know, it -- I don't know how long we have to -- do we have to wait 30 years to see if they're going to actually develop in the area? They haven't done any of that. Nothing around us is housing. In fact, it is illegal to build housing on this property. It's a -- would be a violation of the Zoning Code. So what they're suggesting we do, we can't do as a matter of law.





I ask you to follow the law as set forth by the Supreme Court, consider the report of the Planning Department which says we meet six of the nine criteria. And the rest of the criteria are met by language in the zoning -- in the Planning Department report and Mr. Herzberg's affidavit, that we met all the criteria.

Thank you, Mr. Chairman.

THE CHAIRMAN: Mr. Harden, before you walk away, did you guys add any fencing, landscaping, since the -- this has started, this process has started, or any --

MR. HARDEN: It's -- you can see it in the picture.

THE CHAIRMAN: Well, they're there. I just didn't -- I didn't know if that was added since --

MR. HARDEN: No, we added -- we added on the fencing.

THE CHAIRMAN: Gotcha. Okay.

MR. HARDEN: And added in lighting and pavement. You can see the -- how -- the status of it now. That's all work that Ms. Bennett's done.





THE CHAIRMAN: I gotcha.

Okay. Thank you.

MR. HARDEN: Thank you.

MS. NASRALLAH: Can I respond?

THE CHAIRMAN: Somebody could call you back up once we close the public hearing, but I can't have you back up because you've already had your time, double time, actually, but --

Yeah, so we heard from the public. We heard the rebuttal, so we're going to have to go ahead and close the public hearing, but certainly anybody here is welcome to call up anybody that has spoken and -- and call them back and ask a few questions, which I may do myself, so --

Did anybody want to chime in or anything before there's a motion made?

COMMISSIONER GARRISON: Oh, yeah. I mean, I want to -- well, first, I want to declare ex parte. I spoke with Mr. Harden yesterday on this. He gave me some background and history of it. And then, two, yeah, I would like to have a little bit of conversation before we get us a -- to a motion.

THE CHAIRMAN: Sure.





I, too -- let's see, what's today? I, too, spoke with Mr. Harden yesterday. He told -- a little bit of background. Obviously, this has been ongoing for a bit. He gave a brief update as to what he was going to be submitting, which the members here all have, a stack, and the affidavit from Mr. Herzberg. So I spoke to Mr. Harden yesterday.

Anybody else have ex parte as we're getting that out of the way?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Okay. Mr. Garrison, did you --

COMMISSIONER GARRISON: Mr. Harden, can you come back up, please?

(Mr. Harden approaches the podium.)

MR. HARDEN: Yes.

COMMISSIONER GARRISON: I just wanted to get your -- and I know you kind of touched on it a little bit, but I just want to kind of -- you keep saying that you meet all nine, but -- subpart 5, will the proposed use have a detrimental effect on the future development of contiguous properties or the general area?

So this is the staff's response: Yes, the

KingSoutel redevelopment plan states that the focus for redevelopment within the area should include, quote, a neighborhood-scale grocery supporting commercial use, and possibly mixed-density housing such as multifamily, rental, independent living, and/or assisted living facilities.

It goes on and says: Approval of more intense commercial uses such as outside storage will not promote the objectives of the redevelopment plan and, therefore, would be detrimental to future development of the area, and it continues on.

And I just want to make sure, when you were talking about the contiguous properties -- I agree with you wholeheartedly that the current -- you know, there's storage facilities all around on the contiguous properties, right?

But were you saying that -- were you utilizing that example as rebuttal for this particular, you know, criterion or -- or a different one?

And my question really is -- because it says the future development of those contiguous properties.





MR. HARDEN: So, yeah, future -- I mean, in 2058 somebody might decide they want to build a grocery store there. We don't have to wait till then. We've got a piece of property that has legal -- not blighted, legal uses that we're trying to -- trying to make of it.

What they're suggesting by their response is they would like to have a grocery store in the area. There are a lot of places in Jacksonville that would like to have a grocery store in the area. There are sites on this corridor where you could build that, and they -- and they point them out on their map. That's -- our site is not one of those sites that they point out, so --

I was pointing out that those two locations contiguous to us -- because they said it's going to have a detrimental effect on contiguous properties. Well, that's not true. Then -- the contiguous properties to us are in a use much more intense than the use that we're requesting --

COMMISSIONER GARRISON: Yeah.

MR. HARDEN: -- so --

COMMISSIONER GARRISON: And I guess I'm





still getting just tripped up on the future development portion of that criteria, and -- tell me -- give me a little bit more insight of your view of the CRA's redevelopment plan and -- and does that hold water, for lack of a better term, in this criterion review?

MR. HARDEN: No. They -- that is a criteria for activity in the CRA that they want to do. But they don't get to take somebody else's property to do it. They either have to buy it or they have to get the owner of that property to develop it.

Lord knows, if someone came in and said, "We would like to buy your site for a grocery store and we'll pay 30 bucks a foot," sold. So there will be a time, I suspect -- I don't know if it's going to be the 30 years. We waited 20 years already. And --

And that's another point I wanted to make. These storage facilities -- again, not blight -- storage facilities are a legal use, have been there for 20 years. What if they had come in the first year, year one, and said, "We want you to do nothing on your property until somebody else wants to build a grocery store





there" -- we're happy if somebody wanted to buy the property and build a grocery store at that location, but that hasn't happened.

COMMISSIONER GARRISON: Yeah, I hear what you're saying, but I still am of the opinion that within the CRA that redevelopment plan has some say over the future development of those contiguous properties. I hear where you're coming from. That's just kind of where I'm at on that. But I -- you know, I always am trying to find a compromise, right? Wherever we are. And --

MR. HARDEN: We could have a period of time, but that --

COMMISSIONER GARRISON: Well, yeah -- yeah. And so, you know, I -- especially with the current uses of those contiguous properties already, as you are stating, much heavier and, you know, very similar to what the current applicant is looking for, you know, I'm in the posture of looking to approve this but with a couple of conditions.

MR. HARDEN: Can I make one point to your --

COMMISSIONER GARRISON: Yes, sir.

MR. HARDEN: -- question?
We're not looking for the use they're in. We're looking for a less intense use --
COMMISSIONER GARRISON: I understand. I gotcha.
MR. HARDEN: We haven't asked to do what the --
COMMISSIONER GARRISON: I understand.
MR. HARDEN: What they're doing next door is there --
COMMISSIONER GARRISON: Yeah.
MR. HARDEN: -- but that's not what we're asking for.
COMMISSIONER GARRISON: Yeah.
So here's kind of where I'm at: So on these two conditions -- I would like to see that if this is approved, that the approval does not transfer with the land. So if the land is sold, the approval goes away, and they -- and the new owner will have to come back.
If the business changes, the new business will come back. If the owner of the business changes, the owner of the business would have to come back.





MR. HARDEN: There's -- the only way -- I'm sorry, was that a question?
COMMISSIONER GARRISON: No. I mean -- yeah, I mean, that is -- that's one. So I wanted to kind of get your --
MR. HARDEN: Yeah, you can make it --
COMMISSIONER GARRISON: Ultimately, I just wanted to see --
MR. HARDEN: You can make it not -- and you do it --
COMMISSIONER GARRISON: I want it as restrictive as possible. So if anything changes --
MR. HARDEN: Well, I'm trying to give you a legal way to do it.
COMMISSIONER GARRISON: Yes, I understand.
MR. HARDEN: That would help to --
A liquor license is -- for instance, Mr. Garrison, they make them personal to the owner. You could make the use personal to the -- to the current owner.
COMMISSIONER GARRISON: That's fine.
And so my -- my thought is if -- okay, the owner stays but she changes the business name, you know, I want that to come back still. Even





if it's -- the use is the same, if you change the business name or anything along those lines. So you understand what I'm saying?
MR. HARDEN: I don't think that's -- I don't think you can legally do that. You can -- you can't bind someone else down the road. You're binding --
COMMISSIONER GARRISON: I just said the owner -- yeah, yeah. So I said -- well, that's -- well, I'm not binding anyone. That's what I'm saying. That the approval would no longer be, you know, valid at that point, so I'm not binding them at any point.
MR. HARDEN: Okay. I misunderstood what you said then.
COMMISSIONER GARRISON: Okay.
MR. HARDEN: Yes, sir.
COMMISSIONER GARRISON: And the other is -- you know, I heard, you know, Ms. Nasrallah about just the overall look and blight, and the previous speaker too talking about it. And as a -- you know, wanting your -- applicant wanting to be a good neighbor, I would like to see 5 percent of the 2024 assessed value be utilized for landscaping





in the right-of-way area.
And so right now, looking at it, that is 300 and -- so the assessed value is $311,663, and 5 percent of that is $15,583.15.
So those are my two conditions I would like to see on this.
MR. HARDEN: Is Ms. Nasrallah going to use her awesome power to make everybody else do that?
COMMISSIONER GARRISON: Well, that's -- I mean, that's where we are. I'm not worried about Ms. Nasrallah. I'm worried about this application right here.
MR. HARDEN: Well, my concern is, my client's the only one out there who's been --
COMMISSIONER GARRISON: Well, when they come -- when they come forward for anything else, I would -- I very well would like -- you know, put those on those -- on those too.
MR. HARDEN: They're not going to come forward because nobody's citing them.
COMMISSIONER GARRISON: I gotcha. I understand. I'm just -- that's kind of where I'm at. Like I said --
MR. HARDEN: I understand.

COMMISSIONER GARRISON: -- I know -- you know, we have seen this -- 2022, whatever this previous one -- and they kept, you know, delaying and everything else, and so, again, I want to see a compromise.

I don't want to impede your client's use of this property, and I think this is a good enough compromise for both parties. So that's kind of where I'm at, and I'll just leave it at that and --

MR. HARDEN: Let me --

COMMISSIONER GARRISON: -- turn it back to the Commission.

MR. HARDEN: -- make one correction.

I wasn't -- during that period of time that you're calling "delay," I was meeting with the Planning staff, I was meeting with folks in the area --

COMMISSIONER GARRISON: I mean, I was Chair during that time, so I -- I remember everything, so --

MR. HARDEN: Yeah. We --

COMMISSIONER GARRISON: But, like I said, I'll -- I'll leave it at that and turn it back over to the --





MR. HARDEN: Thank you.

COMMISSIONER GARRISON: Thank you.

THE CHAIRMAN: Is that retrospective to -- you mentioned over the last year or maybe more that there have been improvements, I don't know, to the fencing and lighting. Is that retrospective to any -- have you guys done landscaping work over the last 18 months?

MR. HARDEN: Yes. There's -- and you say land- -- it's not landscaping that you think of as in the Code. It's -- it's the trees. There's shrubbery and that sort of stuff that we've maintained.

THE CHAIRMAN: Okay.

MR. HARDEN: And we spent a lot of money on lighting, but nobody else has. We spent a lot of money on fencing that other people haven't. We put in an entry gate and that sort of thing.

So, yeah, if you make that retrospective, I think that's a fair way to do it, and I -- I think we would be --

THE CHAIRMAN: That's up to -- he's making these conditions, so --

COMMISSIONER HOLDER: I have a question





for my colleague, Commissioner Garrison.

I just want to understand more of the conditions. You're proposing that it doesn't transfer with, like, the sale or the change of the business, so what -- what would make -- so what is, then, the purpose of having these conditions for this particular applicant if we're not interested in having the same land use being transferred over?

Because I just don't want it to seem like it's good for one owner to be able to do that, but then not the next, so we're not going to have the consistency, then why do -- I'm just trying to further understand.

COMMISSIONER GARRISON: Yeah. I mean, it -- it is to ensure -- because, you know, I -- you know, the CRA and the redevelopment plan sets out what they want to see this area look like, right? And -- but I also don't want to detract from the current owner's intended use of their property that they own.

And so this is just saying, over time, at whatever point, eventually the uses on the current property and the contiguous properties will no longer be there if -- as the CRA





continues to do their -- what they are doing in the area, right? So --

MR. HARDEN: I'll be around for all of those eminent domain cases.

COMMISSIONER GARRISON: And so -- look at that; you got me off topic interrupting me.

And so with that is -- I just want to -- so -- meaning, if she sells, that the new owner will not have the same approval and that they would have to come back to us for another exception. That's all this is saying.

So it is giving the opportunity that -- for the next, you know, Commission at whatever point, whenever they come to, you know, review, to see if the -- you know, if it fits the criteria again because, you know, it just --

Yeah, that's essentially what it is, is giving the opportunity to ensure that the CRA is able to implement their plan over the long-term.

MS. NASRALLAH: Can I respond?

COMMISSIONER HOLDER: I wanted to hear from the CRA representative, both on the conditions and anything else that you've heard from Mr. Harden.

(Ms. Nasrallah approaches the podium.)
MS. NASRALLAH: First of all, I'd like to clarify that the property owner is using this as an unpermitted use and was cited.
And I would also like to clarify that Mr. Harden never requested from us other properties that were cited or we would have provided to him or directed him to Code Enforcement who issued those citations. So --
MR. HARDEN: Karen, I have them --
(Simultaneous speaking.)
MS. NASRALLAH: What we're --
THE CHAIRMAN: Excuse me. Hold on.
Before we start --
MS. NASRALLAH: Okay.
THE CHAIRMAN: She called you -- this isn't a public hearing anymore. She's asking you specific questions.
MS. NASRALLAH: Okay.
THE CHAIRMAN: So if you could respond to whatever she's asking and not make it a diatribe, if I [sic] could, please.
COMMISSIONER HOLDER: It would probably help, if, Mr. Harden, you have a seat while she's speaking. And then if we need you to





come back up ...
MR. HARDEN: Sure.
THE CHAIRMAN: If you can repeat your question again.
COMMISSIONER HOLDER: I just wanted to hear your, I guess, thoughts on the conditions that Commissioner Garrison proposed as it relates to this application.
MS. NASRALLAH: So what we're doing -- what you would be doing here is causing the CRA great harm. And let me explain. One of the things that Mr. Harden said is that we want his property to be a grocery store; I want to take it. There's no taking here. We just want them to use it within the parameters of the zoning.
We are looking at other areas in the CRA to attract commercial development and residential, not his property. We don't think his property is appropriate for residential. It's appropriate for a commercial use that would support neighborhoods.
These uses, these trucks that have been out there forever and not enforced, as they are in other areas of the city, are now being enforced because of our efforts as a Community





Redevelopment Agency.
We go in and clean blighted areas up, and one of the things we look at is conditions that contribute to blight. And his -- this property owner, along with others, have been using their properties with unpermitted uses, contributing to that blight and prohibiting us from redeveloping a commercial corridor.
The community wants services in their area, and they can't get them because of the industrial uses taking over that neighborhood. It's the goal of the CRA to bring -- to take that corridor back and put it back in a commercial use. That's the point of the CRA. That's the point of Ordinance 2008-919-E that approved the CRA and said go out and implement this.
Your approval of this today sets precedence for us. And there are other cited properties in that area. And what you're going to say to them is, "They got to do it, you come do it." The whole area becomes trucks, industrial use. Would you want to live next to truck stops? They're out there illegally.
It's my job with the City of Jacksonville





to clean this up, and that's what we're trying to do here. There's no compromise here in my opinion, I'm sorry. It's --
COMMISSIONER HOLDER: Thank you.
MS. NASRALLAH: The community wants its corridor back. It's my job to deliver it.
This needs to be denied. You set precedence; the rest of them are going to file in.
COMMISSIONER HOLDER: Okay. Thank you.
MS. NASRALLAH: Thank you.
THE CHAIRMAN: If I may --
MR. HARDEN: Mr. Chairman --
THE CHAIRMAN: Yeah.
COMMISSIONER GARRISON: I'm going to go ahead and -- let me just go ahead and make my motion before --
MR. HARDEN: Let me correct -- the Zoning Code -- a truck stop is --
(Simultaneous speaking.)
THE CHAIRMAN: No one's called --
MR. HARDEN: -- allowed by right in this site --
THE CHAIRMAN: If I may -- if the chairman can speak for a minute --

COMMISSIONER GARRISON: Yes, chair.
Thank you.
THE CHAIRMAN: Appreciate it.
Okay. Let me -- I wrote a few things down earlier while we had some speakers.
So I heard some different terminology thrown out. Commercial versus industrial, other things like that. So what is this property today? What other people are doing, I don't know. There's a lot of trucks with trailers. I see them around.
What is on the table today? Trucks, not trailers. They're asking for an exemption so that they could put trucks there, not the trailers. It sounds like the trailers have been removed.
So if I may for a moment read off the CCG-2 uses allowable, not by exception, just allowable. So if they wanted to today, sales of cars, sales of trucks, sales of tractors, mobile homes, boats, pawnshops, car part stores, heavy machinery sales, lumberyards, building supplies, truck stops, car washes, major automotive repair, truck rentals, carnivals, circuses, go-kart tracks, boatyards,





vehicle track -- vehicle racetrack, light manufacturing, recycling facilities, warehousing, personal property storage.
Okay. These are things today -- this is CCG-2. They're allowable by right. So there was stuff thrown out about industrial. These are things today that [sic] they decide that this gets voted down, all of these things can be done. Nobody has to go put a Wendy's there or a grocery store. I'm just saying, this gets shot down, these are things that are very similar.
Talking about a truck stop, a truck stop would have a trailer on it, I imagine, I think, because they're tractor -- they're taking trailers around, right? So I don't think we're as far off with what is being asked here.
I just want to point out what CCG-2 is and what can be allowed there in the neighborhood. As it was pointed out earlier by somebody, this is a trucking corridor.
I want to point these things out for context of what's on the table, what was taken off with the -- the trailers. There's -- there's a lot of trailers that I'm seeing here.





And this is for the -- the truck [sic], right? I think? Yes. Okay.
All right. Now, we have not put a motion on the table yet, but I wanted to put that out there. There was a lot of things thrown out. We have a couple of conditions, we had some questions. I am [sic] welcome to any more comments or anything before we do any -- any more motions or anything like that.
COMMISSIONER HOLDER: I have one additional question for the Planning Department in relation to your conditions, Commissioner Garrison.
Chief Abney or whomever, if we were to do the -- the no transfer and then the 5 percent of the assessed value for -- I forget what we called it -- would that have any impact on the Department's decision for denial?
MS. ABNEY: No.
THE CHAIRMAN: Anybody else, comments or questions before we -- anybody puts up a motion?
Yes, Mr. Carter.
COMMISSIONER CARTER: Through the Chair, can staff kind of explain or differentiate





between the listed use of a truck stop compared to the use of a trailer storage, your definition of -- are those synonymous or different?
MS. ABNEY: Through the Chair --
THE CHAIRMAN: Tractor storage.
MS. ABNEY: Through the Chair, so the request is for the truck cab, not the trailer, and truck storage for overnight -- or 24-hour storage. Truck stops are usually come and go, so they're not sitting there consistently.
So that would be the difference between the two.
COMMISSIONER GARRISON: Mr. Chair?
THE CHAIRMAN: Mr. Garrison.
COMMISSIONER GARRISON: All right. I'd like to go ahead and move approval of E-25-42 with two conditions. And I will leave the legal language to OGC, Mr. Harvey, but around the approval, not transferring with the sale of the property or the change of owner.
Essentially, again, that was to give, you know, deference to the current landowner, but also to give the CRA the real chance to see the development long-term.

Second is 5 percent of the 2024 assessed value to be implemented for landscaping along the right-of-way.

While I understand the, you know, retroactive portion of it -- for Mr. Harden's comments, looking at the pictures, I will stick with -- as a -- that is a new number, not considering retroactive.

THE CHAIRMAN: That's fine. I just wanted clarification of my question earlier, so --

MR. HARDEN: I didn't hear where he said he wanted the landscaping.

COMMISSIONER GARRISON: Right-of-way. Along the right-of-way.

MR. HARDEN: We can't put it on the --

COMMISSIONER GARRISON: No, I said along the right-of-way.

MR. HARDEN: So on our property --

COMMISSIONER GARRISON: Correct.

MR. HARDEN: -- inside the right-of-way --

COMMISSIONER GARRISON: Improving the visual aspect of the front of the property, as we heard many people --

MR. HARDEN: What about 20 feet? Let's -- that was specific --





COMMISSIONER GARRISON: Okay. Sure. I mean, is that -- sure. Twenty feet.

I just didn't -- I was trying to see -- I don't know how far back the right-of-way is, so --

MR. HARDEN: Yeah, I don't either, but that's typically what a development would do --

COMMISSIONER GARRISON: Okay.

MR. HARDEN: So, yeah, 20 -- 20 feet of landscaping between the right-of-way and the property line.

COMMISSIONER GARRISON: Okay. Mr. Harvey, can I get some -- does that sound good?

MR. HARVEY: Yes.

COMMISSIONER GARRISON: Adding to incorporate Mr. Harden's comments.

MR. HARVEY: So I have 5 percent of the 2024 assessed value towards the landscape -- towards the landscaping along the right-of-way within the 20 feet boundary from the center to the property line.

COMMISSIONER GARRISON: Yes, sir.

THE CHAIRMAN: Your microphone --

(Discussion held off the record.)

MR. HARVEY: Five percent of the 2024





assessed value towards landscaping along the right-of-way, which would be 20 feet from the center to the property line, within -- excuse me, from the property line toward the back.

COMMISSIONER GARRISON: No. Hold on. Please hold. Mr. Harden would like to make --

MR. HARDEN: I'm trying to --

COMMISSIONER GARRISON: No, no, you're fine. I got you; I got you. We want to make sure we're not --

MR. HARDEN: I'm trying to use the language that's in the Zoning Code --

COMMISSIONER GARRISON: Okay. I like it. I like it. Let's do it.

MR. HARDEN: If it were a new commercial property coming in, to comply with the landscape ordinance they would have to have 20 feet of landscaping on the frontage there.

COMMISSIONER GARRISON: Okay.

MR. HARDEN: And so that -- I think that's what I'm trying to get at, so --

MR. HARVEY: So we'll just call it the -- the 20-foot frontage, the setback frontage.

MR. HARDEN: The --

MS. NASRALLAH: There's an overlay.





MR. HARDEN: Do what?

MS. NASRALLAH: There's an overlay.

MR. HARDEN: So how many feet do you want?

MS. NASRALLAH: Follow the overlay.

MR. HARDEN: What is that?

COMMISSIONER GARRISON: All right.

MS. NASRALLAH: I can't --

COMMISSIONER GARRISON: That complies with the KingSoutel overlay. There we are.

Thank you.

MS. NASRALLAH: The KingSoutel overlay.

COMMISSIONER GARRISON: Yes. That complies with the KingSoutel overlay.

MS. NASRALLAH: It still kills us.

Thank you.

COMMISSIONER GARRISON: All right. That is my motion.

THE CHAIRMAN: All right. We have a motion. That was 1 and 2? Did you get the part about the ownership?

COMMISSIONER GARRISON: Yes.

THE CHAIRMAN: All right. That is a motion with conditions. If everybody got that -- if anybody needs clarification, let me know.

If anybody wants to second that, please do so now so we can keep it rolling.

COMMISSIONER MARAR: I do have a question about the first condition in regards to the change of ownership. Based on my understanding, whenever a zoning exception is requested, that zoning exception is provided to the current owner.

COMMISSIONER GARRISON: It stays with the land.

COMMISSIONER MARAR: What was that?

COMMISSIONER GARRISON: It stays with the land.

COMMISSIONER MARAR: Is that -- I thought the exception is nontransferrable.

MS. ABNEY: Through the Chair, so some zoning exceptions are not transferrable. So usually if you have, like, a state license, like alcohol related, daycare, schools, those are tied to the license-holder -- the State license-holder. Other exceptions can be granted and run with the land, so that's what the clarification is, that this exception would be tied to the current property owner and would not be transferrable with the land if it was to





be sold.

COMMISSIONER MARAR: Okay. So in this case, this would be one of the scenarios that it would be transferrable had we not put this condition?

COMMISSIONER GARRISON: Right.

COMMISSIONER MARAR: Okay. I'm okay with that. I just wanted to clarify that.

COMMISSIONER GARRISON: Okay. Was that a second?

COMMISSIONER HOLDER: Second.

COMMISSIONER GARRISON: Thank you.

All right. Now --

THE CHAIRMAN: We have our motion, we have a second, the conditions. Anybody want to opine, thoughts or comments from anybody who has or has not spoken yet?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: No? All right. I guess we'll find out momentarily, and we will go ahead and take a vote.

All in favor, say aye.

COMMISSIONER HOLDER: Aye.

COMMISSIONER GARRISON: Aye.

COMMISSIONER GILLETTE: Aye.





COMMISSIONER MARAR: Aye.

COMMISSIONER CARTER: Aye.

THE CHAIRMAN: Aye.

All not [sic], say nay.

COMMISSIONER FU: Nay.

THE CHAIRMAN: So that's six yeses, one nay. Commissioner Fu, I believe; is that correct? Six yeses, one nay?

All right. So motion passes six-one with the two conditions on agenda Item Number 1, which is E-25-42.

All right. Thank you very much, everybody.

We will continue on to the next. That is the end of that section. We are moving on to minor modifications and administrative deviation appeals. These are final action, just like the one we had. Page 3, MM-25-08, at 0 53rd Street West.

Staff, what are we now looking at?

MS. ABNEY: Thank you.

This is minor modification MM-25-08, which is seeking to modify PUD Ordinance Number 2022-0789 to allow flexibility in the ratio of the permitted lot sizes and clarify that





townhomes can either be developed as attached or detached.

The PUD was approved for a maximum of 390 dwelling units which included a variety of lot sizes ranging from 50 feet in width, 40 feet in width, and then also allowed for townhomes.

So per the written description, there were limitations on each of the lot sizes placed for a total of 130 single-family dwelling units and 220 townhome units. The minor modification seeks to remove those limitations, but also keeping the maximum number of dwelling units across all types of structures being 390.

Staff has reviewed the request and finds that it meets the criteria in order to grant a modification. There's no change to the approved land uses. Also, existing roadways and driveway locations will not change. The applicant will provide sufficient buffering and landscaping along all the property boundaries that abut neighboring properties, and we find that external compatibility is still maintained within the PUD.

So because of these reasons and those in the staff report, we are forwarding a

recommendation of approval.

THE CHAIRMAN: Excellent. Thank you very much.

(Mr. Harden approaches the podium.)

THE CHAIRMAN: Mr. Harden, good to see you again.

MR. HARDEN: Good to see you again.

I'm sure everybody's happy to see me.

Paul Harden, 1431 Riverplace Boulevard.

Can we put tractors out here?

THE CHAIRMAN: What?

MR. HARDEN: Can we put tractors out here?

THE CHAIRMAN: I don't know. I haven't read it yet. Tell me about it.

MR. HARDEN: No.

I'll be happy to answer any questions.

This is a redesign of an existing development to allow for a new product, basically, that's an attached product.

THE CHAIRMAN: So just for clarification, you had different types of lot sizes and such, and now you're -- and they were restricted by a certain number per lot width?

MR. HARDEN: Yeah. It was actually townhomes versus another product we were





calling a cottage home.

THE CHAIRMAN: Okay.

MR. HARDEN: So it's -- it allows cottage homes where there were townhomes.

THE CHAIRMAN: Cottage homes where there were townhomes. And that's the only change? It wasn't -- I thought I had read something about limiting the number of certain types, so --

MR. HARDEN: Well, that -- that's consistent with the existing.

THE CHAIRMAN: Gotcha. Okay. So those are still staying the same? You're just --

MR. HARDEN: Yeah. There were ranges in the old one. This is a specific number within those -- within that range.

THE CHAIRMAN: Gotcha. Okay.

All right. And you're standing by the report.

MR. HARDEN: Yes, sir.

THE CHAIRMAN: Okey-doke.

MR. HARDEN: The Planning Department got much smarter between the last one and this one.

THE CHAIRMAN: I don't have any other cards here. Is there anybody else from the





public to speak on MM-25-08?

AUDIENCE MEMBERS: (No response.)

THE CHAIRMAN: All right. Seeing none, we will close the public hearing and bring it back to the Commission.

Commissioners, could I get a motion, please?

COMMISSIONER HOLDER: Motion to approve.

COMMISSIONER GARRISON: Second.

THE CHAIRMAN: Any other comments or questions on MM-25-08?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Seeing none, we will close the public hearing and bring it back to the Commission.

Commissioners, can I get a motion, please?

I'm sorry. I'm a little traumatized from the last few minutes. Maybe we need an early break.

All right. Commissioners, comments before we take the vote?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: No?

All right. All in favor, say aye.

COMMISSION MEMBERS: Aye.





THE CHAIRMAN: Any against?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Seeing none, motions passes seven-zero.

Thank you very much.

We will move on now to our next section which is land use amendments, companion rezonings, text amendments, conventional rezonings, Planned Unit Developments, and ordinances. From here on out, these are recommendation only. That means they don't end here today. They will move on to LUZ and otherwise.

And so we'll start at the top of that section from Page 5, 2025-0242 and 2025-0243 at 0 Owens Avenue.

Staff, take it away.

MR. HINTON: Ordinance 2025-0242 is a request for a small scale land use amendment at 0 Owens avenue, just south of Winton Drive, on the northeast side of (microphone failure).

(Reporter inquiry.)

MR. HINTON: I will speak louder and clearer.

The applicant is requesting a change from

Low Density Residential to Medium Density Residential in the Urban Development Area with a companion rezoning to PUD.

The site is approximately 5.34 acres and is currently undeveloped with access from two local roads, McMillan Avenue [sic] and Owens Avenue. Moncrief Road, which is a collector road, is located about one-quarter mile south of the site. Adjacent uses include single-family residential, schools, parks, and cemeteries.

The proposed MDR use is in the middle of an established single-family neighborhood and the land use pattern in the area has been stable with single-family with no land use changes over at least the last 20 years.

The size within the Lem Turner/Ribault Scenic Neighborhood Action Plan, which describes the area as having the character and stability to remain a middle- to upper-class community -- the proposed amendment disrupts this single-family character and stability.

For these reasons and as outlined in the staff report, the Planning Department recommends denial.





MS. ABNEY: This is the companion PUD rezoning, Ordinance 2025-0243, which is seeking to rezone the same 5.34 acres from Residential Low Density-60 to a PUD in order to allow for the development of 96 multifamily dwellings.

Staff has reviewed the proposed PUD, and while the permitted and permissible uses within the PUD's written description are consistent with the allowed uses and densities of the proposed Medium Density Residential category of the 2045 Comprehensive Plan, when we applied the criteria and consistency with the Comp Plan with the combined factors of the goals, objectives, and policies, we find that the intensity and scale of the project is not consistent with the intent of the Comp Plan.

The transition, compatibility, and intensity of uses are accomplished through appropriate zoning, are an important consideration to the welfare and sustainability of an area. This is especially important when multifamily residential units are being introduced to a predominantly single-family area, as is proposed with this particular PUD.

The property is also located within the





Northwest Vision Plan which emphasizes the importance of strengthening and protecting existing neighborhoods -- the existing residential neighborhoods. As the proposed development is located within an established single-family neighborhood, it would disrupt the character of that neighborhood and be incompatible with the surrounding single-family uses.

Again, per Policy 2.2.14 of the Comp Plan -- it states that the City shall recognize and maintain neighborhoods through the development and implementation of district plans and -- which identify the needs of the City's neighborhoods. We find that [sic] the requested rezoning to be inconsistent and not compatible with the surrounding area.

So because of these reasons and those in the staff report, we forward a recommendation of denial.

THE CHAIRMAN: Thank you very much.

(Mr. Herzberg approaches the podium.)

THE CHAIRMAN: All right. We have the applicant here, Mr. Herzberg. And we have two cards after you.





Name and address, please.

MR. HERZBERG: Again, Mike Herzberg, 12483 Aladdin Road, Jacksonville, Florida 32223.

Thank you.

THE CHAIRMAN: Thanks. Go ahead.

MR. HERZBERG: Mr. Chairman, members of the Commission, thank you very much.

I do want to thank the members that are here today of the community. This has been going on for quite sometime. The community has been very, very gracious. They've worked with us. They've given us their concerns. Unfortunately, we haven't gotten their blessing, but -- but I do think they have really helped to shape this project to be a better project than what was originally brought before you.

And I heard the staff speaking of the 96 units that was originally a -- more of an apartment-style development that was being proposed here. This has changed quite a bit, and I'll go through that in the -- in the report.

You have a handout before you. Again, the parcel being about 5.34 acres, being vacant.

What's interesting about this parcel is -- this was a former landfill. This was a private landfill, this exact parcel. Further, the City behind us has operated a landfill for many years, from the 1940s, shutting down in about the 1960s, where Lonnie C. Miller, Sr. Park is right now. That was a complete landfill, municipal waste landfill. This specific property was a private landfill. It wasn't permitted, it wasn't regulated, it just operated. As a matter of fact, the engineer for this project remembers going and dumping materials there when they were finished working on a site. A man would sit on a chair and charge you a few dollars and you could put your materials on -- in this property. So the site is contaminated. It does have construction and demolition debris in the property currently.

Again, as I spoke to you about the property directly abutting it -- in the map in front of you, the gray area, directly behind the blue polygon, that is Lonnie C. Miller, Sr. Park, which is not a park, it's a landfill. It was a landfill for at least 20 years that the City shut down and recently had to go in there





and fix the cap on it. There were some problems with that, so they just spent some money on that.

And the property just to the left of that, the approximately 10 acres, is an indigent cemetery, the Hillsdale [sic] Cemetery. It's been there since the 1920s, although some say bodies were buried back there in the 1850s even. Indigent cemetery being, as you know, kind of -- what they would call a Potter's Field, folks that had no -- no family or others that would care for them. So it is a unique site.

On the Lonnie C. Miller site, that was the site of incinerator ash that was dumped on that property. So, again, this property directly abuts an incinerator ash facility.

The property was deemed undevelopable by that Neighborhood Action Plan probably because they knew that, hey, this is a contaminated site, no one's ever going to clean it up; it will remain in that fashion forever.

Staff pointed out that this is in the Urban Area, according to the Comprehensive Plan, and I think that's important, and I'll





tell you why in just a minute.

But I'd ask you to look at the two maps that are there, one on Page 1 and the other on Page 2. You'll see various land use categories in the vicinity and even abutting the property; PBF, NC, RPI, NC is Neighborhood Commercial. Neighborhood Commercial is directly adjacent to this property in the northeast corner. So it isn't like this is a cohesive neighborhood or that we're somehow dropping this right in the middle of a sea of LDR. This is on the fringe of that, and I'll get to more of that in just a minute.

Furthermore, the zoning on the second page, you've got CN in there, CRO. So Commercial Neighborhood, Commercial Residential Office, PBF-1, PBF-2 for the dump, and some Planned Unit Developments further to the south and east.

Most of the dwellings to the west of this property and south, the community that -- that's really been involved in this were built in the 1960s. There's been very -- as staff says, there's been very little effort put into this community for the past 20 years. There's





been very little effort from the City put into these properties for the past 20 years, even infrastructure.

The Neighborhood Action Plan also points out the lack of sewer and water in this community and throughout the area. This project would extend that and bring that over to the property. So we're benefitting that by bringing that up.

Again, I contend that this is not in the middle of an established single-family neighborhood. "The land use change would disrupt the fabric of the community." Again, I think there's a mixed fabric here, if you look at the land use and zoning maps.

This is new building. This is infrastructure deficiencies being remedied. The neighborhoods really are bisected by the institutional uses, the dump, the schools, and the other things that are in [sic] this facility.

It's a 61-acre school property that sits there, so it's kind of unique in that the community is built around it. And so I would contend that this is more of a transitional

land use.

By allowing this MDR and allowing this development, you're creating a buffer almost from those intense institutional uses outward, into the single-family homes.

On Page 3, you'll start to see a project development plan. This is what is now proposed. Through the work of the community, we heard them loud and clear that they would really be -- prefer these to be single-family homes. Quite simply, with what we're proposing to do here, which is now clean the site -- we would excavate, we would remove the source materials and make this a clean site, making it a developable site.

When one spends that kind of money, being regulated by the FDEP and the City of Jacksonville for such cleaning, it's really not possible to build single-family homes and make the project work. So one of two things will happen. The site continues to sit vacant, be derelict, have no taxable value, and really be a blighting influence in the community because even as the community pointed out, there are incidences of criminal activity and things that





occur at or near the property because of the lack of eyes on the street.

So while we are proposing 15 units to the acre as opposed to the 7 that would normally be allowed, this is creating some of that community. This project would now be limited to 84 units, it would utilize the architecture that's seen in your document here, which actually is kind of a big house design. It looks more like a single-family home, but, believe it or not, there are 12 single-family residences within it, all one-bedrooms. We would limit the residency and the occupancy of these units to 55-plus.

I'm about to run out of time and I don't want to continue to ask this, so I will ask that the committee members look at the objectives and policies that are on the last page of the document, considering how it is consistent with the Comprehensive Plan, and I will stand by for questions or rebuttal after the fine people of the community come and present.

Thank you.

THE CHAIRMAN: Thank you very much.





All right. We have a Reverend, I think, Aaron Flagg, followed by Joycelyn Glover.

(Audience member approaches the podium.)

THE CHAIRMAN: Good afternoon.

How are you?

AUDIENCE MEMBER: I'm thankful. Thank God for another day.

My name is Aaron Flagg. I reside at 3919 Robert C. Weaver Drive.

THE CHAIRMAN: Yes, sir.

REVEREND FLAGG: The end of my street runs right into this property, and I -- I've stated also, many times -- this is my statement. Who I would give this to -- pass to?

THE CHAIRMAN: Just to your right there.

REVEREND FLAGG: (Tenders documents.)

THE CHAIRMAN: You're okay with us -- we're going to keep this; is that all right?

REVEREND FLAGG: Yes, that's right. I want you to -- because I've signed the card for -0243. If my three times -- three minutes run out, I don't want to have to try and get any more. I'd be saying the same thing.

And for the record, this was submitted May 27th, 2025, and resubmitted today. And





during -- throughout the time, between then and now.

For the record, number one, we signed a petition in opposition to Ordinance 2025-0242 and 2025-0243, requesting the City of Jacksonville do immediate legislation for an overlay of the community for at least a 2-mile radius in order to protect the existing character and history of it, and to prevent the future deterioration of it by the addition of the 84 proposed units.

However, the already existing apartment units at the Calloway Cove apartments, 188 units -- that was formerly the Washington Heights apartments, and the Secret Village apartments, 20 units, both located at the corner of Cleveland Road and Moncrief Road, only two-tenths of a mile from the proposed development on McMillan Street [sic].

Also, the following surrounding apartments: Rosalind Villas, 1,120 units; the Lake Park apartments, 54 units; Hampton Villa apartments, 60 units. All three located on Edgewood Avenue. Pine Hill apartments, 96 units, on Oriole Street. And Morris Manor,

168 units on Norfolk Boulevard, totaling 706 units already existing, corporate rental properties. And that is less than 2 miles from the 84 proposed McMillan project, which would bring us to 790 units in less than a 2-mile radius.

Number two, we request a traffic study of improving this two-lane street, to add sidewalks, crosswalks, bike lanes, et cetera, traffic lights at Owens Avenue and Moncrief Road, and the same on McMillan Street [sic] and Winton Drive, to include school-year traffic, because then school was out.

(Timer notification.)

REVEREND FLAGG: I beg for two more minutes like they did.

COMMISSIONER HOLDER: Motion for an additional two minutes for Reverend Flagg.

COMMISSIONER GARRISON: Second.

THE CHAIRMAN: All in favor?

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: All right. Yes, sir. Go ahead, please.

REVEREND FLAGG: To enhance the park for sports and recreation with adequate lighting





for the children, basketball courts, jungle gym, and other outdoor equipment.

Number four, a drainage study.

Number five, a crime study by the Jacksonville Sheriff's Office and Code Enforcement records in at least a 2-mile radius of the proposed development at McMillan Street [sic].

Number six, we, the signed petitioners, are also requesting a timeline on all of the above requests as soon as possible.

Thank you, Mayor Donna Deegan, Planning Committee [sic], Councilwoman Ju'Coby Pittman, and all our at-large Council members, and the entire City Council. May God bless you all now and forever.

And Mr. Herzberg, I like him. He could sell milk to a cow. He stood up there and talked about -- he talked more about -- excuse me -- the other park up there, Lonnie Miller. He talked more about Lonnie Miller than he did around there in our area.

We don't need this. We're right around the corner from -- these things always start off good. Eureka Gardens, I spoke to a lady





that was there when it was built and it started, and it worked out fine, but look at it now.

Future deterioration. You start off good, you got new paint, you got new asphalt, and no holes or nothing like that. But then in the end, you got -- and we all know that if one person moves into that apartment, we can have as many as five or six people in that apartment for a weekend stay, so they say. Those things are happening.

And the crime and stuff, we don't want -- we got enough of it around the corner, and it's sifting over our way. We don't need no more. We can't afford a lawyer; we can't afford a property appraiser --

(Timer notification.)

REVEREND FLAGG: -- to tell us that our land value, our property value is going to go down because -- I wouldn't want to buy a home in the middle of a --

THE CHAIRMAN: Sir, before you walk away for a second, I mean -- I guess you're sort of explaining it here now. I underlined it.

Just so I understand exactly what you





meant by this, you said you want -- these 84 proposed apartment units, you want to prevent them from future deterioration. Explain what you mean by "future deterioration" of these new units.

REVEREND FLAGG: Just what I just said.

The new units that they're talking about building, rental units in the middle of a home -- we all have -- homeowners around there. I'm living in my grandmother's house. I got three great-grandsons. I want them to have that property, but I don't want them to have a property in the middle of a neighborhood that's like -- they're going to make us like the wagon train and the Indians surround us, and we can't get out and start us out. We're surrounded, we're flooded -- we're over-flooded with apartments. And we all know what they're going to turn into. I mean, a little common sense.

But if you ain't never lived in the Hood, you don't really understand what I'm saying.

But that's what it's going to turn out to be, and -- and my property value is going to go down, my great-grandson is going to move into a crime -- you got them right there. And right

over there to the left is Secret Cove and Washington Heights. Secret Cove's garbage cans are on Moncrief Road five days a week.

THE CHAIRMAN: Yes, sir.

I was just trying to understand it. Their argument is actually different than yours, that there's not -- it's not appropriate because there's not other multifamily in the area, and your argument is that there's too much multifamily in the area, so I just -- honestly trying to understand what everybody's perspective --

REVEREND FLAGG: Thank you.

THE CHAIRMAN: -- is. So thank you very much.

REVEREND FLAGG: Thank you. God bless you all.

THE CHAIRMAN: You too.

All right. We have one other card, and that is Ms. Joycelyn Glover. Are you here?

AUDIENCE MEMBER: I'm here.

THE CHAIRMAN: All right.

(Audience member approaches the podium.)

AUDIENCE MEMBER: Good afternoon, everybody.





THE CHAIRMAN: Good afternoon.

AUDIENCE MEMBER: My name is Joycelyn Glover, and the property is 3661 McMillan Avenue, it's not Street. It's 3661 McMillan Avenue. Mr. Flagg made a mistake.

THE CHAIRMAN: Beautiful. Thank you.

All right.

MS. GLOVER: But anyway, we had a meeting at Ribault High School. I think it was last week.

But anyway, I oppose it. I moved on McMillan Avenue when I was seven years old. I'm 73 years old now. The people across from me been there 63 years. Mr. Williams been there 65 years. And it's 13 houses on the street right -- it's 13 occupied houses on McMillan Avenue. It's approximately 40 homes on Robert C. Weaver Drive, which runs into McMillan Avenue. The proposed apartments are in front of six houses on McMillan Avenue.

And as far as the part of the cemetery, as the City runs that, they don't bury back there anymore unless -- they cremate bodies now, unless it's somebody's religion, that's when they bury somebody back there.





If they don't put 84 units, they got to have 84 parking spaces. It's wetland. They are going to have to do something with the wetland.

And then another thing, the City came through and put stuff so we can have -- I have City water, but I have a septic tank. But they came in about a year -- last year, and set up so we can have the sewer system instead of the septic tanks.

Now, like I say -- well, Mr. Herzog [sic] said they was going to put fencing, trees, lighting. It's less than six acres of land. It will be a cluster up there. We already have problems with the school buses and other people making a shortcut through McMillan Avenue and Robert C. Weaver Drive to get to Raines High School, Ribault Middle School, or Sallye B. Mathis. The traffic is terrible.

And although I'm a senior citizen, I don't intend on moving in no apartment.

I asked Mr. Herzog, was the apartments going to be low rental. He couldn't answer that.

Now, if it going to be low rental, that





mean it going to be HUD or --

(Timer notification.)

THE CHAIRMAN: Do you need a few seconds?

MS. GLOVER: One minute. One minute, please.

THE CHAIRMAN: All right.

MS. GLOVER: Now, we go to City Hall next week. No, October the -- I think it's October the 7th.

THE CHAIRMAN: I think it's October 7th.

MS. GLOVER: Right.

Anyway, I -- I strongly advise you all to deny this because it's mostly -- although he say it's 55 and over, I just don't want it. I don't want no apartments next to my house. I just don't want it.

And that's -- and that's just it. You know, have your way with it. You know, God only knows that it's -- it's not needed. It's really not needed.

I want to thank you all.

THE CHAIRMAN: If I may ask -- it looks like your house is right up next to this property, correct?

MS. GLOVER: Right next to it.

THE CHAIRMAN: What's the day to day of the property? Is it fenced off? Is it open? Do people use it today?

MS. GLOVER: The property that they want to build on?

THE CHAIRMAN: Yes, ma'am.

MS. GLOVER: They been -- they been illegal dumping on it occasionally.

THE CHAIRMAN: Okay.

MS. GLOVER: And this came to our neighborhood attention in April. And ever since, we have been arguing with them back and forth, back and forward.

The property hadn't been cut from April the 5th until last week. That's when -- the property was grown up.

THE CHAIRMAN: Uh-huh.

MS. GLOVER: And so now they -- they cut the property to make us think that they want to do something. But from April until last week, they let the property just grow because we was opposing it.

THE CHAIRMAN: Okay. But the day to day, you said there's dumping going on, maybe some blight. Is there anything else in particular?





The last -- it sounds like you've lived there for a while. Is it a benefit to the community in the way that it is? And --

MS. GLOVER: You're talking about the property?

THE CHAIRMAN: Yes, ma'am.

REVEREND FLAGG: Tell them about the pond.

MS. GLOVER: Excuse me. You're saying the property next to my house?

THE CHAIRMAN: Yes, ma'am. The property next to your house it looks like is this 5-acre property. I was just -- since you're the closest neighbor to it, I just -- I'm just trying to imagine what it -- what it's used by the community for now, if anything. If not --

MS. GLOVER: Well --

THE CHAIRMAN: -- that's okay. I'm trying to get an idea --

MS. GLOVER: Well, when Raines -- when Raines and Ribault have that clash every year, they usually park on that property.

THE CHAIRMAN: Okay. So for a football game --

MS. GLOVER: For a football game.

THE CHAIRMAN: -- once a year, they use it





for parking.

MS. GLOVER: Yeah, like they have --

THE CHAIRMAN: Understood. All right.

MS. GLOVER: Other than that --

Okay. When people are having, like -- some of the people have parties, then they park on that property. But apartment, unh-unh. It's -- it's on a residential street, a residential street for over 66 years.

THE CHAIRMAN: All right.

MS. GLOVER: And you got Winton Drive. You know, it's -- it's --

THE CHAIRMAN: Well, I appreciate you coming and talking to us. Thank you very much.

MS. GLOVER: Thank you.

THE CHAIRMAN: All right. Take care.

I do not have any other cards for this agenda item. Is there anyone else here from the public to speak on 2024-0243 and -0242?

AUDIENCE MEMBERS: (No response.)

THE CHAIRMAN: Seeing none, Mr. Herzberg, you don't have to, but it is your right if you would like to come back up here and chat with us.

(Mr. Herzberg approaches the podium.)





MR. HERZBERG: I'll be very brief.

And if I'm not mistaken, the reverend was actually speaking about a pond that used to be on the property. A child passed away many years ago in that pond. Obviously, that pond no longer exists, and -- and those matters have long since been taken care of since before this owner acquired the property, but I believe that's what the reverend was referring to.

And I understand exactly where the community is coming from. It's the fear of the unknown. As stated, it's the fear of how will this project be managed, how will they manage in 5 years, 10 years, and 20 years? And I can't stand here today and tell you that it will never fall into the hands of a bad owner, but then again I can't tell you that a person won't -- couldn't buy a home on one of those streets that were listed and not maintain that home either, that that home could be used for illegal or illicit activity. I can't assure you of that either.

So while I do understand their concern, it's kind of a factor of life. And I understand that we're the ones asking for an

increased density here, but I can assure you this much: The developer has a full intent of having a management company operate this property. As I've stated, it changed from six larger apartment buildings to seven big-house units that look more like single-family dwellings. That's when --

When this product came forward, we were excited to say, hey, wait a minute, this is a little bit more transitional in nature, that a -- a three-story building. This looks more like a single-family home. It has a gathering space. You wouldn't really know, as you go by it, that it's not just a large home. Hence, why they call it a big house concept.

The other thing I'd like to point out is the accessibility to services. There are churches right around the corner, there are schools right around the corner. There's walking distance -- about 475 feet from this property -- to a JTA bus stop at the corner of Ribault Scenic and Winton. You can also walk out to Moncrief where there's another JTA bus stop. These have been there for many, many years.





Again, the project promotes investment in an area where really investment has not been occurring. It allows people to transition, as Reverend Flagg said, from their home -- if they want to give their home for that generational wealth to their son or daughter, it allows them to stay in that community. They could move into one of these apartments, bequeath the home to their family member, and really kind of be right in the community that they're so used to being.

So, again, as a land planner, I really do see this as a transitional land use and an appropriate transition, especially with the architecture that's -- that's been employed. And again, that came because of the efforts of the community. Their driving force, their input, their concerns were very clearly heard.

And I'm sure the owner wishes he could develop single-family homes, but the nature of this parcel being contaminated would just never allow that to occur. So I stand by that.

I'd be happy to answer any other questions, and I thank you for your time and consideration.





THE CHAIRMAN: Thank you very much.

MS. GLOVER: (Indicating.)

THE CHAIRMAN: We don't have any questions we could do right this second, but we could ask questions after we close the public hearing, once we get the -- a motion going, or actually even before that if somebody wanted to ask a few questions to the applicant, to the staff, or somebody else.

Ms. Fu.

COMMISSIONER FU: Through the Chair, I have a question for Mr. Herzberg.

(Mr. Herzberg approaches the podium.)

COMMISSIONER FU: So I'm familiar with landfill to residential because I'm a remediation engineer.

MR. HERZBERG: Yes, ma'am.

COMMISSIONER FU: And I've seen this kind of project kind of tucked in sort of in the middle of -- not nowhere close to residential, you know, like the dog park over -- you know, Salisbury Road, and those are very tucked in, away from residential. This is right next to residential. And once you open up, you have dust, you have odor, you have stormwater





runoff, all of that that carries potential contamination. And you have a school nearby, almost right next door, right? And you have a vulnerable population right next door.

And so I do think you said during the City of Jacksonville ash remediation they deemed that this property is not development -- not -- how to say -- what was the word you said? This is not --

MR. HERZBERG: Developable.

COMMISSIONER FU: Developable.

So I do agree with staff because I was intimately involved in the City of Jacksonville ash remediation project, and so I do see, to develop this one -- I mean, from a landfill to residential is a trend, is a trend in the land redevelopment, but I do see for this particular project you have a school nearby, you have a vulnerable population nearby. I do see this is not a good idea.

MR. HERZBERG: Through the chair, if I might. And I completely understand your position. I guess, from my perspective, and I think the landowner's perspective, cleaning the site beats leaving it in place because while

this was a C and D landfill as opposed to a municipal solid waste landfill which usually has the heavy metals and the other more contaminating type materials, there's no point in leaving things in the ground if we can clean it. And if we could clean it, we would, of course, be required to employ all of the FDEP standards and the City of Jacksonville standards.

We have been working with the City of Jacksonville, who has been at these meetings with the Solid Waste Division, who has said, look, there's going to be a checklist and you're going to have to meet all of these and go through all of these, so it is a rigorous list that the City would be kind of grading our paper as we attempted to clean the site.

So while I do understand your concerns, I assure you those would be ameliorated through the processes that the City is aware of and would -- and would oversee us, but thank you for the comments.

THE CHAIRMAN: Yes.

COMMISSIONER CARTER: Through the Chair, just one more question for Mr. Herzberg.





Mr. Herzberg, can you tell us if the owner has sought out any type of public funding for the brownfield designation and the mitigation, remediation?

MR. HERZBERG: Through the Chair, sir, yes, this is a brownfield site. He could seek that out. He has not made any of that clear to me. He's not said anything of that nature. Rather, he's just changed the project from what we had originally talked about, 96 units being a more typical apartment to being a 55 age restricted, and using this architecture.

Other than that, sir, I'm not privy to any of those discussions or considerations.

COMMISSIONER CARTER: Okay. And you're not aware that the City has some requirement for EPA to designate a certain amount of dollars to clean up this site; is that --

MR. HERZBERG: I'm sorry, say that again, sir.

COMMISSIONER CARTER: I just want to -- I just want to confirm that there is no agreement with the City and the EPA to clean up the site and dollars designated for that.

MR. HERZBERG: There is no agreement. We





would be the ones doing it, or the private owners would have to do it, and they would have to get the approval of the City and the EPA to clean up the site, but -- but as of yet, we haven't -- you know, other than talking about generalities as to how we would go about it, there's no plan in place yet, no, sir.

COMMISSIONER CARTER: I would encourage you and the -- or the owner to seek out, I think it's the designation and dollars that have been recently awarded for brownfield sites to -- it was another school, Mary McCleod Bethune, that has millions of dollars designated by the EPA to clean it up, and -- and, therefore, you can, you know, bear the cost amongst more -- maybe more appropriate units in the --

MR. HERZBERG: Through the Chair, excellent idea, sir. Thank you very much. I will share that with the landowner. Thank you.

COMMISSIONER CARTER: That's it. Thank you.

MR. HERZBERG: Thank you.

THE CHAIRMAN: Do you have a --

COMMISSIONER GARRISON: Yeah, I'd like to





go ahead and move to approve 2025-0242, the land use portion of this.

THE CHAIRMAN: All right. We have a motion.

Do we have a second?

COMMISSIONER HOLDER: Second.

COMMISSIONER GARRISON: And if I could go ahead and just -- talking about my reasoning -- and so I appreciate the owner, you know, putting the category of a -- you know, active adult, 55 plus. I was -- when this first came before the deferrals happened, I was -- looked at this and was in favor without it because -- you know, I know the staff report says this is in a -- in the middle of an established single-family neighborhood. I don't agree with that in that you have a school -- schools around, you have a park, you have many other different facilities and, you know, a collector road 900 feet away.

This -- I understand it's established and, you know, been there for many, many decades, and I can appreciate that, but this is the perfect location of where any land planner would want this type of development. And with

adding the additional category of 55 plus, you know, you're not going to have all of -- you know, the children screaming by on the roads and everything else like that, even though, again, being surrounded by schools, I think this would be a perfect place for -- you know, for children to grow up, and -- where they can walk to school and everything else like that.

So that's -- that's kind of where I'm at.

Again, I understand it's an established neighborhood, but established neighborhoods also need to grow. I live in Springfield. My home turns a hundred years old tomorrow -- or next year. So I too live in an established neighborhood, and -- surrounded by townhomes and duplexes, triplexes, everything else, multifamily, renters. And we have a thousand people moving here every single year -- or, excuse me, every single month practically, just over, and so, yeah, that -- I would like to -- that's where I'm at on that.

THE CHAIRMAN: Yes, I was actually going to put you on the spot, since this is your planning district, and I -- I did want to just ask your opinion just in general, if you have





any general thoughts, do you know the area, can you speak to any of the things that some of the residents said and kind of expound upon it by chance?

COMMISSIONER HOLDER: Thank you for that, Mr. Chair.

Yes, I'm extremely familiar with the area. I do not live directly in the area, but have -- know people and, you know, know Reverend Flagg from his work in the community as an advocate, so definitely respect and appreciate you being here today, Reverend Flagg.

I cannot declare any ex parte communication, nobody has spoken to me about this, but just from my familiarity with the area, I do definitely agree with the recommendation from the Planning Department.

And just want to say, Commissioner Garrison, I know you mean well, but in no shape or form is this area of Northwest Jacksonville comparable to Springfield and what it means to bring apartments of this variation to that part of the neighborhood.

Yes, I understand right now the property is not being used, definitely should be cleaned





up because there are residential area -- homes nearby, schools, children, all the things, but you have to weigh the -- it's like a -- almost a lesser of two evils -- and I hate to use that analogy -- of a property that's not being used and what could be the additional potential dangers of bringing this to the area, whether it be what Commissioner Fu brought up as far as cleaning up the landfill and then what it means to bring additional people to the area.

I heard the question around whether it was going to be low-income housing or not. That wasn't answered. That does make a difference, considering the neighborhood, what happens and what goes on in that neighborhood, bringing additional people without --

And what I think Reverend Flagg was proposing here is, instead of adding an apartment complex, regardless of how it looks on the outside, there's things that could be done in that neighborhood as far as cleaning it up a bit so you can attract the type of people that revitalize and make it attractive and leave a legacy for the homeowners who are there.





So I will -- cannot support a motion for approval on this, and thank you for the opportunity, Mr. Chair.

THE CHAIRMAN: Thank you.

Anybody else, thoughts or questions, comments on this?

COMMISSIONER FU: Through the Chair, I cannot support the motion for approval.

THE CHAIRMAN: Pull that microphone towards you, if you could.

COMMISSIONER FU: I cannot support the motion for approval. I mean, on the paper, it's a good idea, right? Clean up the landfill, turn it into residential. But once you open up -- a lot of remediation projects could go sideways, and this is just too big a risk to open it up.

I mean, I was seeing this in my entire life. You know, a project like this, once you open up, you really don't know what's in there. And the activation, that's the only way to address the contamination. That could go down to 60 feet deep, you know, and -- and you think about it. This is not a big property. Five acres is not a big property. How do you

control, you know, the dust, the odor, you know -- all the odor, right? And next door is a school. You think about your own kids sitting in there and smelling it in the classroom, right?

And this is -- it's a good idea, but it's not an easy -- and so I've seen this type of project in the tucked-in area, but not in a residential area. That's my concern, so I cannot support this motion.

THE CHAIRMAN: Okay. Thank you.

Now, the part about that, that you just brought up has not, from what I've heard, been a concern of the neighborhood. So, in theory, if the applicant, the owners were here to develop a community with townhomes maybe or single-family homes, they -- they might be in support of this, and then we may -- we may be having a whole different conversation, and that kind of open up something different. I do imagine, when they're doing brownfield cleanups, that there's a way in this day and age that they would take care of that.

I'm personally a little bit conflicted. It looks like we're talking about a





neighborhood that has not had any new development. I was looking at the apartment down the street. It looks like it was built in the '60s. These are a for rent product, and it's a good bit less dense than those apartments to the west over there. There's a whole huge Medium Density Residential neighborhood just -- a quarter of a mile to the west, so it doesn't seem atypical.

And then, obviously, the reverend mentioned that there's a lot of apartments nearby, but then the staff says that there's not; this is a single-family Low Density Residential neighborhood. So it's interesting that the neighborhood says something different than the Planning Department, and --

I think it would be good for the area to get something new in there rather than having a dump. As a company, we're actually -- we purchased a piece of property almost identical to this that's kind of near a neighborhood.

Now, I don't know what types of dump -- I don't want to drag this out any longer, and if you said it, I apologize, but, Mr. Herzberg, very quickly, if you could just tell me, do you





know the type of dump that this was? And is there -- has there been geotech done to know what the cleanup is?

I mean, if you could expound upon that real quickly. I know this is dragging out. I don't want to take too long, but it -- it's important. She pointed out that her concern is environmental.

In the end, a lot of this stuff, for better or for worse, that we do here at the Planning Commission is maybe not always taken seriously or -- or whatever on the next level, so we may have an opinion and it could be totally different when it gets to City Council, so I just want to make the decision that I think is right, and I -- it's probably going to be different once it gets up there.

So anyway, could you speak very quickly to the dump?

MR. HERZBERG: Mr. Chairman, it was a construction and demolition debris facility, so it was not municipal solid waste. It was wood, glass, you know, things of that nature.

Furthermore, test pits and borings have been done. The debris field seems to be about





12 feet down at its deepest point, so it is not extensively deep, which really kind of makes cleaning on a smaller site possible as opposed to -- as Commissioner Fu stated, that deep, deep type burial. So we do have that data as of this point, yes, sir.

THE CHAIRMAN: Okay. Yeah, I -- I don't -- did you say 60 feet, Commissioner Fu? I mean, I don't want to dig too -- well, alliteration, or, ironically, I just --

COMMISSIONER FU: Yeah, what I was saying --

THE CHAIRMAN: I doubt anybody would dig 60 feet and excavate -- that would be 10-, $15 million -- and then pour fill to dig that deep and then backfill it, not to mention the dumping fees, so I -- I can't imagine that somebody would dig 60 feet on this 5-acre site. I don't want to say that as a matter of fact, but -- it doesn't seem realistic, but -- that somebody would dig 60 feet down and clean up a bunch of stuff.

MS. GLOVER: Can I just have one minute?

THE CHAIRMAN: Does anybody want to --

MS. GLOVER: Just one minute.

THE CHAIRMAN: I think we have --
MS. GLOVER: Just one minute.
THE CHAIRMAN: I know, ma'am. I think we have enough -- we had the public hearing closed and we're just kind of talking here.
Do we have a -- I think we do have a motion on the table, correct?
MR. HARVEY: Yes, we do.
THE CHAIRMAN: And a second.
So it sounds like a little bit of a split decision. I don't know if anybody who hasn't spoken -- Dorothy or Mr. Marar. You don't have to; I don't want to call you out, but this seems like it's split a little bit, so if anybody has any other --
COMMISSIONER GILLETTE: (Off microphone.)
THE CHAIRMAN: Okay. Well, I'm going to go ahead and put up a vote, then.
I think -- it feels like it would be good for the neighborhood. Some of the things I heard are kind of incongruent on -- on both sides. Fifty-five plus would restrict -- I mean, some of the neighbors think that eight, nine, ten people would be in a unit. I don't know that -- what that has to do -- people





cramming in in a 55-plus -- you know, hard to take something like that into consideration when that's not the law, so I --
I'm on the fence, but I'm in favor of something new to the neighborhood that -- it feels like it's going to help out. It's going to be next to some things that I think are more complementary, like the school, the park, and some of the Medium Density Residential that's nearby, so --
Without further ado, I'll go ahead and --
(Audio failure.)
(Discussion held off the record.)
(Brief pause in the proceedings.)
THE CHAIRMAN: I'll make this very clear because it's obviously not unanimous, so --
We had some yeas, and some nays, so if I could get all of the nays to raise their hand, please.
COMMISSIONER MARAR: (Indicating.)
COMMISSIONER GILLETTE: (Indicating.)
COMMISSIONER GARRISON: (Indicating.)
THE CHAIRMAN: (Indicating.)
All right. So we've got one, two, three, four. We've got Marar, Gillette, Garrison, and





McGowan, yea.
And three nays, Fu, Holder, and Carter, correct?
Yes. Okay.
Four-three in favor.
And this is on the land use, mind you, I think, right?
COMMISSIONER MARAR: Yes.
THE CHAIRMAN: Okay. So we still have another vote on the zoning.
COMMISSIONER GARRISON: I'd like to move 2025-0243 for approval with all exhibits.
THE CHAIRMAN: Do I have a second?
Possibly somebody that said yea before, or not.
COMMISSIONER GARRISON: Is there a second?
COMMISSIONER MARAR: I'll second it.
THE CHAIRMAN: Okay. We have a second from Commissioner Marar.
Okay. Any other comments or questions?
If it's confusing, we just did the land use vote. It was four in favor, three nays.
Any other comments or questions? This is the zoning.
COMMISSION MEMBERS: (No response.)





THE CHAIRMAN: Okay. All in favor, please say aye and raise your hand.
COMMISSIONER MARAR: (Indicating.)
COMMISSIONER GILLETTE: (Indicating.)
COMMISSIONER GARRISON: (Indicating.)
THE CHAIRMAN: (Indicating.)
Same four; Marar, Gillette, Garrison, and McGowan.
All nays?
COMMISSIONER FU: (Indicating.)
COMMISSIONER CARTER: (Indicating.)
COMMISSIONER HOLDER: (Indicating.)
THE CHAIRMAN: Same; Fu, Carter, and Holder are the nays.
Four-three. Motion passes in favor. So we are done with that.
We are going to take a break.
If I could just make one comment. You may already know this, those in the audiences. This is a recommendation body. This is something that is going back to LUZ and will be back for City Council. They may think we have no idea what we're talking about here and vote, you know, in a totally different manner. So continue to please show up. I think there may

be more information gathering and possibly meetings, so --

We are past our 3 o'clock normal break, so we're going to take a little break for 15 minutes. The time right now is 3:15ish, 3:16, so we'll be back about 3:30 to pick back up.

Thank you.

(Whereupon, a brief recess was taken.)

THE CHAIRMAN: All right. Thank you for that. We will pick back up here at 2025- -- on Page 5, 2025-0625 and -0626, at 0 Springrove Street.

Staff, take it away.

I'm going to step away for just a second, but I will be right back. Commissioner Garrison will take over my seat.

(Chairman McGowan exits the proceedings.)

(Commissioner Garrison assumes the Chair.)

MR. HINTON: Ordinance 2025-0625 is for a small scale land use amendment for 2.05 acres on the west side of Springrove Street, between 26th Street West and 30th Street West.

The applicant is proposing to amend the land use designation of the subject site from





Low Density Residential to Light Industrial within the Urban Area.

The surrounding area is predominantly Light Industrial and residential. The subject site is within the Industrial Situational Compatibility Zone. Industrial Situational Compatibility Zones are areas identified on the Industrial Preservation Map as areas that are strategically located to provide access to rail facilities or trucking routes, serve ports or serve airport multimodal requirements. These areas are presumed to be appropriate for Land Use Map Amendments to industrial categories subject to FLUE objective 3.2 and supporting policies.

The subject site is applied [sic] with full urban services. The proposed amendment would provide new industrial business space within an Industrial Situational Compatibility Area, less than one-tenth of a mile from Canal Street, a collector road, to the east, and Martin Luther King, Jr. Parkway, an FDOT expressway to the south.

Approximately .3 miles north of the subject site is a railway which has resulted in





commercial and industrial uses clustering in the area.

For these reasons and others outlined in the staff report, the Planning Department recommends approval.

MS. ABNEY: This is the companion PUD rezoning, Ordinance 2025-0626, which is seeking to rezone approximately 2.05 acres from RLD-60 to a PUD in order to permit Light Industrial uses which would include truck and trailer parking.

The PUD differs from the conventional Zoning Code by removing some of the higher intense [sic] industrial uses which we find not to be compatible with the surrounding uses, and then also providing larger buffers along the west and north property boundary lines that are adjacent to residential. These buffers would be 30 feet in width.

The property is located within the Industrial Situational Compatibility Zone which are areas of the city that have been identified as potentially appropriate for industrial uses due to their access to rail facilities and trucking routes and then also existing





established industrial areas.

Staff has reviewed the request and finds that it is consistent with the Comprehensive Plan and meets the internal and external compatibility factors.

The subject site is located on the west side of Springrove Street and it's between 26th Street West and 30th Street West. Properties to the south and east are developed with industrial uses which would include warehousing, open storage, and these are all zoned Industrial Light. And then to the north of the property is zoned RLD-60. That's developed with multifamily housing. And then to the west is single-family dwellings.

We find the proposed use to be compatible with the existing established developments and is appropriately buffered. So because of these reasons and those in the staff report, we forward a recommendation of approval.

THE CHAIRMAN: Thank you very much.

(Ms. Trimmer approaches the podium.)

THE CHAIRMAN: Ms. Trimmer, how are you?

MS. TRIMMER: I'm wonderful.

How are you this afternoon?

THE CHAIRMAN: Doing well.
MS. TRIMMER: Am I the only one?
THE CHAIRMAN: Ma'am?
MS. TRIMMER: Am I the only one?
THE CHAIRMAN: Yes, ma'am.
MS. TRIMMER: It's been a long afternoon, so I'll be brief.
Eric and Erin did a fantastic job summarizing.
If you look at the aerial of this site, you'll see the surrounding area is predominantly industrial uses, but in particular trucking and trucking-affiliated uses. There's a lot of outdoor truck parking. There is a facility across the street that specifically does truck chassises for leasing.
(Chairman McGowan reenters the proceedings.)
MS. TRIMMER: So this is consistent with what is in the surrounding area.
Recognizing that we have residential on two of the lot frontages, we did provide that enhanced buffer area so that they have added protection and will get the benefit of some of that tree canopy that exists there today.





We had a few folks reach out. They just had questions. When we talked them through, it sounded like they might be talking to each other, but -- I was not sure if I was going to have friends with me today or not, but they definitely have my contact information and we have been in communication.
With that, I will stand by for questions.
(Chairman McGowan resumes the Chair.)
THE CHAIRMAN: Thank you very much.
Would you mind starting from the top?
MS. TRIMMER: One-time deal, man.
THE CHAIRMAN: All right. I have one card here with Ms. Trimmer's name on it, but is there anybody else here from the public to speak on item 2025-0625?
Is it just one item? Are we one -- or do we have -- -5 and -6. Okay.
AUDIENCE MEMBERS: (No response.)
THE CHAIRMAN: Seeing none, we will go ahead and close the public hearing and bring it back to the Commission.
Commissioners can I get a motion, please?
COMMISSIONER HOLDER: Motion to --
COMMISSIONER GARRISON: Motion to --





COMMISSIONER HOLDER: Second.
COMMISSIONER GARRISON: We were just right on it.
COMMISSIONER HOLDER: Sorry.
COMMISSIONER GARRISON: No, you're fine.
THE CHAIRMAN: All right. Comments or questions, Commissioners, on the first item, 2025-0625?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: Seeing none, we'll go ahead and take a vote.
All in favor, say aye.
COMMISSION MEMBERS: Aye.
THE CHAIRMAN: Any opposed?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: Motion passes six-zero, with the absence now of Mr. Marar, if I had not already made that clear.
All right. Next is the zoning, 2025-0626, can I get a motion, please?
COMMISSIONER HOLDER: Motion to approve.
COMMISSIONER GARRISON: Second.
THE CHAIRMAN: Other comments or questions, Commissioners?
COMMISSION MEMBERS: (No response.)





THE CHAIRMAN: All right. We will take a vote.
All in favor, say aye.
COMMISSION MEMBERS: Aye.
THE CHAIRMAN: Any opposed?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: Seeing none, motion passes unanimously, six-zero.
Thank you very much, Ms. Trimmer.
Moving right along, we are on Page 5 and 6, 2025-0627 and 2025-0628, at 5713 Moncrief Road.
Staff, take it away, please.
MR. HINTON: Ordinance 2025-0627 is for a small scale land use amendment of 5.35 acres, which is a portion of 5713 Moncrief Road, between Rowe Avenue and Rutledge Avenue.
The portion of the parcel that fronts Moncrief is designated as CGC, but the portion that sits within the residential neighborhood adjacent to the Moncrief corridor is Medium Density Residential.
The applicant seeks a land use amendment from Medium Density Residential to Commercial -- Community/General Commercial to

develop a commercial business park. The site has access to full urban services, including transit.

The proposed land use amendment to CGC would encroach approximately 400 feet into an established single-family residential area. Uses allowed in the CGC land use category include commercial, retail sales and service, including auto sales and funeral homes. It also includes restaurants, hotels, and motels, financial institutions, commercial, recreational and entertainment facilities.

The proposed extension of the CGC land use into the neighborhood to allow for commercial uses would be incompatible with the typology of the surrounding area. The site is also within the 45th and Moncrief Neighborhood Action Plan adopted in 2004.

The site is identified in the plan as a long-term housing opportunity district. The opportunity identified in the plan for the area includes infill development and providing affordable housing to existing renters and new residents.

For these reasons and others outlined in





the staff report, the Planning Department forwards a recommendation of denial.

MS. ABNEY: This is the companion PUD rezoning, Ordinance 2025-0628, which is seeking to rezone approximately 7.49 acres of a parcel that's split zoned between RLD-60 and CCG-2 to a PUD to expand the commercial footprint of the site while also adding some warehousing uses.

The subject property is located along Moncrief Road which is classified as a collector roadway. The east side of Moncrief Road is a mix of commercial uses which then transitions to residential uses, including single-family subdivisions which surround the eastern portion of the site.

The Department does not find that [sic] the proposed rezoning to be appropriate or compatible with the surrounding area as the proposed use -- the proposed use would be expanding the commercial uses further into the Moncrief Road -- along Moncrief Road into the established residential area.

Directly northeast and southeast of the subject site are single-family homes which today are significantly buffered from the





commercial uses. The proposed application will now expand that commercial space, leaving a minimum buffer and no transition between the heavy commercial uses and the residential uses.

Staff has reviewed the request and finds -- and does not find it to be consistent with the Comprehensive Plan or further the goals and objectives of the Comp Plan, especially policy 3.1.2 which states that we should protect neighborhoods from potential negative impacts by providing a graduation of uses and scale and transition.

Approval of this rezoning would not allow for that gradual transition and appropriate buffering for the surrounding residential area from the proposed intense commercial uses of this project.

So because of these reasons and those in the staff report, we forward a recommendation of denial.

THE CHAIRMAN: Was that the zoning? I apologize.

MS. ABNEY: Yes.

THE CHAIRMAN: All right. Thank you very much. We have Mr. Herzberg, one card here.





(Mr. Herzberg approaches the podium.)

THE CHAIRMAN: Good to see you again.

MR. HERZBERG: Mr. Chairman, may I ask, are there other speakers?

THE CHAIRMAN: I'm sorry?

MR. HERZBERG: Are there other speakers?

THE CHAIRMAN: No, sir. Well, there may be, but I have one card here.

MR. HERZBERG: Okay. Thank you very much.

Mike Herzberg, 12483 Aladdin Road, Jacksonville, Florida 32223.

Yes, staff (inaudible) of denial.

A little bit about this property, actually, if I might. And the handout should be in front of you at this point.

I appreciate you, Patricia.

Again, the property is about 7.5 acres; front, 2.14 or so, is already CGC, CCG-2. Really, these commercial parcels along this corridor, the vast majority of them, with the exception of our neighbor, which is the Moncrief liquor store and lounge, are just too narrow to be viable as commercial.

There is some vacant buildings there. There's really no parking there. An office

that would want to go there wouldn't be able to have their patrons or their -- their clients be able to even park on those sites, so I think that's been a great deal of the reason why that commercial has not filled in.

As stated in the staff report, the property is in an Urban Priority Area. It's also in a brownfield, again, since 2000, as staff has pointed out.

I thank you for that.

Obviously, that makes it a little more difficult, as we discussed on the last discussion that I had, to make a brownfield -- to make residential work. So I think that's going to be a limiting factor for the future residential development on this property.

I'd also ask you to look on Page 2 of the -- Leo and Roseanne Streets, they're kind of in red, if you can see them in the photo, in the middle of Page 2. Those have been unopened, so there is no public access down those rights-of-way.

I've kind of highlighted in orange all of the zeros. Those are, at this point, undevelopable lots until such time as someone





opens those public rights-of-ways. No way to build a house on it if you can't get to it. They are City rights-of-ways, but, again, you can't even build in there unless somehow someone opens those roadways. That's also the case up there on Rutledge.

As to the issue of encroachment, I'd ask you to kind of consider the commercial at the intersection of Rowe and Moncrief. I realize that's a church that's there, but this is a CGC/CCG-2 facility that is the exact same depth that is being proposed here. So really, we're kind of taking the Tetris pieces and measuring and equalizing those, especially at that intersection, which --

Again, commercial needs a certain depth. It has to have parking for its patrons. It has to meet the landscape standards as they develop these. And what's interesting about this project is this -- this isn't just a warehouse project. This is the relocation of an existing business, so -- A.J. Wells Roofing and Contracting [sic] would be relocating their headquarters here, so we're bringing a new company here -- or I should say relocating a





company to this area. There's job opportunities with that.

And then the other part of the project is they intend to provide some space that would be used as flex space; in other words, people in the area who might operate businesses would not have to operate them out of their home. There's leasable or even purchasable units that would be made available for those types of contractors or people living or working in the area. Obviously, those people can't afford probably to rent or buy a piece of commercial property and improve it as needed, and so therefore he'd be providing some additional retail space or rental space for those types of service industry folks.

Let me see. Only two dwellings -- actually, there's only two properties that are currently occupied at 5747 Moncrief Road, and then 2048 Rowe Avenue that abut the property.

I understand the concerns of the Department along Rowe Avenue -- I'm sorry, excuse me, Rutledge Avenue, as there are some single-family dwellings over there. And that's really the basis of the site plan. The site





plan was crafted to try and internally orient everything.

The operations are in the middle. Any doors would be in the middle. The building space to the sides, they're limited in height so that you aren't looking up at some looming building. They're one story. And, again, they're -- they're more of a commercial use, but they will allow operators to occupy those and -- and enable those job opportunities.

So while I understand the Department's position, I'd ask you to consider also the traffic -- Moncrief Road is a collector roadway. Only 41 percent of the capacity of that roadway is being used, so there is available capacity.

JTA provides routes at both intersections, both Rutledge and Rowe, directly in front of the site. So it could be something easy that someone could take a bus to work and -- and work at the new facility that -- if it was ultimately allowed to be built.

So as far as the policies, I understand, as the staff has stated, their belief that it does not meet the criteria. I'd ask you to

look at the last page, Objective 1.1, Policy 1.1.9, Policy 1.2.8, and Goal 3, and really Objective 3.2. We're looking to promote and sustain the viability of existing and emerging commercial areas in order to achieve that integrated fabric that we need. Jobs, jobs, jobs as you've heard some people say before, and I think this has the opportunity to -- to do that.

So with that, I won't take up any more of your time. I'll stand by for questions, and I thank you for the opportunity.

THE CHAIRMAN: All right. Thank you very much.

No other cards here, but is anyone here from the public to speak on 2025-0627 or 2025-0628?

AUDIENCE MEMBERS: (No response.)

THE CHAIRMAN: All right. Seeing none, we will close the public hearing and bring it back to the Commission.

Commissioners, can I get a motion, please?

COMMISSIONER HOLDER: Motion to approve.

COMMISSIONER GARRISON: Second.

THE CHAIRMAN: Ms. Holder, I think this is





your district again. Again, not to put you on the spot. Is there any intrinsic knowledge, thoughts, questions, concerns, just based on what you heard from the applicant? Obviously, there's some differing opinions.

COMMISSIONER HOLDER: Please stop putting me on the spot.

No, definitely, I respect the opinion of Planning staff, but in being familiar with the area, deeply looking at the application and hearing from Mr. Herzberg, I feel comfortable with moving a motion to approve.

THE CHAIRMAN: All right.

COMMISSIONER GARRISON: Mr. Herzberg, I don't know if this is -- since we kind of run our two approvals together, this is really more for the PUD portion of it.

(Timer notification.)

THE CHAIRMAN: Thank you, Mr. Garrison. Your time is up.

COMMISSIONER GARRISON: Do I -- I don't know.

All right. I know you said those zero lots, they're kind of inaccessible until those right-of-ways are cleared out. And I don't





know what that process looks like, of what this -- you know, when it gets on to the City's plan to do all that kind of stuff.

My concern would be, you know, if this is going to be storage and you have the outdoor storage portion to the back, you know, could we -- you know, is there any thoughts around some fencing, really?

I know they're vacant lots now, and -- but, I don't know, in six months that -- that could be very different, so just, you know, wanted to kind of put that out to you.

MR. HERZBERG: Through the Chair, sir, the entire property would be fenced.

THE CHAIRMAN: Okay.

MR. HERZBERG: And I'm sorry I didn't include that. So, in other words, there would be no visibility into the site, not just where the buildings orient inward, but the entire sides, along Rutledge and Rowe and any properties to that side, as well as the back would be completely fenced.

COMMISSIONER GARRISON: Okay. I didn't see it in the written description, so that's why I was asking.





MR. HERZBERG: Yes, sir.

COMMISSIONER GARRISON: Okay.

All right. Thank you.

MR. HERZBERG: Thank you.

THE CHAIRMAN: Are the heights of the fence -- if you don't mind, the height of the fence?

MR. HERZBERG: My recollection -- and I apologize, I don't have it in front of me -- is 8 feet, but if there's something the community would prefer, we're more than happy to -- to oblige.

THE CHAIRMAN: Okay. Other comments or questions while we have Mr. Herzberg?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: To declare ex parte, I spoke with Mr. Herzberg yesterday. I called him because, obviously, there are a few things that are recommended for denial. I always want to hear about those and what differing opinions might be.

I did ask a question yesterday about the height. I did hear the heights of the buildings could be upwards of 35 feet, I think. And I made a comment -- across Rutledge Avenue

I see a few, not a lot, but, you know, five or six single-family homes that are over there that I imagine are probably not 35 feet, so he informed me that the edge of the -- or the edge of these buildings that are along Rutledge there are going to be lower than on the interior side where the roads might be, so I had kind of made a comment -- I don't know if you had a chance to talk with your owner yet -- maybe to limit the height of that so that's not maybe 35 feet because it seemed a little out of place with some of the residential across the street at Rutledge, so I don't know what that might be and I don't know if we want to be the ones to make that, but -- 20 feet, since that's kind of like a two-story -- and it may already be 20 feet. I don't know. Do you have that information of what --

MR. HERZBERG: Mr. Chairman, I apologize.

I did ask that question yesterday. I haven't gotten the information back --

THE CHAIRMAN: That's all right.

MR. HERZBERG: -- but my understanding is, again, the 35 foot maximum height would allow a pitched roof to point away from that property,





so a person on the outside of Rowe, I believe it is, or Rutledge to the south, would be looking up at the roof going up this way (indicating) --

THE CHAIRMAN: Right.

MR. HERZBERG: -- but we would be more than happy to say that no area of roof within so many feet of that right-of-way could be higher than 20 feet or something of that nature --

THE CHAIRMAN: Yes.

MR. HERZBERG: -- so that they could get the right elevation to make the pitch.

THE CHAIRMAN: I think that would kind of make me comfortable for those neighbors, just so they're not -- you know, it doesn't change and they say, "Hey, you know what, I'm going to do a three-story building that's 35 feet," and it kind of doesn't acclimate to the neighborhood.

I guess I would maybe add a condition to that or --

MR. HERZBERG: Certainly.

THE CHAIRMAN: -- you could wordsmith it with staff, but just --





COMMISSIONER GARRISON: That would be on -0628, just so you know. Right now we're on --

THE CHAIRMAN: Yes, not -- not on that, but I just -- while we're here talking before he sits down. So we'll first go ahead with the vote on this and then I can kind of think about wordsmithing that, but I'll leave it to my creative attorney behind me.

Okay. Any other comments or questions on the land use portion here?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All right. We have a motion on the table, correct?

COMMISSIONER GARRISON: Motion and second, yes, sir.

THE CHAIRMAN: And a second, so we'll go ahead and take a vote.

All in favor, say aye.

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: Any opposed?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Seeing none, motion passes six-zero.

Can I get a motion on 2025-0628?





MS. ABNEY: If the intent of the body is to move forward with approval with this, we -- we do want to clarify that there are a couple of uses that are listed within the written description that the land use has found are not in compliance with the approved CGC land use, and so if you're going to move forward, we would ask that you have a condition that prohibits these uses, and that to be linen supplies, freight movers, business machine services, sign companies, and similar uses be prohibited from the CGC land use category.

THE CHAIRMAN: Okay. So backing up here, do we need to bring up a new motion?

COMMISSIONER GARRISON: Well, yeah, so -- yeah, let's get to the motion first and then we'll get clarification of -- is my thought.

So, yeah -- so let me go ahead and -- well, no.

THE CHAIRMAN: Well, we already just voted on it. She said this is for the land use part, right?

COMMISSIONER GARRISON: We're on -0628 right now. We're on -0628.

THE CHAIRMAN: Okay. I thought you were

correcting our land use.

COMMISSIONER GARRISON: For the written description, she's talking about for the PUD.

THE CHAIRMAN: Gotcha.

All right. Can we get a motion, please?

COMMISSIONER HOLDER: Motion to approve.

COMMISSIONER GARRISON: Second.

THE CHAIRMAN: And were those conditions already spelled out or we're going to need to spell them out now?

Do you want to give us a little guidance here with -- can you say that one more time as to --

COMMISSIONER GARRISON: Yeah. It's Page 215 of our book. Well, for you it's Page 3 of 6 of the written description.

THE CHAIRMAN: Okay.

COMMISSIONER GARRISON: And then, Chief, 1 through 11, which ones are you wanting to strike?

MS. ABNEY: Use 3, which spells out linen supplies, freight movers, business machine services, sign companies, and similar uses to be prohibited.

COMMISSIONER GARRISON: Is that just





Number 3 you're looking --

MS. ABNEY: Just Number 3.

COMMISSIONER GARRISON: Mr. Herzberg?

MR. HERZBERG: Through the Chair, I'm not sure what a business machine is. No, I'm just kidding.

Yes, the Zoning Code has some very outdated terms in it. I have no objection to linen supply or freight movers being removed or even business machine services.

Sign companies have become such a simple thing. You can operate a sign company out of your living room nowadays. The banner printers and things like that, so I would ask that there be some consideration for a type of sign company, especially limited to some activity, just because, again, the -- the sign business has changed so much. You can print a banner almost on a home printer and -- and run a small, you know, sign company out of something.

So I guess I'd look for that, but I wouldn't die on that hill if that's the case.

COMMISSIONER GARRISON: Okay. So there's the option -- strike linen supply, freight movers, business machine services, and similar





uses, but keep sign companies; is that --

MR. HERZBERG: Possibly limit sign companies to 5,000 square feet? That way it's obviously not a big, major sign company with trucks and all that, but some smaller facsimile.

MS. ABNEY: The Planning Department would be supportive of that.

COMMISSIONER GARRISON: Okay.

And then my -- I was going to actually -- also about some other permitted use. Mobile car detailing services; I mean, is that a -- is that a hard -- do you want to really keep that?

MR. HERZBERG: Through the Chair, there are good ones. I take my cars over to Ceramic Armory on the Westside, incredible stuff, you know, very high-end automobiles, but I understand your concern. And, again, it's not one I'd die on.

COMMISSIONER GARRISON: Yeah.

And then I had one more. Oh, and then the repair -- service repair of general appliances and small engines.

MR. HERZBERG: It's almost no industry left. We can take that out if you'd like --





COMMISSIONER GARRISON: Okay.

MR. HERZBERG: -- through the Chair, sorry.

COMMISSIONER GARRISON: All right. So then go ahead and make an amendment to the current motion for 2025-0628 to add a condition to remove from the written description of permitted uses for, A, subsection 3, part -- whatever you want to call it, removing linen supply, freight movers, business machine services, and similar uses, while keeping sign companies.

THE CHAIRMAN: But limiting to 5,000 square feet or less.

COMMISSIONER GARRISON: Okay. If that's what you want, I'm -- and limiting the sign companies to 5,000 square feet. And then removing service and repair of general appliances and small engines, and removing Number 9, mobile car detailing services.

THE CHAIRMAN: All right. That is Amendment 1 that you're proposing, right?

COMMISSIONER GARRISON: Well, yeah. I mean, that was an amendment to add those --

THE CHAIRMAN: Okay. Do we have a second?

COMMISSIONER GARRISON: -- to the motion.
COMMISSIONER HOLDER: Second.
THE CHAIRMAN: Do we need to vote on the amendment before moving forward if I want to do another amendment?
MR. HARVEY: (Off microphone.)
THE CHAIRMAN: Okay. All in favor of the amendment, say aye.
COMMISSION MEMBERS: Aye.
THE CHAIRMAN: Any opposed?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: All right. The amendment passes six-zero.
We also discussed that extra amendment if we could limit the east side of the building that faces the --
MR. HERZBERG: Rutledge.
THE CHAIRMAN: -- Rutledge to 20 feet high, the building height on that portion of the building as well.
COMMISSIONER GARRISON: Do you want to get more specification around that? Because, I mean, you're talking about just the exterior edge, not the actual full height since it is going to be slanted, or are you saying the





whole building, no more than 20 feet?
THE CHAIRMAN: The eastern side of the building limited to 20 feet. It can ramp up towards --
COMMISSIONER GARRISON: Okay.
THE CHAIRMAN: We got that?
COMMISSIONER GARRISON: Yeah.
THE CHAIRMAN: Okay. Can I get a second?
COMMISSIONER GARRISON: Second.
THE CHAIRMAN: All in favor, say aye.
COMMISSION MEMBERS: Aye.
THE CHAIRMAN: Any opposed?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: Motion passes six-zero.
MR. HERZBERG: Thank you all.
THE CHAIRMAN: All right. Anybody else feeling frisky and want to throw something in there? No?
All right. We are on the zoning. We have a motion in favor with a couple of amendments.
Anybody else?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: All right. All in favor, say aye.
COMMISSION MEMBERS: Aye.





THE CHAIRMAN: Any opposed?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: Seeing none, motion passes six-zero.
Thank you very much, Mr. Herzberg.
MR. HERZBERG: Thank you.
THE CHAIRMAN: Moving on to the back of the page, we're on conventional rezonings, recommendation only, Page 6, 2025-0516, at 5868 Lenox Avenue.
Staff, take it away, please.
MS. ABNEY: Before I give the presentation, I just want to double check and make sure that the applicant is here.
THE CHAIRMAN: Do we have the applicant, Solomon Siyoum?
AUDIENCE MEMBERS: (No response.)
THE CHAIRMAN: Have you all reached out and (microphone failure)?
MS. ABNEY: We have. I think he travels a lot, so his communication is in and out.
THE CHAIRMAN: Like our microphones. Okay.
Okay. Well, then we will go ahead and defer this once more. As Forrest Gump says,





that's one less thing.
Okay. Moving on to the next one, Page 6, 2025-0629, at 0 Wakefield Avenue.
Staff.
MS. ABNEY: Thank you.
This is conventional rezoning, Ordinance 2025-0629, which is seeking to rezone approximately .1 acre of land from Commercial Community/General-1, so CCG-1, to CRO to permit residential uses and lower intense [sic] commercial uses.
The subject property is a vacant parcel located at the intersection of 63rd Street East and Wakefield Avenue in the Panama Park neighborhood. The area has been historically developed with single-family homes and Low Density Multifamily residential. Under the zoning district of CRO, the property owner would be permitted to develop the property with a single-family dwelling.
Staff has reviewed the request and finds it is consistent with the Comprehensive Plan and furthers the goals and objectives and policies of the Comp Plan.
The Planning Department finds that the

requested rezoning to CRO will be consistent and compatible with the surrounding area by allowing either the development of residential or lower intense [sic] commercial uses rather than those currently found within the CCG-1 zoning district, so this would be a downzoning.

So because of these reasons and those in the staff report, we are forward a recommendation of approval.

THE CHAIRMAN: Thank you very much.

We have the applicant here, correct?

AUDIENCE MEMBER: Yes.

(Audience member approaches the podium.)

AUDIENCE MEMBER: That's me.

THE CHAIRMAN: How are you doing?

AUDIENCE MEMBER: Good.

How are you, sir?

THE CHAIRMAN: Excellent.

May I get your name and address for the record, please?

AUDIENCE MEMBER: My name is (inaudible) --

THE CHAIRMAN: Could you -- into the mic, please.

AUDIENCE MEMBER: My name is Hajrudin





Mesic, and my address is -- where I live is 9046 Kentish Court, Jacksonville, Florida 32257.

THE CHAIRMAN: All right. I feel Ms. Tropia looking at me.

Would you mind spelling your name, please?

MR. MESIC: Okay. It's going to be H-a-j-r-u-d-i-n. And the last name Mesic, M-e-s-i-c.

THE CHAIRMAN: Thank you very much. I appreciate it.

Go ahead. You have a recommendation for approval from the staff. Anything else to add, please?

MR. MESIC: No, I was -- I purchased that lot, and I was very surprised when I find out there was a CGC-1 [sic], is trying to -- everything around is residential. And I check with the zoning, and they told me that's what it is. And I said, what I need to do to kind of -- because my plan is to build a small, similar home or the townhouse. And they told me I need to do this to -- because the lot is very small, to go with CGC-1 [sic]. There's not much to do with commercial property there.





THE CHAIRMAN: Yes, sir. All right. That makes sense. I appreciate it.

I don't have any other cards here, against or for, so I will -- if you're all through, we can reach out to the public.

Is there anybody else here to speak on 2025-0629?

AUDIENCE MEMBERS: (No response.)

MR. MESIC: Thank you.

THE CHAIRMAN: Thank you.

All right. Seeing none, we will close the public hearing and bring it back to the Commission.

Commissioners, can I get a motion, please?

COMMISSIONER HOLDER: Motion to approve.

COMMISSIONER GARRISON: Second.

THE CHAIRMAN: Comments or questions, Commissioners?

COMMISSIONER GARRISON: No, just --

COMMISSIONER HOLDER: I know this is my district, but no, I do not have anything to say about this particular application, Mr. Chair.

THE CHAIRMAN: If you say so.

Mr. Garrison, you --

COMMISSIONER GARRISON: I was just going





to say, I appreciate the downzoning for this area, so ...

THE CHAIRMAN: We appreciate your appreciation.

COMMISSIONER GARRISON: Thank you.

THE CHAIRMAN: All right.

Okay. We'll take a vote. All in favor, say aye.

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: Any opposed?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Seeing none, motion passes six-zero.

Thank you very much, appreciate it, and best of luck.

Moving right along here, we are past Wakefield and now on to Page 6, 2025-0630, at 0 Commonwealth Avenue.

Staff, take this away, please.

MS. ABNEY: Thank you.

This is conventional rezoning, Ordinance 2025-0630, which is seeking to rezone approximately 2 acres of land from RLD-60 to Residential Medium Density-B to develop the property with multifamily residential.

The site is an infill property which is surrounded by single-family dwellings where the entrance to the development will be by way of Commonwealth Avenue through a vacant parcel that's approximately 60 feet in width with single-family dwellings located on either side of that entrance lot.

Staff has reviewed the request, and while the use and density would be consistent with the Comp Plan, with the existing land use category of Low Density Residential, which would limit the property to 7 units per acre, we do not find that it furthers the goals and objectives of the Comp Plan, which the Comp Plan states, to protect neighborhoods from potential negative impacts by providing a gradual use and scale of transition between uses.

Given the development site is located at the center of a residential block and surrounded by single-family dwellings, we find this to be an intrusion of multifamily residential into an established single-family neighborhood without appropriate transitions.

So because of these reasons and those in





the staff report, we forward a recommendation of denial.

THE CHAIRMAN: All right. Thank you very much.

Is -- do we have a card here? No card.

Is the applicant here, Charles Powell?

AUDIENCE MEMBER: Yes.

THE CHAIRMAN: Yes? Okay. Charles, do you have a blue card, speaker card, by chance?

AUDIENCE MEMBER: No.

THE CHAIRMAN: No? Okay.

Would you like to come up and speak today?

AUDIENCE MEMBER: Okay.

(Audience members approach the podium.)

THE CHAIRMAN: Thank you for joining us today. I'm sorry, we've had a -- kind of a long meeting, but thanks for bearing with us.

Is there anything we could do to help accommodate you for -- it looks like we may be hearing impaired -- or vision impaired, but --

Do you understand -- the Planning Department gave their recommendation. They have a recommendation against right now, and so we'll go ahead with the process here.

Are you a family member?





AUDIENCE MEMBER: Yeah.

THE CHAIRMAN: Okay. Great.

Well, we don't have to do any swearing in today, but if I could get your name and address, please, we'll get started.

AUDIENCE MEMBER: Charles Powell, 1127 Evening Stroll Lane, 32221.

I purchased the property about a year ago under the impression that I would be able to put more than one dwelling there. And when I applied for the zoning, I found out that it was some kind of protected zoning or residential, what she was talking about.

But what I propose is going to be very simple. I'm not really going to impose on the neighbors, so I would have you please, the board, consider approving this application.

THE CHAIRMAN: Could you tell us a little bit more? You said -- what are exactly your plans for this? So it's a conventional rezoning. It's not a PUD, so we don't have a site plan, I believe, right?

MS. ABNEY: (Off microphone.)

THE CHAIRMAN: Okay. No site plan.

So could you tell us -- speak to a little





more -- it is a unique piece of property. There's a lot of single-family houses that are along the main road there where your entrance is on Commonwealth. And it's kind of -- it's not landlocked, but you're in between a lot of single-family homes, and the Planning Department has seen that what you're asking for might be not appropriate for the area, so --

On the south end there's some single-family homes. And on the north end, where you would be entering at Commonwealth, there are some single-family homes, so if you wouldn't mind, could you tell us a little bit more about what you have in mind for the property?

MR. POWELL: Well, I want to put affordable housing in there, and I want to put no more than what the Commission will approve. But, like I say, I have almost two acres there, and I can definitely spread it out. It won't be impacting on my neighbors on either side.

THE CHAIRMAN: Okay. Do you have a certain number of units that you have in mind?

MR. POWELL: Whatever I can get approved. I'm not going to try to go no further past

that, you know.

THE CHAIRMAN: Okay. Well, that is a little open-ended.

So what we have here is a conventional rezoning. And a conventional rezoning, that leaves a lot of options on the table for what you can do. And so right now you have a recommendation for denial from the Planning Department. Not that we have to go with their recommendation, but a lot of times, often what people will do in a specific situation is -- you don't have a certain number in mind, but it sounds like you're saying you're amenable to what the Planning Department and maybe the district people would allow, and so what could be more appropriate -- and you don't have to go this route -- is to work with Planning staff.

And I don't know if they've talked to you or worked with you already about working on a Planned Unit Development, which could get more specific into -- they will allow up to a certain number of units -- you know, limit the number of units, where they are, kind of the layout, and stuff like that, so -- and I don't know if I'm explaining this properly or -- I





hope this is helpful, but I'm trying to -- to work through and see --

MS. ABNEY: Chair, just to clarify, so he's not changing the existing land use category. So right now it's still Low Density Residential, which has a max of 7 units per acre. The requested rezoning of the property is 2 acres. So at most, with the existing land use, he would be able to develop the property with 14 units.

THE CHAIRMAN: Okay. Right. So -- I just want to make sure I heard you right. You said you want to do as many as you think can or will get approved or what the Council will allow?

I mean, it's kind of a little bit ambiguous or open-ended.

So it sounds like right now you want 14, or you -- you definitely want 14 or you're trying to get to a number that you think is -- can be good and in agreement for the Planning Department and/or the neighborhood?

Do you want that 14 number?

MR. POWELL: Say again. I didn't understand the --

THE CHAIRMAN: So the zoning change that





you were requesting right now would allow for 14 units, which the Planning Department thinks specifically may be out of character for the property based on some factors, like it's -- your property is kind of sandwiched in between a lot of single-family homes there, and so they -- it seems like they don't think it's particularly appropriate, but what I was saying about -- if you take it through a Planned Unit Development, you could maybe limit the number of units and/or the size of them so that it could be slightly more appropriate.

It's a unique property right in between a lot of houses. It's kind of -- you got some commercial there to the east, it looks like, so --

MR. POWELL: No, I would not try to put 14 units there on a 2-acre parcel. No, that's out of the question there. I'm not requesting nothing like that.

THE CHAIRMAN: Okay. What --

COMMISSIONER GARRISON: Mr. Chair, if you don't mind?

THE CHAIRMAN: Yeah, please.

COMMISSIONER GARRISON: So this is a





conventional rezoning, right? And with a conventional rezoning, what -- when you have, you know, the zoning there, you can essentially do up to the maximum of what is allowed, right?

And I'm currently, right now in agreement with the staff that -- you know, would it be tight? But -- yeah, with townhomes or whatever else, you could fit potentially that amount, and it -- I just don't feel it is appropriate to -- up to that amount, and so what Commissioner McGowan is talking about is potentially withdrawing this application and then looking to do a PUD, Planned Unit Development, where you would work with someone, a -- whether an attorney or do it yourself, but this would allow us and City Council to put a little bit better restrictions around -- conditions around what you want to do.

It's the path -- because if we deny it today, you won't be able to do anything for at least a year to come back to us. And so there's just a potentially better option, but there's -- going to take some work for us to understand and for you to kind of get to that point.

Commissioner Holder -- no.

So right now the posture is a denial, but -- I mean, it is completely surrounded by single-family residences, and the entrance -- it's just not -- it's not a good fit for what the application is set for, but I would --

You know, I don't think any of us would want to say "denied," and then make you have to wait for a whole year to do something similar, but less. Whereas, if you withdraw and then engage the services of a land use attorney, you know, on the -- somewhere [sic] that could help you develop the PUD to come back with a different plan.

THE CHAIRMAN: Or an engineer.

COMMISSIONER GARRISON: Or an engineer.

Anyone that can help you do it, but just right now the application is just too intensive for -- in my personal view, of what you're trying to accomplish, even though I know you're saying, oh, yeah, I don't want to do 14 homes. But when you leave here, if we approved it, you could go out and do that, and we could not say anything against it.

Does that makes sense?





MR. POWELL: Yes, it makes sense.

COMMISSIONER GARRISON: Okay.

THE CHAIRMAN: If I could ask one more question. With the current zoning in place, RLD-60, I believe you could do 7 units per acre, and they have -- but they need to be 60 feet wide. So I'm not sure if you've spoken with an engineer yet. You may or may not be able to accomplish what you're trying to do already with the current zoning as it is.

I mean, we're talking here about a PUD, but you may actually -- do you have an exact number or a general number in mind of homes that you would prefer to get on this property?

MR. POWELL: It would probably be in that five range, maybe, depending on, like I say, once I really get a drawing there and get an architect in there, we're talking at -- five range should be pretty reasonable.

THE CHAIRMAN: About five homes. Okay.

So, I mean, you have, what? I think you're 2 acres, right?

MR. POWELL: Yes.

THE CHAIRMAN: So, I mean, you could very well, easily fit five homes and still be within





the RLD-60, you know, zoning that you have here, so I don't know that you necessarily need what you're asking for today unless some of the things may require a PUD, depending on if you're changing the RLD-60 code.

So it's hard to give you exact advice without knowing exactly what you want, so it may be in your best interest to maybe -- I don't know -- withdrawal, but -- pause and maybe defer and get some counsel. It's totally up to you. I just want to do what's best for you, and not send you in the right -- or, excuse me, in the wrong direction.

I don't know if anybody else wants to help chime in there, staff especially, but I mean, he's -- he mentioned five units, so --

So he can --

MS. ABNEY: So under the current zoning districts, he's, again, still limited to 7 units per acre. RLD-60 has lot standards.

Some of the issues that might come into play here is the road frontage component of it, be able to access the back portion of it, but -- but he would be able to do single-family dwellings under the current -- but you would





not be able to do, like, duplexes, apartments, or townhomes under the current zoning district, so your development would be limited to single-family dwellings.

THE CHAIRMAN: So -- I'm sorry, we're trying to workshop it here a little with you.

So is your intent to build -- five-ish homes we'll say, and then sell them? Are you trying to rent them? Are you trying to build duplexes, townhomes? Do you know yet?

MR. POWELL: Not really. It depends on what's really approved. Like I said, if I get five to seven, then I could make a decision on single-family home, townhome, duplexes, you know, I'd have a better idea of what I can do with the approval of the zoning. So seven would give me a little bit more flexibility. You see what I'm saying?

THE CHAIRMAN: Okay.

COMMISSIONER GARRISON: It just -- it works better throughout the whole process if you know what you want to do and you have a plan of what you want to do, and then come to us, rather than kind of just getting it and then saying we'll figure it out just because,

again, there's -- we have to -- we're trying to understand the potential unintended consequences. And let's say you get this and then tomorrow you go and sell it, or whatever it is, right? So we have to just kind of understand the unintended consequences.

And so, I mean, right now, I'm, you know, kind of still with staff.

THE CHAIRMAN: Right. So the staff recommendation right now is for a recommendation of denial. What you're asking for -- what we've said, or what I've said and tried to articulate is that I think you could maybe get to where you're trying to go with -- get the number of homes.

It may be in your best interest to request a deferral and speak with some counsel, either a land use attorney, an engineer, land planner, and kind of talk through them with your goals and come back because we don't want to deny you what you're asking for, and then you have to kind of wait a year to figure out what you can do with the property.

Does that make sense?

MR. POWELL: That makes sense.





THE CHAIRMAN: Okay. I don't know if anybody else wants to kind of chime in here.

I don't want to direct here, but would you like some time to -- for a deferral, to get some different counsel potentially?

MR. POWELL: Yes. Let's --

THE CHAIRMAN: Okay. Do I need to get a vote on that? For a withdrawal -- not a withdrawal, but for a deferral at this point?

MR. HARVEY: (Off microphone.)

THE CHAIRMAN: Okay. I'm going to go ahead and grant you a deferral, if I may, if that's okay with you. And then if you wouldn't mind, try and reach out to a few folks, potentially, that could help guide you, talk through, workshop what -- exactly what you want to accomplish, like a land use attorney, an engineer, somebody like that that could say, okay, based on your current zoning, we don't really need to do anything if we conform by building these houses in this way, so --

They can better guide you. This isn't really the best venue to do that right here. I just don't want to send you on your way with a denial and -- and kind of slow down your





project, if that's all right.

MR. POWELL: That's fine.

MR. HARVEY: Define how many -- how long the deferral will be for.

COMMISSIONER GARRISON: More than one cycle --

THE CHAIRMAN: What's that --

COMMISSIONER GARRISON: (Microphone failure.)

THE CHAIRMAN: Okay. Does anybody have any -- I mean, I could, obviously, do one on my own, but --

Would two weeks, do you think, give you enough time to --

MS. ABNEY: (Off microphone.)

THE CHAIRMAN: So we have a three-week -- would three weeks -- would be a one-cycle deferral. Do you think that's enough time to get you some more information?

MR. POWELL: Yes.

You want me to come back down here and get with the Planning Department down here on -- on what you want? Engineering, site design, and all that kind of stuff? I want to work closely with you guys on that.





THE CHAIRMAN: Yes, but I would recommend reaching out to some private companies, like a land planner, engineer, land use attorney to -- to kind of talk through it with them first. I mean, you could certainly come talk to the Planning Department, but it would help to have some of these folks that are in the private sector probably to help guide you as well.

MR. POWELL: Okay. That's not a problem at all.

THE CHAIRMAN: Okay. Let's give you three weeks, see if you can chat with the Planning Department, and maybe they can give you some guidance on some people to talk to, and we'll see you next cycle.

MR. POWELL: Thank you so much.

THE CHAIRMAN: All right. Thank you very much. Take care.

MR. POWELL: All right.

THE CHAIRMAN: Okay. That was Commonwealth Avenue. We are now up to Page 6, 2025-0631, at 0 Woodley Road.

Staff.

MS. ABNEY: Thank you.

This is conventional rezoning, Ordinance

2025-0631, which is seeking to rezone approximately 1.5 acres from Industrial Business Park to Industrial Light to allow for more industrial uses, including some outside storage.

The subject property is located along Woodley Road, which is just west of New Kings Road, where the surrounding properties are zoned for industrial uses under the IBP land -- zoning district, and Industrial Light zoning districts. Properties just to the west were rezoned from IBP to IL under Ordinance 2025-0214.

So staff has reviewed the request and finds it is consistent and compatible with the surrounding area and meets the requirements of the Comprehensive Plan, it furthers the goals and objectives of the policy. Again, rezoning to IL will be consistent.

So because of these reasons and those in the staff report, we forward a recommendation of approval.

THE CHAIRMAN: Thank you very much.

(Audience member approaches the podium.)

THE CHAIRMAN: Ms. Bahri.





AUDIENCE MEMBER: Okay. Thank you.

THE CHAIRMAN: How are you?

AUDIENCE MEMBER: I'm good. Thank you.

Erin was saying everything absolutely correct about this area --

THE CHAIRMAN: I'm sorry, could I get your name and address?

AUDIENCE MEMBER: Carla Bahri, 3624 Bridgewood Drive, 32277.

THE CHAIRMAN: Thank you.

Go ahead.

MS. BAHRI: All right. I represent the seller and -- well, now the new owner, and he is a land clearing company. He has equipment. He works for Gate Petroleum, many large developers, subdivisions. And this is his first property that he's ever purchased.

It is currently Industrial Business Park. Everything around there is Light Industrial. Future land use is Light Industrial, so --

And also he is going to volunteer to fix Woodley Road because there are a lot of semi trucks, containers there.

This is really a hub of Light Industrial. More land is coming up soon. I'm working on





Woodley to also turn [sic] into Light Industrial. The more we see industrial near the port, with land being so scarce and very expensive -- this is an area where the prices are still very reasonable.

So Mr. Cheshire had to leave, but he is a local businessman, and he's very happy to have his first property to help him in his business over 35 years.

Any questions?

THE CHAIRMAN: None from me.

I have his card, Mr. Cheshire --

MS. BAHRI: Yes.

THE CHAIRMAN: -- but as you mentioned, he's not here.

MS. BAHRI: He just left a little bit ago.

THE CHAIRMAN: That's okay.

MS. BAHRI: Okay.

THE CHAIRMAN: Anybody else here from the public, though, to speak on 2025-0631?

AUDIENCE MEMBERS: (No response.)

THE CHAIRMAN: All right. Seeing none, we will close the public hearing and bring it back to the Commission.

MS. BAHRI: Okay. Thank you.





THE CHAIRMAN: Appreciate it.

MS. BAHRI: Thank you.

THE CHAIRMAN: Can I get a motion, please?

COMMISSIONER HOLDER: Motion to approve.

COMMISSIONER GARRISON: Second.

THE CHAIRMAN: Any comments or questions about this?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All right. We'll go ahead and take a vote.

All in favor, say aye.

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: Any opposed?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Seeing none, motion passes six-zero.

Thank you very much.

MS. BAHRI: Thank you.

THE CHAIRMAN: I think that's everybody, right? Oh, yeah, one more. Yeah, Planned Unit Developments, Page 7, 2025-0449, at 0 Normandy Boulevard.

Staff, we have a PUD. Take it away, please.

MS. ABNEY: Thank you.

This PUD rezoning, Ordinance 2025-0449, which is seeking to rezone approximately 14-and-a-half acres from Residential Medium Density-A to a PUD to allow for a maximum 225 multifamily dwellings.

The subject site is located at the end of Sheldon Drive which is a local roadway that serves as one of the primary access points for the Ed White High School. The Sheldon Drive right-of-way currently goes through the school's parking lot before reaching the property; however, the physical roadway is not built within the actual platted right-of-way.

The school board and the applicant are working together in order to fix the right-of-way issues and to create an agreement in place for access to both the subject site and the school property.

Staff has reviewed the request and finds that it is consistent with the Comprehensive Plan and meets the internal and external compatibility factors.

Again, access to the facility will be serviced by Old Middleburg Road which is currently operating at 32 percent capacity.





Today, under the existing zoning of RMD-A, the site is entitled to single-family and townhome developments at a density under the existing land use, which is Medium Density Residential. The request is to allow for apartments under the same density already allowed within the MDR land use.

The site is bordered by I-295 to the west, a cemetery to the east, and a Florida Highway Patrol station to the north. Further east, along Old Middleburg Road North, a recently -- a recent rezoning was approved under Ordinance 2024-0865 which rezoned that parcel to RMD-D which would allow similar development and density to this proposed project.

We find the requested rezoning to be consistent and compatible with the surrounding area. So because of these reasons and those in the staff report, we forward a recommendation of approval with two conditions:

Condition 1 to read: The development shall secure an agreement with the Duval County School Board for access to the property via Sheldon Drive prior to issuance of the City -- by the City of the first Certificate of





Occupancy for a residential unit or the functional equivalent on the property.

Condition 2: The developer shall construct a pedestrian pathway adjacent to the incoming roadway connection, connecting the internal development sidewalk system to the pedestrian pathway along Old Middleburg Road North.

Thank you.

THE CHAIRMAN: Thank you very much.

(Mr. Sittner approaches the podium.)

THE CHAIRMAN: Mr. Sittner, how are you?

MR. SITTNER: Good afternoon, Chairman.

Am I the only card?

THE CHAIRMAN: I'm sorry --

MR. SITTNER: Am I the only speaker card, sir?

THE CHAIRMAN: Yes, you are.

MR. SITTNER: Okay. Great.

We will stand behind the staff recommendation.

We've been working with the school board to share access through Sheldon Drive to access Old Middleburg Road. We've agreed to terms and the concept, and we're going to work on





papering the deal subsequent -- we're in the process of doing that and getting in front of the formal school board for formal execution.

We're okay with Condition 1.

Condition 2, we are supposed to have agreed to a revised condition, Erin, I believe.

What was read into the record was what's in the staff report and not the revised condition. I would like to hand out the revised condition. I think -- and I have a document for Erin to review too, but my understanding is we're on the same page on the revised condition.

It basically means the same thing. All we want to do is basically provide a sidewalk or a pedestrian connection from our development all the way to Old Middleburg. It's just lawyers being lawyers on how to describe that intent, and so if I could hand that out just to make it really easy for approval purposes or motion purposes --

THE CHAIRMAN: Please.

MS. ABNEY: And then I have the proposed revised Condition 2 here.

We've communicated with the applicant.

They are going to give us an updated site plan that shows the internal -- internal of the site, the sidewalks to be provided. That will come right -- by the LUZ.

But we are fine with the revised condition with the intent of receiving a new site plan showing the proposed sidewalks, and that proposed revised condition would read: The developer shall construct a pedestrian pathway along Sheldon Drive within or adjacent to the right-of-way from the property entrance and exit point at Sheldon Drive connecting to the pedestrian pathway at the intersection of Sheldon Drive and Old Middleburg Road North.

MR. SITTNER: Yes, so I know it's all -- it's all legalese, but to us it matters.

So with that, we're happy to stand by the staff report with the first condition as recommended in the staff report and then the second condition being the revised condition that you have all.

THE CHAIRMAN: All right. Mr. Gallup, are you still with us?

MR. GALLUP: Yes.

THE CHAIRMAN: Do you have any comments on





the project? Obviously, there's this discussion about the -- is it an easement or --

MR. GALLUP: To the Chair, we've been working with the developer to secure an agreement that would allow for a shared access down Sheldon Drive. That is an old plat -- platted road from the early '70s that was not built as it was platted.

And with this agreed-to shared access and easement, the school district would then be following up with a closure of Sheldon Drive as it's platted for it to become a private -- a private access that would be maintained by both the school district and the developer.

Office of General Counsel has form [sic] approved the document, the agreement. That agreement has been sent back to the developer for their approval, at which time we'll then forward to the school board of -- at the next available board meeting, which would likely be December.

THE CHAIRMAN: All right. Good deal.

MR. GALLUP: Thank you.

THE CHAIRMAN: Thank you very much.

Okay. So it sounded like we were all on





board on both sides for the revised condition, correct?

MS. ABNEY: (Off microphone.)

THE CHAIRMAN: All right. Excellent.

Did we close the public hearing? No.

Okay. You were the only card, but there is one other person out here.

Do we have any public comments on this item, 2025-0449?

AUDIENCE MEMBERS: (No response.)

THE CHAIRMAN: All right. Seeing none, we will close the public hearing and bring it back to the Commission.

Commissioners, can I get a motion, please?

COMMISSIONER HOLDER: Motion to approve with the condition in the report and the revised Condition 2 provided by staff.

COMMISSIONER GARRISON: Second.

THE CHAIRMAN: All right.

COMMISSIONER GARRISON: Mr. Sittner, I mean, I'm good with the revised condition, just -- I just want to know -- yes, legalese, but just break it down for me, simple-ese.

MR. SITTNER: Yeah. There will be a way for a pedestrian to walk from our property,





when it's developed from apartments, to Old Middleburg Road.

COMMISSIONER GARRISON: I mean, the difference between what was in the staff report and what I have in my hand, I just wonder, what's the -- what's the real delta?

MR. SITTNER: We felt that the description that was provided by staff was not clear, and when -- what we actually thought it said when they pointed out -- so initially -- the concern is, there's a gap in our site plan that doesn't show a pedestrian pathway, and what we thought they were saying was there's a sidewalk issue on Sheldon Road. That's what we thought they were saying. So it's -- it was unclear to us about what they were actually asking, and so that's why we tried to wordsmith it in a way --

COMMISSIONER GARRISON: Got it.

MR. SITTNER: -- that we think is legally clear.

COMMISSIONER GARRISON: Okay. Thank you.

MR. SITTNER: Okay. Thank you.

We both want the same thing.

THE CHAIRMAN: Awesome.

Any other comments or questions,

Commissioners?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All right. We have a motion on the table with a couple of conditions and a second.

All in favor, say aye.

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: Any opposed?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Motion passes six-zero.

Thank you --

MR. SITTNER: Thank you, Chairman.

THE CHAIRMAN: -- Mr. Sittner and company for sticking around.

We do have one little more party favor here, the appointment of new officers for fiscal year 2025/2026.

We had --

MR. HARVEY: (Off microphone.)

COMMISSIONER GARRISON: Yeah.

THE CHAIRMAN: Did I say "appointment"?

COMMISSIONER GARRISON: You did. That's all right.

THE CHAIRMAN: Well, I was just reading from the paper. I apologize.





COMMISSIONER GARRISON: You're good.

THE CHAIRMAN: I'm not going to take ownership of that, but I did say it.

So the election of new officers for fiscal year 2025/2026. We had a pow-wow before this meeting started with our committee for the new positions.

And, Mr. Garrison, I think you were head of that committee.

COMMISSIONER GARRISON: So the Nomination Committee met right before Planning Commission. I think we kicked off around 12:43, approximately, provided the new slate to be voted on today for Chair, myself, Commissioner Charles Garrison; Vice Chair, Commissioner Moné Holder; and Secretary, Commissioner Michael McGowan.

That is the slate that's being proposed from the Nomination Committee, but the way is -- that's the proposed slate. We will, you know, turn it back over to the Chair just in a moment. He could open it up for additional nominations, self-nominations, if you wish to be an officer; if not, we would just then vote on the slate as is, Mr. Chair.





THE CHAIRMAN: Yes. So I didn't write it down here, but for secretary, Mr. Michael McGowan, myself; the Vice Chair, Ms. Moné Holder; and Chair, Charles Garrison, is what the slate that we proposed was.

In addition to that -- I don't know if anybody else has any comments or questions or additions, if they wanted to put themselves in any of those roles that are here today?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: No?

All right. Are we voting today; is that -- last time I thought, for some reason, we talked about it and then voted it the next week [sic], so --

Okay. No comments or questions?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: We'll go ahead and vote on that slate.

COMMISSIONER GARRISON: So yeah, go ahead and move the slate as submitted from the Nomination Committee.

THE CHAIRMAN: Do I need a second?

COMMISSIONER HOLDER: Second.

THE CHAIRMAN: All right. Then we'll go





ahead and take a vote.

All in favor, say aye?

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: Opposed?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Motion passes six-zero on the slate that was proposed, so congratulations again Mr. Garrison, Ms. Holder, and Mr. McGowan.

Any other business?

(No response.)

THE CHAIRMAN: Okay. We'll go ahead and close it.

Thanks a lot.

(The proceedings were concluded at 4:37 p.m.)

\- - -

CERTIFICATE OF REPORTER

STATE OF FLORIDA)
)
COUNTY OF DUVAL )

I, Diane M. Tropia, Florida Professional Reporter, certify that I was authorized to and did stenographically report the foregoing proceedings and that the transcript is a true and complete record of my stenographic notes.

DATED this 25th day of September 2025.

_____

Diane M. Tropia
Florida Professional Reporter

Diane M. Tropia, Inc.
Post Office Box 2575, Jacksonville, FL 32203
(904) 821-0500
MadamCourtReporter.com

## $

**$15** [1] - 124:15
**$15,583.15** [1] - 60:4
**$311,663** [1] - 60:3

## '

**'60s** [1] - 122:4
**'70s** [1] - 190:7

## 0

**0** [18] - 6:11, 6:18, 14:9, 14:10, 14:20, 14:22, 15:3, 15:4, 15:6, 15:10, 79:19, 84:16, 84:20, 129:12, 160:3, 164:18, 180:22, 184:21
**0242** [1] - 107:19
**0243** [2] - 14:20, 95:21
**0590** [2] - 7:14, 7:15
**0626** [1] - 129:12
**0628** [4] - 14:23, 151:2, 152:23, 152:24

## 1

**1** [11] - 24:18, 27:14, 76:19, 79:10, 91:3, 153:19, 156:22, 160:8, 186:21, 188:4
**1,120** [1] - 96:21
**1.1** [1] - 145:1
**1.1.22** [1] - 27:22
**1.1.8** [1] - 27:18
**1.1.9** [1] - 145:2
**1.2.8** [1] - 145:2
**1.5** [1] - 181:2
**10** [4] - 41:25, 90:5, 108:14, 124:14
**1000** [1] - 6:15
**1002** [1] - 1:8
**1049** [1] - 6:15
**10th** [1] - 32:4
**11** [1] - 153:19
**11153** [1] - 6:13
**1127** [1] - 167:6
**12** [4] - 29:11, 39:18, 94:11, 124:1
**12483** [3] - 25:25, 88:2, 140:10
**12:43** [1] - 194:12
**13** [2] - 102:15, 102:16
**130** [1] - 80:9
**14** [8] - 33:16, 170:10, 170:17, 170:18, 170:22, 171:2, 171:18, 173:21
**14-and-a-half** [1] - 185:3
**1431** [3] - 19:8, 19:14, 81:9
**14532** [1] - 7:10
**15** [3] - 48:1, 94:3, 129:5
**15227** [1] - 11:3
**163.360** [1] - 34:3
**168** [1] - 97:1
**18** [3] - 1:6, 2:1, 62:8
**1850s** [1] - 90:8
**188** [1] - 96:14
**18th** [1] - 2:7
**1920s** [1] - 90:7
**1940s** [1] - 89:5
**1960s** [2] - 89:6, 91:23
**1:00** [2] - 1:7, 2:1

## 2

**2** [16] - 6:8, 6:9, 11:15, 42:23, 76:19, 91:4, 97:3, 141:17, 141:20, 164:23, 170:8, 174:22, 187:3, 188:5, 188:24, 191:17
**2,480** [1] - 10:6
**2-acre** [1] - 171:18
**2-mile** [3] - 96:7, 97:5, 98:6
**2.05** [2] - 129:21, 131:8
**2.14** [1] - 140:18
**2.2** [1] - 36:18
**2.2.14** [2] - 17:3, 87:10
**20** [26] - 24:5, 34:8, 38:6, 47:19, 48:1, 48:8, 55:18, 55:22, 73:24, 74:9, 74:20, 75:2, 75:18, 85:16, 89:24, 91:25, 92:2, 96:16, 108:14, 149:15, 149:17, 150:9, 157:18, 158:1, 158:3
**20-foot** [1] - 75:23
**2000** [1] - 141:8
**2004** [1] - 137:18
**2008** [2] - 17:17, 37:11
**2008-0919** [1] - 35:8
**2008-919-E** [1] - 67:15
**2018** [1] - 17:14
**2018-0012** [1] - 17:15
**2021** [1] - 37:12
**2022** [1] - 61:2
**2022-0789** [1] - 79:24
**2024** [6] - 13:12, 32:4, 59:25, 73:1, 74:18, 74:25
**2024-0243** [1] - 107:19
**2024-0535** [2] - 42:15, 43:24
**2024-0865** [1] - 186:13
**2025** [7] - 1:6, 2:1, 4:14, 5:2, 95:25, 129:11, 197:15
**2025-0214** [1] - 181:13
**2025-0242** [5] - 14:20, 84:15, 84:18, 96:4, 116:1
**2025-0243** [4] - 84:15, 86:2, 96:5, 127:12
**2025-0449** [4] - 15:10, 184:21, 185:1, 191:9
**2025-0487** [1] - 6:12
**2025-0488** [1] - 6:13
**2025-0495** [1] - 6:14
**2025-0496** [1] - 6:14
**2025-0516** [2] - 15:2, 159:9
**2025-0590** [2] - 6:18, 13:8
**2025-0623** [1] - 6:16
**2025-0624** [1] - 6:17
**2025-0625** [5] - 14:21, 129:12, 129:20, 134:16, 135:8
**2025-0626** [3] - 14:22, 131:7, 135:19
**2025-0627** [4] - 14:23, 136:11, 136:14, 145:16
**2025-0628** [5] - 136:11, 138:4, 145:17, 151:25, 156:6
**2025-0629** [4] - 15:3, 160:3, 160:7, 163:7
**2025-0630** [3] - 15:4, 164:17, 164:22
**2025-0631** [4] - 15:6, 180:22, 181:1, 183:20
**2025/2026** [2] - 193:17, 194:5
**2038** [1] - 35:12
**2045** [2] - 9:14, 86:11
**2048** [1] - 143:20
**2058** [1] - 54:2
**214** [1] - 1:8
**215** [1] - 153:15
**218** [1] - 11:13
**220** [1] - 80:10
**225** [1] - 185:4
**24-hour** [1] - 72:9
**25th** [1] - 197:15
**26th** [2] - 129:23, 132:7
**2726** [1] - 6:19
**27th** [1] - 95:25
**28th** [1] - 16:6
**29** [1] - 11:16

## 3

**3** [14] - 6:11, 14:5, 14:9, 15:15, 79:18, 93:6, 129:3, 130:24, 145:2, 153:16, 153:21, 154:1, 154:2, 156:8
**3-mile** [1] - 11:25
**3.1.2** [2] - 28:2, 139:9
**3.2** [3] - 28:9, 130:14, 145:3
**3.2.1** [1] - 28:13
**3.2.2** [1] - 28:16
**30** [7] - 29:19, 29:24, 35:10, 49:18, 55:15, 55:17, 131:19
**30-year** [1] - 35:11
**300** [1] - 60:3
**30th** [2] - 129:23, 132:8
**31** [1] - 9:2
**32** [1] - 185:25
**32221** [1] - 167:7
**32223** [3] - 26:1, 88:3, 140:11
**32226** [1] - 11:4
**32257** [1] - 162:3
**32277** [1] - 182:9
**3283** [1] - 41:24
**35** [6] - 148:24, 149:3, 149:11, 149:24, 150:18, 183:9
**3624** [1] - 182:8
**3661** [2] - 102:3, 102:4
**390** [2] - 80:3, 80:13
**3919** [1] - 95:8
**3:15ish** [1] - 129:5
**3:16** [1] - 129:6
**3:30** [1] - 129:6

## 4

**4** [4] - 6:12, 6:14, 6:16, 10:7
**40** [2] - 80:5, 102:17
**400** [1] - 137:5
**4022** [1] - 6:8
**41** [1] - 144:14
**4245** [1] - 38:20
**425** [1] - 6:17
**431** [1] - 6:17
**45th** [1] - 137:17
**475** [1] - 109:20
**4:37** [1] - 196:16
**4th** [1] - 5:2

## 5

**5** [19] - 4:16, 6:12, 6:16, 14:20, 14:21, 14:23, 23:19, 28:23, 52:22, 59:24, 60:4, 71:15, 73:1, 74:17, 84:15, 108:14, 129:12, 134:18, 136:10
**5,000** [3] - 155:3, 156:13, 156:17
**5-acre** [2] - 106:11, 124:18
**5.34** [3] - 85:4, 86:3, 88:25
**5.35** [1] - 136:15
**50** [1] - 80:5
**53rd** [3] - 14:9, 14:10, 79:19
**54** [1] - 96:22
**55** [4] - 104:14, 114:11, 116:11, 117:1
**55-plus** [2] - 94:14, 126:1
**5713** [3] - 14:23, 136:11, 136:16
**5747** [1] - 143:19
**5868** [2] - 15:2, 159:9
**5th** [1] - 105:15

## 6

**6** [13] - 10:7, 14:23, 15:2, 15:3, 15:4, 15:6, 134:18, 136:11, 153:16, 159:9, 160:3, 164:17, 180:22
**60** [8] - 96:23, 120:23, 124:8, 124:14, 124:18, 124:21, 165:5, 174:7
**61-acre** [1] - 92:22
**62** [1] - 9:2
**63** [1] - 102:14
**63rd** [1] - 160:13
**65** [1] - 102:15
**66** [1] - 107:9

## 7

**7** [9] - 4:14, 6:18, 15:10, 94:4, 165:12, 170:6, 174:5,

175:19, 184:21
**7.49** [1] - 138:5
**7.5** [1] - 140:17
**706** [1] - 97:1
**73** [1] - 102:13
**790** [1] - 97:5
**7th** [2] - 104:9, 104:10

## 8

**8** [2] - 29:1, 148:10
**8374** [2] - 14:5, 15:15
**84** [6] - 94:7, 96:11, 97:4, 100:1, 103:1, 103:2
**860** [1] - 6:15

## 9

**9** [3] - 11:16, 24:10, 156:20
**900** [1] - 116:20
**9046** [1] - 162:2
**930** [1] - 6:10
**96** [4] - 86:5, 88:19, 96:25, 114:10
**9747** [1] - 6:11

## A

**A.J** [1] - 142:22
**Aaron** [2] - 95:2, 95:8
**ability** [1] - 45:12
**able** [12] - 47:12, 63:11, 64:19, 141:1, 141:3, 167:9, 170:9, 172:20, 174:9, 175:23, 175:24, 176:1
**ABNEY** [27] - 1:19, 15:17, 71:19, 72:5, 72:7, 77:16, 79:21, 86:1, 131:6, 138:3, 139:23, 152:1, 153:21, 154:2, 155:7, 159:12, 159:20, 160:5, 164:20, 167:23, 170:3, 175:18, 179:15, 180:24, 184:25, 188:23, 191:3
**Abney** [1] - 71:14
**absence** [1] - 135:17
**absolutely** [2] - 12:12, 182:4
**abut** [3] - 11:11, 80:21, 143:20
**abuts** [1] - 90:17
**abutting** [2] - 89:20, 91:5
**access** [15] - 85:5, 130:9, 131:24, 137:2, 141:21, 175:23, 185:8, 185:17, 185:23, 186:23, 187:23, 190:5, 190:9, 190:13
**accessibility** [1] - 109:17
**acclimate** [1] - 150:19
**accommodate** [2] - 4:23, 166:19
**accomplish** [3] - 173:20, 174:9, 178:17
**accomplished** [1] - 86:18
**accordance** [1] - 33:3
**according** [4] - 9:17, 16:15, 21:24, 90:24
**accurate** [1] - 3:6
**achieve** [2] - 28:11, 145:5
**acknowledge** [1] - 44:17
**acknowledgment** [1] - 44:13
**acquired** [1] - 108:8
**Acre** [1] - 12:19
**acre** [9] - 8:15, 8:16, 11:15, 94:4, 160:8, 165:12, 170:7, 174:6, 175:20
**acres** [20] - 11:13, 11:15, 11:16, 85:4, 86:3, 88:25, 90:5, 103:13, 120:25, 129:21, 131:8, 136:15, 138:5, 140:17, 164:23, 168:19, 170:8, 174:22, 181:2, 185:3
**Action** [5] - 17:16, 85:18, 90:19, 92:4, 137:17
**action** [3] - 13:25, 14:8, 79:17
**activation** [1] - 120:21
**active** [2] - 13:20, 116:10
**activity** [4] - 55:8, 93:25, 108:21, 154:16
**actual** [2] - 157:24, 185:13
**AD-23-36** [1] - 6:10
**add** [7] - 44:18, 50:11, 97:8, 150:21, 156:6, 156:24, 162:13
**added** [5] - 50:17, 50:19, 50:22, 133:23
**adding** [5] - 9:23, 74:15, 117:1, 119:18, 138:8
**addition** [2] - 96:10, 195:6
**additional** [11] - 28:18, 30:18, 39:16, 71:11, 97:18, 117:1, 119:6, 119:10, 119:16, 143:14, 194:22
**additions** [1] - 195:8
**address** [14] - 7:8, 11:2, 19:7, 25:21, 25:24, 31:3, 38:20, 41:23, 88:1, 120:22, 161:19, 162:1, 167:5, 182:7
**addressed** [2] - 4:21, 39:21
**adequate** [1] - 97:25
**adjacent** [6] - 85:9, 91:7, 131:18, 136:21, 187:4, 189:10
**adjoining** [2] - 7:24, 24:8
**adjustments** [2] - 8:10, 9:6
**administrative** [3] - 3:22, 14:7, 79:16
**admit** [2] - 44:14, 44:16
**admits** [1] - 45:9
**admitted** [2] - 45:3, 45:7
**ado** [2] - 15:11, 126:11
**adopted** [2] - 17:14, 137:18
**adult** [1] - 116:11
**advance** [1] - 12:11
**adverse** [3] - 21:16, 21:18, 23:9
**adversely** [4] - 22:2, 22:8, 27:2, 27:6
**advice** [1] - 175:6
**advise** [1] - 104:12
**advisory** [3] - 31:23, 36:14, 49:5
**Advisory** [2] - 16:5, 38:2
**advocate** [1] - 118:10
**aerial** [1] - 133:10
**aesthetic** [1] - 13:25
**affect** [5] - 22:2, 22:8, 27:2, 27:7
**affected** [1] - 9:22
**affidavit** [4] - 20:25, 47:24, 50:7, 52:7
**affiliated** [1] - 133:13
**affirm** [4] - 26:8, 31:10, 39:1, 42:2
**afford** [3] - 99:15, 143:11
**affordable** [2] - 137:23, 168:17
**afternoon** [13] - 25:13, 25:14, 30:24, 38:16, 39:7, 41:15, 41:16, 95:4, 101:24, 102:1, 132:25, 133:6, 187:13
**age** [2] - 114:11, 121:23
**Agency** [1] - 67:1
**agency** [1] - 36:14
**Agency's** [1] - 44:25
**agenda** [10] - 3:11, 4:19, 4:22, 5:22, 6:22, 13:20, 14:1, 14:19, 79:10, 107:18
**ago** [9] - 10:5, 13:17, 32:20, 34:9, 37:17, 42:16, 108:5, 167:8, 183:16
**agree** [4] - 53:16, 112:12, 116:16, 118:16
**agreed** [3] - 187:24, 188:6, 190:9
**agreed-to** [1] - 190:9
**agreement** [9] - 114:22, 114:25, 170:20, 172:5, 185:16, 186:22, 190:5, 190:16, 190:17
**ahead** [36] - 2:4, 2:6, 5:14, 6:3, 7:21, 9:10, 12:1, 34:16, 35:1, 51:11, 68:16, 72:17, 78:21, 88:5, 97:23, 116:1, 116:8, 125:18, 126:11, 134:21, 135:10, 151:6, 151:18, 152:18, 156:5, 159:24, 162:12, 166:24, 178:12, 182:11, 184:9, 195:18, 195:20, 196:1, 196:12
**ain't** [1] - 100:20
**airport** [1] - 130:11
**Aladdin** [3] - 25:25, 88:3, 140:10
**alcohol** [1] - 77:19
**ALI** [1] - 1:15
**Allegiance** [2] - 2:14, 2:16
**alliteration** [1] - 124:10
**allow** [21] - 8:11, 15:19, 16:24, 79:24, 81:18, 86:4, 110:22, 137:14, 139:13, 144:9, 149:24, 169:15, 169:21, 170:14, 171:1, 172:16, 181:3, 185:4, 186:5, 186:14, 190:5
**allowable** [3] - 69:18, 69:19, 70:5
**allowed** [13] - 20:1, 23:1, 35:23, 46:18, 68:22, 70:19, 80:6, 86:9, 94:5, 137:7, 144:22, 172:4, 186:7
**allowing** [4] - 42:9, 93:2, 161:3
**allows** [4] - 26:20, 82:3, 110:3, 110:6
**almost** [8] - 29:11, 93:3, 112:3, 119:3, 122:20, 154:19, 155:24, 168:19
**alone** [1] - 30:12
**ALSO** [1] - 1:17
**ambiguous** [1] - 170:16
**ameliorated** [1] - 113:19
**amenable** [1] - 169:13
**amend** [2] - 17:9, 129:24
**Amendment** [1] - 156:22
**amendment** [15] - 7:13, 84:19, 85:21, 129:21, 130:17, 136:15, 136:23, 137:4, 156:5, 156:24, 157:4, 157:5, 157:8, 157:12, 157:14
**Amendments** [1] - 130:13
**amendments** [6] - 4:3, 14:11, 14:12, 84:7, 84:8, 158:20
**amount** [3] - 114:17, 172:8, 172:10
**AMY** [1] - 1:14
**analogy** [1] - 119:5
**announce** [2] - 5:12, 5:25
**announced** [1] - 49:7

**answer** [4] - 46:8, 81:16, 103:23, 110:23
**answered** [1] - 119:13
**answers** [1] - 25:1
**anyway** [4] - 102:8, 102:11, 104:12, 123:18
**apartment** [12] - 9:25, 88:20, 96:12, 99:8, 99:9, 100:2, 103:21, 107:7, 109:5, 114:11, 119:19, 122:2
**apartment-style** [1] - 88:20
**apartments** [18] - 96:13, 96:15, 96:16, 96:21, 96:22, 96:23, 96:24, 100:18, 102:19, 103:22, 104:15, 110:8, 118:22, 122:6, 122:11, 176:1, 186:6, 192:1
**apologize** [6] - 25:24, 122:24, 139:22, 148:9, 149:19, 193:25
**appeals** [2] - 14:7, 79:17
**appearance** [1] - 43:3
**appliances** [2] - 155:22, 156:19
**applicable** [1] - 20:21
**applicant** [25] - 21:8, 21:11, 21:14, 21:22, 26:24, 42:16, 43:9, 44:6, 56:20, 59:23, 63:7, 80:19, 84:25, 87:24, 111:8, 121:15, 129:24, 136:23, 146:4, 159:14, 159:15, 161:11, 166:6, 185:14, 188:25
**applicants** [1] - 3:2
**application** [19] - 4:18, 16:2, 16:6, 18:9, 32:2, 37:21, 42:11, 42:19, 42:24, 43:23, 60:13, 66:8, 139:1, 146:10, 163:22, 167:17, 172:12, 173:6, 173:18
**applications** [3] - 30:17, 32:17, 35:16
**applied** [3] - 86:11, 130:16, 167:11
**appointment** [2] - 193:16, 193:21
**appraiser** [1] - 99:16
**appreciate** [14] - 12:24, 29:25, 69:3, 107:13, 116:9, 116:23, 118:11, 140:16, 162:11, 163:2, 164:1, 164:3, 164:14, 184:1
**appreciation** [1] - 164:4
**approach** [1] - 166:14
**approaches** [22] - 7:7, 10:22, 19:3, 25:12, 30:23, 38:13, 41:14, 45:4, 45:19, 52:16, 65:1, 81:4, 87:22, 95:3, 101:23, 107:25, 111:13, 132:22, 140:1, 161:13, 181:24, 187:11
**appropriate** [16] - 66:19, 66:20, 86:19, 101:7, 110:14, 115:16, 130:12, 131:23, 138:17, 139:14, 165:24, 168:8, 169:16, 171:8, 171:12, 172:9
**appropriately** [2] - 30:4, 132:18
**approval** [30] - 18:8, 25:8, 34:5, 35:6, 53:8, 57:17, 57:19, 59:11, 64:9, 67:18, 72:17, 72:20, 81:1, 115:3, 120:2, 120:8, 120:12, 127:12, 131:5, 132:20, 139:13, 152:2, 161:9, 162:13, 176:16, 181:22, 186:20, 188:20, 190:18
**approvals** [1] - 146:16
**approve** [14] - 5:1, 5:3, 35:7, 56:21, 83:8, 116:1, 135:21, 145:23, 146:12, 153:6, 163:15, 168:18, 184:4, 191:15
**approved** [15] - 33:18, 33:19, 35:4, 35:15, 57:17, 67:16, 80:3, 80:17, 152:6, 168:24, 170:14, 173:22, 176:12, 186:12, 190:16
**approving** [1] - 167:17
**April** [3] - 105:11, 105:14, 105:20
**architect** [1] - 174:18
**architectural** [1] - 13:24
**architecture** [3] - 94:7, 110:15, 114:12
**area** [79] - 11:10, 11:20, 11:22, 11:25, 12:18, 12:19, 16:12, 16:15, 16:18, 17:12, 17:21, 18:22, 29:13, 29:14, 30:6, 32:13, 37:15, 38:4, 42:22, 49:19, 52:24, 53:2, 53:12, 54:9, 54:11, 60:1, 61:18, 63:18, 64:2, 67:10, 67:20, 67:22, 85:14, 85:19, 86:21, 86:24, 87:17, 89:21, 92:6, 98:22, 101:8, 101:10, 110:2, 118:1, 118:7, 118:8, 118:16, 118:20, 119:1, 119:7, 119:10, 121:8, 121:9, 122:17, 130:3, 131:2, 133:11, 133:20, 133:23, 137:6, 137:16, 137:21, 138:18, 138:22, 139:15, 143:1, 143:6, 143:11, 146:10, 150:7, 160:15, 161:2, 164:2, 168:8, 181:16, 182:5, 183:4, 186:18
**Area** [9] - 15:24, 15:25, 32:15, 36:14, 85:2, 90:24, 130:2, 130:20, 141:7
**Areas** [1] - 32:22
**areas** [16] - 19:25, 20:1, 27:20, 28:11, 28:18, 36:6, 66:16, 66:24, 67:2, 130:7, 130:8, 130:12, 131:22, 132:1, 145:5
**arguably** [1] - 26:20
**arguing** [1] - 105:12
**argument** [2] - 101:6, 101:9
**Armory** [1] - 155:16
**arrival** [1] - 5:12
**arrows** [1] - 12:7
**arterial** [2] - 28:5, 28:6
**articulate** [1] - 177:13
**ash** [4] - 90:15, 90:17, 112:6, 112:14
**aside** [1] - 36:16
**aspect** [1] - 73:22
**asphalt** [1] - 99:5
**assessed** [6] - 59:25, 60:3, 71:16, 73:1, 74:18, 75:1
**assisted** [1] - 53:6
**assumes** [1] - 129:19
**assure** [3] - 108:21, 109:1, 113:19
**at-large** [1] - 98:14
**Atlantic** [1] - 6:8
**attached** [3] - 47:24, 80:1, 81:19
**attempt** [1] - 27:15
**attempted** [1] - 113:17
**attendance** [1] - 2:21
**attention** [2] - 23:16, 105:11
**attorney** [7] - 8:9, 151:9, 172:15, 173:11, 177:18, 178:17, 180:3
**attract** [3] - 36:24, 66:17, 119:22
**attractive** [1] - 119:23
**atypical** [1] - 122:9
**audible** [1] - 2:11
**AUDIENCE** [39] - 6:25, 7:5, 7:9, 10:25, 11:3, 13:4, 13:18, 38:16, 38:19, 41:16, 41:18, 41:21, 41:24, 44:8, 83:2, 95:6, 101:21, 101:24, 102:2, 107:20, 134:19, 145:18, 159:17, 161:12, 161:14, 161:16, 161:21, 161:25, 163:8, 166:7, 166:10, 166:13, 167:1, 167:6, 182:1, 182:3, 182:8, 183:21, 191:10
**Audience** [9] - 7:7, 10:22, 38:13, 41:14, 95:3, 101:23, 161:13, 166:14, 181:24
**audiences** [1] - 128:19
**Audio** [1] - 126:12
**August** [1] - 16:5
**authority** [5] - 21:15, 21:18, 21:23, 22:4, 49:14
**authorized** [1] - 197:8
**auto** [1] - 137:9
**automobile** [1] - 16:11
**automobile-oriented** [1] - 16:11
**automobiles** [1] - 155:17
**automotive** [1] - 69:24
**available** [4] - 41:3, 143:9, 144:16, 190:20
**Avenue** [29] - 6:15, 15:3, 15:4, 15:5, 41:25, 84:16, 85:6, 85:7, 96:24, 97:10, 102:4, 102:5, 102:12, 102:17, 102:19, 102:20, 103:16, 136:17, 143:20, 143:22, 143:23, 148:25, 159:10, 160:3, 160:14, 164:18, 165:4, 180:21
**avenue** [1] - 84:20
**average** [2] - 11:11, 11:15
**awarded** [1] - 115:11
**aware** [2] - 113:20, 114:16
**awesome** [2] - 60:8, 192:24
**aye** [28] - 5:16, 34:21, 34:22, 78:22, 78:23, 78:24, 78:25, 79:1, 79:2, 79:3, 83:24, 83:25, 97:21, 128:2, 135:12, 136:3, 151:19, 157:8, 157:9, 158:10, 158:11, 158:24, 164:8, 184:11, 193:6, 193:7, 196:2, 196:3
**Aye** [7] - 5:17, 135:13, 136:4, 151:20, 158:25, 164:9, 184:12

## B

**backed** [1] - 11:8
**backfill** [1] - 124:16
**background** [2] - 51:21, 52:3
**backing** [1] - 152:13
**bad** [1] - 108:16
**Bahri** [2] - 181:25, 182:8
**BAHRI** [7] - 182:12,

183:13, 183:16, 183:18, 183:25, 184:2, 184:18
**Ball** [1] - 1:7
**banner** [2] - 154:13, 154:18
**Bar** [1] - 22:10
**based** [7] - 31:24, 35:24, 49:8, 77:5, 146:3, 171:4, 178:19
**basis** [1] - 143:25
**basket** [1] - 3:9
**basketball** [1] - 98:1
**battling** [1] - 11:24
**Beach** [1] - 6:13
**bear** [1] - 115:15
**bearing** [1] - 166:17
**beats** [1] - 112:25
**beautification** [1] - 18:16
**beautiful** [1] - 102:6
**become** [4] - 3:17, 40:17, 154:11, 190:12
**becomes** [1] - 67:22
**bedrooms** [1] - 94:12
**beg** [1] - 97:15
**beginning** [1] - 5:23
**behalf** [3] - 45:12, 46:4, 46:8
**behind** [6] - 7:23, 8:25, 89:4, 89:21, 151:9, 187:20
**belief** [1] - 144:24
**believes** [1] - 28:23
**bench** [1] - 22:11
**benefit** [3] - 27:17, 106:2, 133:24
**benefitting** [1] - 92:8
**Bennett** [3] - 22:19, 48:2, 48:12
**Bennett's** [1] - 50:24
**bequeath** [1] - 110:8
**best** [7] - 33:10, 35:15, 164:15, 175:8, 175:11, 177:16, 178:23
**Bethune** [1] - 115:13
**better** [9] - 8:17, 55:6, 88:16, 123:10, 172:17, 172:22, 176:15, 176:21, 178:22
**between** [17] - 10:7, 21:5, 72:1, 72:12, 74:10, 82:23, 96:1, 129:22, 132:7, 136:17, 138:6, 139:3, 165:17, 168:5, 171:5, 171:13, 192:4
**beyond** [1] - 26:21
**big** [7] - 94:9, 109:5, 109:15, 120:16, 120:24, 120:25, 155:4
**big-house** [1] - 109:5
**bike** [1] - 97:9
**bind** [1] - 59:6
**binding** [3] - 59:7, 59:10, 59:13
**bisected** [1] - 92:18
**bit** [20] - 20:7, 51:23, 52:3, 52:4, 52:20, 55:3, 88:21, 109:10, 119:22, 121:24, 122:5, 125:10, 125:14, 140:13, 167:19, 168:13, 170:15, 172:17, 176:17, 183:16
**blade** [1] - 39:24
**blatantly** [1] - 43:12
**bless** [3] - 34:6, 98:15, 101:16
**blessing** [1] - 88:14
**blight** [16] - 16:18, 32:12, 33:12, 33:14, 33:19, 39:15, 39:16, 39:17, 40:16, 41:2, 46:17, 55:21, 59:21, 67:4, 67:7, 105:25
**blighted** [7] - 16:15, 33:18, 33:23, 38:4, 46:17, 54:5, 67:2
**blighting** [1] - 93:23
**block** [1] - 165:20
**blue** [5] - 3:9, 7:3, 41:12, 89:22, 166:9
**blueprint** [2] - 33:25, 35:20
**Bluff** [4] - 6:19, 7:10, 7:15, 7:25
**Board** [3] - 16:5, 38:2, 186:23
**board** [11] - 16:5, 31:23, 36:14, 36:15, 167:17, 185:14, 187:22, 188:3, 190:19, 190:20, 191:1
**boats** [1] - 69:21
**boatyards** [1] - 69:25
**bodies** [2] - 90:8, 102:23
**body** [3] - 14:18, 128:20, 152:1
**book** [1] - 153:15
**bordered** [1] - 186:8
**borings** [1] - 123:24
**bought** [1] - 48:2
**Boulevard** [9] - 6:9, 6:10, 6:13, 15:10, 19:9, 36:19, 81:9, 97:1, 184:22
**bound** [1] - 32:25
**boundaries** [1] - 80:20
**boundary** [11] - 32:17, 32:25, 33:1, 33:4, 33:7, 33:15, 33:25, 35:18, 35:23, 74:20, 131:17
**break** [5] - 83:19, 128:17, 129:3, 129:4, 191:23
**Bridgewood** [1] - 182:9
**brief** [5] - 2:15, 52:5, 108:1, 129:9, 133:7
**Brief** [1] - 126:14
**briefly** [3] - 27:12, 29:5, 32:22
**bring** [14] - 47:8, 67:12, 83:4, 83:14, 92:7, 97:5, 118:22, 119:10, 134:21, 145:20, 152:14, 163:12, 183:23, 191:12
**bringing** [4] - 92:9, 119:7, 119:15, 142:24
**brought** [3] - 88:16, 119:8, 121:13
**brownfield** [6] - 114:3, 114:6, 115:11, 121:21, 141:8, 141:13
**bucks** [1] - 55:15
**budget** [1] - 12:9
**buffer** [3] - 93:3, 133:23, 139:3
**buffered** [2] - 132:18, 138:25
**buffering** [2] - 80:19, 139:15
**buffers** [2] - 131:16, 131:18
**build** [12] - 49:21, 54:3, 54:12, 55:25, 56:2, 93:19, 105:5, 142:2, 142:4, 162:21, 176:7, 176:9
**Building** [1] - 1:7
**building** [13] - 69:23, 92:16, 100:8, 109:11, 144:4, 144:7, 150:18, 157:15, 157:19, 157:20, 158:1, 158:3, 178:21
**buildings** [5] - 109:5, 140:24, 147:19, 148:24, 149:5
**built** [7] - 91:22, 92:24, 99:1, 122:3, 144:22, 185:13, 190:8
**bunch** [1] - 124:22
**burden** [7] - 21:8, 21:10, 21:14, 21:17, 26:25, 49:14
**burdens** [1] - 20:4
**burial** [1] - 124:5
**buried** [1] - 90:8
**bury** [2] - 102:22, 102:25
**bus** [3] - 109:21, 109:23, 144:20
**buses** [1] - 103:15
**business** [19] - 57:22, 57:23, 57:24, 58:24, 59:2, 63:5, 130:18, 137:1, 142:22, 152:10, 153:22, 154:5, 154:10, 154:17, 154:25, 156:10, 183:8, 196:10
**Business** [2] - 181:3, 182:18
**businesses** [2] - 38:6, 143:6
**businessman** [1] - 183:7
**buy** [7] - 8:17, 55:11, 55:14, 56:1, 99:20, 108:18, 143:12
**buy-in** [1] - 8:17
**buys** [1] - 48:9
**bylaws** [1] - 3:1

## C

**cab** [1] - 72:8
**Calloway** [1] - 96:13
**Canal** [1] - 130:20
**cannot** [5] - 118:13, 120:1, 120:8, 120:11, 121:10
**canopy** [1] - 133:25
**cans** [1] - 101:2
**cap** [1] - 90:1
**capacity** [3] - 144:14, 144:16, 185:25
**Cape** [1] - 11:3
**Capital** [1] - 18:13
**captures** [1] - 33:24
**car** [4] - 69:21, 69:23, 155:12, 156:20
**card** [18] - 3:9, 7:4, 41:10, 41:12, 44:7, 95:20, 101:19, 134:13, 139:25, 140:8, 166:5, 166:9, 183:12, 187:14, 187:16, 191:6
**cards** [7] - 3:10, 13:14, 82:25, 87:25, 107:17, 145:15, 163:3
**care** [6] - 10:19, 90:12, 107:16, 108:7, 121:23, 180:18
**carefully** [1] - 30:9
**Carla** [1] - 182:8
**carnivals** [1] - 69:25
**carries** [1] - 112:1
**cars** [3] - 10:6, 69:20, 155:15
**cart** [1] - 12:13
**Carter** [5] - 5:5, 5:12, 71:23, 127:2, 128:13
**CARTER** [9] - 1:14, 71:24, 79:2, 113:24, 114:15, 114:21, 115:8, 115:21, 128:11
**case** [9] - 20:10, 21:3, 21:12, 21:20, 22:9, 30:14, 78:3, 142:6, 154:22
**cases** [2] - 20:14, 64:4
**categories** [2] - 91:4, 130:13
**category** [11] - 16:23, 23:1, 27:21, 28:4, 86:10, 116:10, 117:1, 137:7, 152:12, 165:11, 170:5
**Catherine** [1] - 13:3
**Catty** [1] - 11:13
**caused** [1] - 23:9
**causing** [1] - 66:10
**CCG-1** [2] - 160:9, 161:5
**CCG-2** [9] - 15:20, 22:25, 26:18, 43:25, 69:18, 70:5, 70:18, 138:6, 140:18
**cemeteries** [1] - 85:11
**cemetery** [4] - 90:6, 90:9, 102:21, 186:9
**Cemetery** [1] - 90:6
**center** [3] - 74:20, 75:3, 165:20
**Ceramic** [1] - 155:15
**certain** [8] - 20:1, 81:23, 82:8, 114:17,

142:16, 168:23, 169:12, 169:22
**certainly** [3] - 51:12, 150:23, 180:5
**certainty** [1] - 35:22
**Certificate** [1] - 186:25
**CERTIFICATE** [1] - 197:1
**certify** [1] - 197:8
**cetera** [2] - 15:14, 97:9
**CGC** [9] - 16:23, 26:18, 136:19, 137:4, 137:7, 137:13, 140:18, 152:6, 152:12
**CGC-1** [2] - 162:17, 162:24
**CGC/CCG-2** [1] - 142:11
**Chair** [29] - 61:20, 71:24, 72:5, 72:7, 72:14, 77:16, 111:11, 113:24, 114:5, 115:18, 118:6, 120:3, 120:7, 129:19, 134:9, 147:13, 154:4, 155:14, 156:2, 163:22, 170:3, 171:22, 190:3, 194:14, 194:15, 194:21, 194:25, 195:3, 195:4
**chair** [3] - 69:1, 89:14, 112:21
**Chairman** [18] - 1:13, 19:6, 25:9, 25:15, 26:15, 31:6, 31:16, 38:9, 50:9, 68:13, 88:6, 123:20, 129:18, 134:9, 140:3, 149:19, 187:13, 193:12
**CHAIRMAN** [329] - 2:3, 2:17, 5:7, 5:11, 5:18, 5:20, 7:1, 7:6, 7:8, 7:11, 7:15, 7:18, 8:19, 9:1, 9:3, 9:19, 10:16, 10:19, 10:23, 11:1, 13:1, 13:6, 13:19, 19:2, 19:4, 19:7, 19:12, 25:10, 25:13, 25:19, 25:21, 26:2, 26:4, 29:21, 29:24, 30:20, 30:24, 31:2, 34:16, 34:20, 34:23, 34:25, 37:1, 37:5, 37:8, 38:10, 38:14, 38:18, 38:21, 41:9, 41:15, 41:17, 41:20, 41:22, 44:4, 44:9, 44:21, 45:5, 45:10, 45:15, 45:18, 46:1, 46:10, 46:14, 50:10, 50:16, 50:21, 51:1, 51:5, 51:25, 52:12, 62:3, 62:14, 62:23, 65:13, 65:16, 65:20, 66:3, 68:12, 68:14, 68:21, 68:24, 69:3, 71:20, 72:6, 72:15, 73:9, 74:23, 76:18, 76:22, 78:14, 78:19, 79:3, 79:6, 81:2, 81:5, 81:11, 81:13, 81:20, 82:2, 82:5, 82:12, 82:17, 82:21, 82:24, 83:3, 83:10, 83:13, 83:23, 84:1, 84:3, 87:21, 87:23, 88:5, 94:25, 95:4, 95:10, 95:15, 95:17, 97:20, 97:22, 99:22, 101:4, 101:14, 101:18, 101:22, 102:1, 102:6, 104:3, 104:6, 104:10, 104:22, 105:1, 105:6, 105:9, 105:17, 105:23, 106:6, 106:10, 106:17, 106:22, 106:25, 107:3, 107:10, 107:13, 107:16, 107:21, 111:1, 111:3, 113:23, 115:24, 116:3, 117:22, 120:4, 120:9, 121:11, 124:7, 124:13, 124:24, 125:1, 125:3, 125:9, 125:17, 126:15, 126:23, 127:9, 127:13, 127:18, 128:1, 128:6, 128:13, 129:10, 132:21, 132:23, 133:1, 133:3, 133:5, 134:10, 134:13, 134:20, 135:6, 135:10, 135:14, 135:16, 135:23, 136:1, 136:5, 136:7, 139:21, 139:24, 140:2, 140:5, 140:7, 145:13, 145:19, 145:25, 146:13, 146:19, 147:15, 148:5, 148:13, 148:16, 149:22, 150:5, 150:11, 150:14, 150:24, 151:4, 151:13, 151:17, 151:21, 151:23, 152:13, 152:20, 152:25, 153:4, 153:8, 153:17, 156:13, 156:21, 156:25, 157:3, 157:7, 157:10, 157:12, 157:18, 158:2, 158:6, 158:8, 158:10, 158:12, 158:14, 158:16, 158:23, 159:1, 159:3, 159:7, 159:15, 159:18, 159:22, 161:10, 161:15, 161:18, 161:23, 162:4, 162:10, 163:1, 163:10, 163:17, 163:23, 164:3, 164:6, 164:10, 164:12, 166:3, 166:8, 166:11, 166:15, 167:2, 167:18, 167:24, 168:22, 169:2, 170:11, 170:25, 171:21, 171:24, 173:15, 174:3, 174:20, 174:24, 176:5, 176:19, 177:9, 178:1, 178:7, 178:11, 179:7, 179:10, 179:16, 180:1, 180:11, 180:17, 180:20, 181:23, 181:25, 182:2, 182:6, 182:10, 183:11, 183:14, 183:17, 183:19, 183:22, 184:1, 184:3, 184:6, 184:9, 184:13, 184:15, 184:19, 187:10, 187:12, 187:15, 187:18, 188:22, 189:22, 189:25, 190:22, 190:24, 191:4, 191:11, 191:19, 192:24, 193:3, 193:8, 193:10, 193:13, 193:21, 193:24, 194:2, 195:1, 195:11, 195:18, 195:23, 195:25, 196:4, 196:6, 196:12
**chairman** [2] - 68:24, 133:17
**Chambers** [1] - 4:15
**chance** [4] - 72:24, 118:4, 149:9, 166:9
**change** [12] - 43:25, 59:1, 63:4, 72:21, 77:5, 80:16, 80:18, 82:6, 84:25, 92:12, 150:16, 170:25
**changed** [5] - 48:19, 88:21, 109:4, 114:9, 154:18
**changes** [6] - 11:7, 57:22, 57:24, 58:13, 58:24, 85:16
**changing** [2] - 170:4, 175:5
**Character** [1] - 15:25
**character** [6] - 27:16, 85:19, 85:22, 87:7, 96:9, 171:3
**charge** [1] - 89:15
**Charles** [5] - 166:6, 166:8, 167:6, 194:15, 195:4
**CHARLES** [1] - 1:15
**chassises** [1] - 133:16
**chat** [2] - 107:23, 180:12
**check** [4] - 25:1, 159:13, 162:18
**checklist** [1] - 113:13
**cheshire** [2] - 183:6, 183:12
**Chief** [4] - 1:19, 19:2, 71:14, 153:18
**child** [1] - 108:4
**children** [4] - 98:1, 117:3, 117:7, 119:2
**chime** [3] - 51:16, 175:15, 178:2
**chopped** [1] - 39:25
**church** [1] - 142:10
**churches** [1] - 109:18
**circumventing** [1] - 37:22
**circuses** [1] - 69:25
**citation** [4] - 46:23, 47:2, 47:20, 47:22
**citations** [3] - 43:9, 47:21, 65:9
**cited** [5] - 32:5, 32:11, 65:4, 65:7, 67:19
**citing** [1] - 60:21
**citizen** [1] - 103:20
**City** [48] - 4:5, 4:16, 12:10, 14:17, 17:4, 17:14, 20:11, 20:12, 28:2, 28:16, 29:9, 29:10, 32:6, 32:24, 33:18, 35:5, 35:6, 36:15, 45:23, 48:18, 49:10, 67:25, 87:11, 89:3, 89:25, 92:1, 93:17, 96:5, 98:15, 102:22, 103:5, 103:7, 104:7, 112:5, 112:13, 113:8, 113:10, 113:16, 113:20, 114:16, 114:23, 115:3, 123:14, 128:22, 142:3, 172:16, 186:24, 186:25
**city** [10] - 23:2, 26:20, 28:20, 40:17, 41:2, 41:3, 41:4, 66:24, 131:22
**CITY** [1] - 1:1
**city's** [1] - 17:8
**City's** [4] - 2:24, 16:2, 87:15, 147:2
**clarification** [5] - 73:10, 76:24, 77:23, 81:20, 152:17
**clarify** [6] - 65:3, 65:5, 78:8, 79:25, 152:3, 170:3
**clash** [1] - 106:20
**class** [1] - 85:20
**classified** [1] - 138:10
**classroom** [1] - 121:5
**clean** [17] - 24:1, 41:3, 47:17, 67:2, 68:1, 90:21, 93:12, 93:14, 113:5, 113:6, 113:17, 114:18, 114:23, 115:4, 115:14, 120:13, 124:21
**cleaned** [1] - 118:25
**cleaning** [5] - 93:18, 112:24, 119:9, 119:21, 124:3
**cleanup** [1] - 123:3
**cleanups** [1] - 121:22
**clear** [10] - 40:4, 46:12, 47:16, 49:10, 93:9, 114:7, 126:15, 135:18, 192:8, 192:20
**cleared** [2] - 46:21, 146:25
**clearer** [1] - 84:24
**clearing** [1] - 182:14
**clearly** [3] - 3:14, 23:3, 110:18
**Cleveland** [1] - 96:17

**client** [4] - 22:17, 23:13, 47:6, 48:9
**client's** [3] - 24:1, 60:15, 61:6
**clients** [1] - 141:2
**close** [14] - 10:8, 51:6, 51:11, 83:4, 83:13, 111:5, 111:20, 134:21, 145:20, 163:11, 183:23, 191:5, 191:12, 196:13
**closed** [1] - 125:4
**closely** [2] - 6:1, 179:24
**closest** [1] - 106:13
**closing** [1] - 29:17
**closure** [1] - 190:11
**cluster** [1] - 103:14
**clustering** [1] - 131:1
**CN** [1] - 91:15
**Code** [25] - 21:25, 23:3, 24:13, 24:16, 26:23, 32:3, 32:4, 37:22, 39:25, 40:22, 43:8, 43:12, 46:19, 48:25, 49:1, 49:3, 49:23, 62:11, 65:8, 68:19, 75:12, 98:5, 131:13, 154:7
**code** [2] - 39:19, 175:5
**cohesive** [1] - 91:9
**colleague** [1] - 63:1
**collector** [5] - 85:7, 116:19, 130:21, 138:11, 144:13
**combined** [2] - 27:17, 86:13
**comfort** [1] - 43:3
**comfortable** [2] - 146:11, 150:15
**coming** [8] - 2:5, 23:6, 29:15, 56:9, 75:16, 107:14, 108:11, 182:25
**commencing** [1] - 1:7
**comment** [3] - 128:18, 148:25, 149:8
**comments** [24] - 5:7, 27:10, 71:8, 71:20, 73:6, 74:16, 78:16, 83:10, 83:20, 113:22, 120:6, 127:20, 127:23, 135:6, 135:23, 148:13, 151:10, 163:17, 184:6, 189:25, 191:8, 192:25, 195:7, 195:16
**commercial** [42] - 16:11, 23:1, 26:19, 28:4, 28:11, 28:14, 28:17, 29:7, 36:19, 36:20, 53:4, 53:9, 66:17, 66:20, 67:8, 67:14, 69:7, 75:15, 131:1, 137:1, 137:8, 137:11, 137:14, 138:7, 138:12, 138:20, 139:1, 139:2, 139:4, 139:16, 140:19, 140:23, 141:5, 142:8, 142:16, 143:12, 144:8, 145:5, 160:11, 161:4, 162:25, 171:15
**Commercial** [7] - 91:6, 91:7, 91:16, 136:25, 160:8
**commercialize** [1] - 28:19
**COMMISSION** [43] - 1:2, 5:10, 5:17, 5:19, 34:22, 34:24, 52:11, 78:18, 83:12, 83:22, 83:25, 84:2, 97:21, 127:25, 135:9, 135:13, 135:15, 135:25, 136:4, 136:6, 148:15, 151:12, 151:20, 151:22, 157:9, 157:11, 158:11, 158:13, 158:22, 158:25, 159:2, 164:9, 164:11, 184:8, 184:12, 184:14, 193:2, 193:7, 193:9, 195:10, 195:17, 196:3, 196:5
**commission** [3] - 3:4, 3:19, 4:2
**Commission** [33] - 1:14, 1:14, 1:15, 1:15, 1:16, 2:9, 4:1, 4:9, 4:11, 20:20, 25:15, 26:16, 31:17, 31:25, 32:20, 34:5, 35:4, 40:14, 42:10, 49:11, 61:13, 64:13, 83:5, 83:15, 88:7, 123:11, 134:22, 145:21, 163:13, 168:18, 183:24, 191:13, 194:11
**Commission's** [1] - 3:1
**COMMISSIONER** [179] - 5:3, 5:4, 51:18, 52:14, 52:18, 54:23, 54:25, 56:4, 56:15, 56:25, 57:4, 57:8, 57:11, 57:14, 58:3, 58:7, 58:11, 58:16, 58:22, 59:8, 59:16, 59:18, 60:10, 60:16, 60:22, 61:1, 61:12, 61:19, 61:23, 62:2, 62:25, 63:15, 64:5, 64:22, 65:23, 66:5, 68:4, 68:10, 68:15, 69:1, 71:10, 71:24, 72:14, 72:16, 73:13, 73:16, 73:19, 73:21, 74:1, 74:8, 74:12, 74:15, 74:22, 75:5, 75:8, 75:13, 75:19, 76:6, 76:8, 76:12, 76:16, 76:21, 77:3, 77:9, 77:11, 77:12, 77:14, 78:2, 78:6, 78:7, 78:9, 78:11, 78:12, 78:23, 78:24, 78:25, 79:1, 79:2, 79:5, 83:8, 83:9, 97:17, 97:19, 111:11, 111:14, 111:18, 112:11, 113:24, 114:15, 114:21, 115:8, 115:21, 115:25, 116:6, 116:7, 118:5, 120:7, 120:11, 124:11, 125:16, 126:20, 126:21, 126:22, 127:8, 127:11, 127:16, 127:17, 128:3, 128:4, 128:5, 128:10, 128:11, 128:12, 134:24, 134:25, 135:1, 135:2, 135:4, 135:5, 135:21, 135:22, 145:23, 145:24, 146:6, 146:14, 146:21, 147:23, 148:2, 151:1, 151:15, 152:15, 152:23, 153:2, 153:6, 153:7, 153:14, 153:18, 153:25, 154:3, 154:23, 155:9, 155:20, 156:1, 156:4, 156:15, 156:23, 157:1, 157:2, 157:21, 158:5, 158:7, 158:9, 163:15, 163:16, 163:19, 163:20, 163:25, 164:5, 171:22, 171:25, 173:16, 174:2, 176:20, 179:5, 179:8, 184:4, 184:5, 191:15, 191:18, 191:20, 192:3, 192:18, 192:21, 193:20, 193:22, 194:1, 194:10, 195:20, 195:24
**Commissioner** [18] - 5:5, 5:12, 63:1, 66:7, 71:12, 79:7, 118:18, 119:8, 124:4, 124:8, 127:19, 129:16, 129:19, 172:11, 173:1, 194:14, 194:15, 194:16
**Commissioners** [5] - 2:19, 135:7, 135:24, 163:18, 193:1
**commissioners** [7] - 83:6, 83:16, 83:20, 134:23, 145:22, 163:14, 191:14
**committee** [4] - 49:5, 94:17, 194:6, 194:9
**Committee** [6] - 4:6, 4:12, 98:13, 194:11, 194:19, 195:22
**common** [1] - 100:19
**Common** [1] - 20:18
**Commonwealth** [6] - 15:5, 164:18, 165:4, 168:4, 168:11, 180:21
**communicated** [1] - 188:25
**communication** [3] - 118:14, 134:7, 159:21
**Community** [6] - 15:24, 32:15, 32:21, 36:13, 44:25, 66:25
**community** [31] - 8:17, 9:21, 10:15, 17:21, 19:16, 36:11, 67:9, 68:5, 85:21, 88:9, 88:10, 91:21, 91:25, 92:6, 92:13, 92:24, 93:8, 93:23, 93:24, 94:6, 94:22, 96:7, 106:2, 106:15, 108:11, 110:7, 110:10, 110:17, 118:10, 121:16, 148:10
**community's** [2] - 17:25, 18:20
**Community/General** [1] - 136:25
**Community/General-1** [1] - 160:9
**Comp** [13] - 33:6, 34:7, 36:3, 48:17, 48:18, 86:12, 86:16, 87:10, 139:8, 160:24, 165:10, 165:14
**compact** [1] - 27:23
**companies** [8] - 152:11, 153:23, 154:11, 155:1, 155:3, 156:12, 156:17, 180:2
**companion** [6] - 14:12, 84:7, 85:3, 86:1, 131:6, 138:3
**company** [10] - 109:3, 122:19, 142:25, 143:1, 154:12, 154:16, 154:20, 155:4, 182:14, 193:13
**comparable** [1] - 118:21
**compared** [1] - 72:1
**Compatibility** [4] - 130:6, 130:7, 130:19, 131:21
**compatibility** [5] - 18:3, 80:22, 86:17, 132:5, 185:22
**compatible** [8] - 27:23, 87:17, 131:15, 132:16, 138:18, 161:2, 181:15, 186:17
**competent** [2] - 22:6, 27:4
**complaint** [1] - 39:20
**complementary** [1] - 126:8
**Complete** [2] - 18:12, 36:17
**complete** [2] - 89:7, 197:10
**completely** [3] - 112:22, 147:22, 173:3
**complex** [1] - 119:19
**complexes** [1] - 9:25
**compliance** [3] - 33:5, 39:19, 152:6
**Compliance** [3] - 40:1,

40:23, 43:8
**Complies** [1] - 38:25
**complies** [2] - 76:8, 76:13
**comply** [1] - 75:16
**component** [2] - 28:21, 175:22
**composite** [1] - 47:23
**comprehensive** [1] - 22:13
**Comprehensive** [16] - 9:13, 13:13, 16:21, 24:20, 24:25, 26:23, 27:13, 49:1, 86:11, 90:24, 94:20, 132:3, 139:7, 160:22, 181:17, 185:20
**compromise** [4] - 56:11, 61:5, 61:8, 68:2
**concede** [1] - 23:12
**concept** [3] - 22:11, 109:15, 187:25
**concern** [8] - 60:14, 108:23, 121:9, 121:14, 123:7, 147:4, 155:18, 192:10
**concerns** [8] - 10:11, 16:8, 16:15, 88:12, 110:18, 113:18, 143:21, 146:3
**concluded** [2] - 34:10, 196:15
**conclusion** [1] - 8:15
**Condition** [6] - 186:21, 187:3, 188:4, 188:5, 188:24, 191:17
**condition** [19] - 24:17, 40:5, 77:4, 78:5, 150:21, 152:8, 156:6, 188:6, 188:9, 188:10, 188:13, 189:5, 189:8, 189:18, 189:20, 191:1, 191:16, 191:21
**conditional** [2] - 22:5, 22:12
**conditions** [22] - 33:23, 36:8, 38:4, 56:22, 57:16, 60:5, 62:24, 63:3, 63:7, 64:24, 66:6, 67:3, 71:6, 71:12, 72:18, 76:23, 78:15, 79:10, 153:8, 172:18, 186:20, 193:4
**confirm** [1] - 114:22
**conflicted** [1] - 121:24
**conflicts** [1] - 4:24
**conform** [1] - 178:20
**conformance** [2] - 34:6, 34:11
**confusing** [1] - 127:21
**congratulations** [1] - 196:8
**connecting** [2] - 187:5, 189:12
**connection** [2] - 187:5, 188:16
**consequences** [2] - 177:3, 177:6
**consider** [8] - 29:6, 30:8, 30:9, 49:2, 50:2, 142:8, 144:12, 167:17
**consideration** [9] - 20:9, 20:17, 21:7, 32:2, 46:9, 86:20, 110:25, 126:2, 154:15
**considerations** [3] - 32:16, 32:24, 114:14
**considering** [3] - 73:8, 94:19, 119:14
**consistency** [2] - 63:13, 86:12
**consistent** [21] - 16:20, 24:11, 24:12, 24:19, 24:21, 24:24, 30:10, 82:11, 86:8, 86:16, 94:20, 132:3, 133:19, 139:6, 160:22, 161:1, 165:9, 181:15, 181:19, 185:20, 186:17
**consistently** [1] - 72:11
**construct** [2] - 187:4, 189:9
**construction** [2] - 89:17, 123:21
**contact** [1] - 134:6
**containers** [1] - 182:23
**contains** [1] - 25:3
**contaminated** [3] - 89:17, 90:20, 110:21
**contaminating** [1] - 113:4
**contamination** [2] - 112:2, 120:22
**contend** [3] - 27:5, 92:10, 92:25
**context** [1] - 70:23
**contiguous** [14] - 23:21, 23:24, 24:3, 28:25, 52:24, 53:15, 53:18, 53:24, 54:17, 54:19, 54:20, 56:8, 56:17, 63:24
**continuation** [1] - 18:17
**continue** [6] - 9:20, 15:12, 43:10, 79:14, 94:16, 128:25
**continued** [1] - 17:10
**continues** [4] - 17:21, 53:13, 64:1, 93:21
**Contracting** [1] - 142:23
**contractors** [1] - 143:10
**contracts** [1] - 40:2
**contribute** [3] - 16:9, 41:1, 67:4
**contributed** [1] - 32:12
**contributing** [1] - 67:6
**control** [1] - 121:1
**controlled** [1] - 30:5
**convenience** [1] - 43:3
**conventional** [13] - 14:13, 15:1, 84:8, 131:12, 159:8, 160:6, 164:21, 167:20, 169:4, 169:5, 172:1, 172:2, 180:25
**conversation** [2] - 51:23, 121:19
**copy** [2] - 3:19, 4:19
**corner** [7] - 91:8, 96:17, 98:24, 99:13, 109:18, 109:19, 109:21
**corporate** [1] - 97:2
**correct** [11] - 7:17, 68:18, 73:19, 79:8, 104:24, 125:7, 127:3, 151:14, 161:11, 182:5, 191:2
**correcting** [1] - 153:1
**correction** [1] - 61:14
**corridor** [14] - 16:11, 18:10, 18:15, 27:20, 36:20, 36:21, 54:12, 67:8, 67:13, 68:6, 70:21, 136:21, 140:20
**corridors** [1] - 28:8
**cost** [1] - 115:16
**cottage** [3] - 82:1, 82:3, 82:5
**council** [1] - 46:3
**Council** [15] - 4:15, 14:17, 17:14, 33:19, 35:5, 35:6, 36:15, 44:11, 45:23, 98:14, 98:15, 123:14, 128:22, 170:14, 172:16
**Council's** [1] - 4:5
**Councilwoman** [2] - 44:23, 98:13
**councilwoman** [2] - 45:13, 45:21
**counsel** [3] - 175:10, 177:17, 178:5
**Counsel** [3] - 1:21, 2:25, 190:15
**counted** [1] - 10:6
**COUNTY** [1] - 197:4
**County** [4] - 1:22, 2:21, 29:12, 186:22
**couple** [10] - 7:20, 10:5, 32:19, 34:14, 37:17, 56:22, 71:6, 152:3, 158:20, 193:4
**course** [4] - 9:11, 15:9, 38:10, 113:7
**Court** [4] - 20:15, 21:4, 50:2, 162:2
**court** [1] - 3:13
**courtesy** [1] - 2:10
**courts** [1] - 98:1
**Cove** [2] - 96:13, 101:1
**Cove's** [1] - 101:2
**cow** [1] - 98:18
**CRA** [36] - 16:1, 16:4, 16:16, 16:17, 17:18, 18:14, 22:21, 31:23, 32:18, 32:25, 33:1, 33:25, 35:11, 35:19, 36:1, 36:5, 37:11, 37:19, 37:20, 42:22, 45:10, 47:19, 48:9, 48:19, 55:8, 56:6, 63:17, 63:25, 64:18, 64:23, 66:10, 66:16, 67:12, 67:14, 67:16, 72:24
**CRA's** [1] - 55:4
**crafted** [1] - 144:1
**cram** [1] - 11:16
**cramming** [1] - 126:1
**CRAs** [1] - 33:2
**create** [7] - 31:20, 33:21, 33:22, 36:17, 36:19, 39:9, 185:16
**created** [5] - 17:17, 33:2, 35:13, 36:5, 37:11
**creating** [2] - 93:3, 94:5
**creation** [2] - 33:7, 36:9
**creative** [1] - 151:9
**cremate** [1] - 102:23
**crime** [3] - 98:4, 99:12, 100:25
**criminal** [1] - 93:25
**criteria** [22] - 23:9, 23:14, 24:9, 25:7, 27:9, 27:11, 30:16, 33:16, 33:17, 49:2, 49:3, 49:9, 49:16, 50:4, 50:5, 50:8, 55:2, 55:8, 64:16, 80:15, 86:12, 144:25
**Criteria** [5] - 23:19, 24:10, 24:18, 27:13, 28:23
**criterion** [2] - 53:21, 55:6
**CRO** [4] - 91:15, 160:9, 160:18, 161:1
**Crossing** [6] - 15:23, 17:13, 17:19, 33:16, 38:1, 42:21
**Crossing's** [2] - 16:4, 16:16
**crosswalks** [1] - 97:9
**CULLINS** [2] - 42:6, 42:8
**Cullins** [3] - 38:15, 41:12, 41:24
**current** [16] - 53:17, 56:17, 56:19, 58:21, 63:20, 63:24, 72:23, 77:8, 77:24, 156:6, 174:4, 174:10, 175:18, 175:25, 176:2, 178:19
**Current** [1] - 1:19
**cut** [2] - 105:14, 105:18
**cycle** [3] - 179:6, 179:17, 180:15

## D

**D.C** [1] - 20:19
**damage** [1] - 18:18
**dangers** [1] - 119:7
**data** [1] - 124:5
**DATED** [1] - 197:15
**daughter** [1] - 110:6
**daycare** [1] - 77:19
**days** [1] - 101:3
**deal** [5] - 20:4, 134:12, 141:4, 188:1, 190:22
**dealing** [1] - 20:5
**debris** [3] - 89:18, 123:21, 123:25

**decades** [1] - 116:22
**December** [1] - 190:21
**decide** [3] - 48:6, 54:2, 70:7
**decision** [5] - 45:22, 71:18, 123:15, 125:11, 176:13
**decisions** [3] - 3:25, 4:2, 35:24
**declare** [3] - 51:19, 118:13, 148:16
**Deegan** [1] - 98:12
**deemed** [3] - 27:3, 90:18, 112:6
**deep** [5] - 120:23, 124:2, 124:4, 124:5, 124:16
**deepest** [1] - 124:1
**deeply** [1] - 146:10
**defer** [2] - 159:25, 175:10
**deference** [1] - 72:23
**deferral** [7] - 13:17, 177:17, 178:4, 178:9, 178:12, 179:4, 179:18
**deferrals** [1] - 116:12
**deferred** [8] - 4:10, 5:24, 6:5, 6:7, 6:21, 8:3, 8:21, 9:4
**deferring** [3] - 42:17
**deficiencies** [1] - 92:17
**define** [1] - 179:3
**defining** [1] - 33:17
**definitely** [8] - 10:12, 118:11, 118:16, 118:25, 134:6, 146:8, 168:20, 170:18
**definition** [7] - 24:12, 30:2, 30:11, 30:15, 33:14, 42:24, 72:3
**Del** [1] - 13:3
**delay** [1] - 61:16
**delaying** [1] - 61:4
**deliver** [1] - 68:6
**delivery** [1] - 27:25
**delta** [1] - 192:6
**demolished** [1] - 40:3
**demolition** [2] - 89:18, 123:21
**demonstrate** [2] - 21:15, 27:6
**demonstrates** [1] - 21:23
**denial** [17] - 16:7, 18:25, 23:11, 31:23, 38:3, 71:18, 85:25, 87:20, 138:2, 139:20, 140:12, 148:19, 166:2, 169:8, 173:2, 177:11, 178:25
**denied** [4] - 43:6, 43:7, 68:7, 173:8
**dense** [1] - 122:5
**densely** [1] - 8:23
**densities** [1] - 86:9
**density** [6] - 53:5, 109:1, 165:9, 186:3, 186:6, 186:15
**Density** [15] - 85:1, 86:10, 122:7, 122:13, 126:9, 130:1, 136:22, 136:24, 160:17, 164:24, 165:11, 170:5, 185:4, 186:4
**Density-60** [1] - 86:4
**Density-A** [1] - 185:4
**Density-B** [1] - 164:24
**deny** [7] - 23:8, 40:25, 42:10, 43:23, 104:13, 172:19, 177:20
**department** [2] - 39:19, 40:23
**Department** [36] - 1:20, 1:22, 2:24, 17:2, 17:22, 18:2, 23:17, 28:23, 31:19, 31:25, 36:5, 37:25, 47:5, 47:10, 50:3, 50:6, 71:11, 82:22, 85:24, 118:17, 122:16, 131:4, 138:1, 138:16, 143:22, 155:7, 160:25, 166:22, 168:7, 169:9, 169:14, 170:21, 171:2, 179:22, 180:6, 180:13
**Department's** [3] - 23:10, 71:18, 144:11
**depth** [2] - 142:11, 142:16
**derelict** [1] - 93:22
**describe** [1] - 188:18
**describes** [1] - 85:19
**description** [9] - 47:9, 80:7, 86:8, 147:24, 152:5, 153:3, 153:16, 156:7, 192:7
**descriptions** [2] - 27:21, 28:4
**design** [2] - 94:9, 179:23
**designate** [1] - 114:17
**designated** [5] - 26:18, 27:19, 114:24, 115:14, 136:19
**designation** [3] - 114:3, 115:10, 129:25
**designations** [1] - 35:16
**detached** [1] - 80:2
**detail** [1] - 34:10
**detailed** [1] - 31:20
**detailing** [2] - 155:12, 156:20
**deterioration** [4] - 96:10, 99:4, 100:3, 100:4
**detract** [1] - 63:20
**detrimental** [8] - 18:21, 23:21, 24:7, 28:24, 36:7, 52:23, 53:12, 54:18
**develop** [12] - 17:22, 49:19, 55:12, 110:20, 112:15, 121:16, 137:1, 142:18, 160:19, 164:24, 170:9, 173:13
**developable** [3] - 93:15, 112:10, 112:11
**developed** [9] - 8:18, 8:23, 23:25, 24:4, 80:1, 132:9, 132:14, 160:16, 192:1
**developer** [7] - 8:9, 109:2, 187:3, 189:9, 190:4, 190:14, 190:17
**developers** [1] - 182:16
**Development** [7] - 16:3, 28:3, 31:8, 85:2, 169:20, 171:10, 172:14
**development** [47] - 7:23, 8:14, 9:12, 9:17, 12:2, 12:16, 12:18, 17:5, 17:11, 24:7, 27:20, 27:22, 28:13, 28:14, 28:25, 41:5, 52:23, 53:12, 53:24, 55:2, 56:7, 66:17, 72:25, 74:7, 81:18, 86:5, 87:5, 87:13, 88:20, 93:3, 93:7, 96:19, 98:7, 112:7, 116:25, 122:2, 137:22, 141:16, 161:3, 165:3, 165:19, 176:3, 186:14, 186:21, 187:6, 188:16
**developments** [5] - 10:1, 11:21, 12:11, 132:17, 186:3
**Developments** [5] - 14:14, 15:9, 84:9, 91:18, 184:21
**deviation** [2] - 14:7, 79:17
**deviations** [1] - 3:22
**devices** [1] - 2:11
**Diane** [3] - 1:9, 197:7, 197:19
**diatribe** [1] - 65:22
**die** [2] - 154:22, 155:19
**difference** [4] - 23:5, 72:12, 119:13, 192:4
**different** [19] - 11:24, 21:7, 32:24, 37:19, 53:22, 69:6, 72:4, 81:21, 101:6, 116:19, 121:19, 121:20, 122:15, 123:14, 123:17, 128:24, 147:11, 173:14, 178:5
**differentiate** [1] - 71:25
**differing** [2] - 146:5, 148:20
**differs** [1] - 131:12
**difficult** [1] - 141:12
**dig** [5] - 124:9, 124:13, 124:15, 124:18, 124:21
**diligence** [1] - 37:13
**direct** [2] - 32:3, 178:3
**directed** [1] - 65:8
**direction** [1] - 175:13
**directly** [7] - 89:20, 89:21, 90:16, 91:7, 118:8, 138:23, 144:18
**Director** [1] - 1:19
**discovery** [1] - 47:20
**discrepancies** [1] - 9:15
**discussed** [3] - 37:17, 141:12, 157:14
**discussion** [2] - 141:13, 190:2
**Discussion** [3] - 37:4, 74:24, 126:13
**discussions** [1] - 114:14
**dispute** [1] - 48:15
**disrupt** [2] - 87:6, 92:13
**disrupts** [1] - 85:21
**distance** [2] - 13:23, 109:20
**distinction** [1] - 21:5
**district** [14] - 15:21, 17:6, 87:13, 117:24, 137:20, 146:1, 160:18, 161:6, 163:21, 169:15, 176:2, 181:10, 190:10, 190:14
**District** [2] - 15:25, 41:25
**districts** [2] - 175:19, 181:11
**Div** [1] - 1:20
**Division** [2] - 1:19, 113:12
**document** [5] - 47:10, 94:8, 94:19, 188:11, 190:16
**documents** [1] - 95:16
**dog** [1] - 111:21
**doke** [1] - 82:21
**dollars** [5] - 89:15, 114:18, 114:24, 115:10, 115:13
**domain** [1] - 64:4
**done** [14] - 10:2, 11:22, 25:17, 40:19, 46:24, 48:20, 49:20, 50:25, 62:7, 70:9, 119:21, 123:2, 123:25, 128:16
**Donna** [1] - 98:12
**door** [4] - 57:9, 112:3, 112:4, 121:2
**doors** [1] - 144:4
**DOROTHY** [1] - 1:16
**Dorothy** [1] - 125:12
**double** [2] - 51:8, 159:13
**doubt** [1] - 124:13
**down** [24] - 3:12, 39:24, 39:25, 42:25, 59:6, 69:4, 70:8, 70:11, 89:5, 89:25, 99:20, 100:24, 120:22, 122:3, 124:1, 124:21, 141:21, 151:6, 178:25, 179:21, 179:22, 190:6, 191:23, 195:2
**downzoning** [2] - 161:6, 164:1
**drag** [1] - 122:23

**dragging** [1] - 123:5
**drainage** [1] - 98:3
**drawing** [1] - 174:17
**Drive** [19] - 11:4, 36:18, 38:20, 84:20, 95:9, 97:12, 102:18, 103:17, 107:11, 182:9, 185:7, 185:9, 186:24, 187:23, 189:10, 189:12, 189:14, 190:6, 190:11
**driveway** [1] - 80:18
**driving** [1] - 110:17
**drop** [1] - 45:21
**dropped** [1] - 45:11
**dropping** [2] - 46:3, 91:10
**Drost** [1] - 7:9
**DROST** [8] - 7:13, 7:17, 7:22, 8:24, 9:2, 9:4, 9:20, 10:18
**due** [4] - 37:13, 48:4, 48:12, 131:24
**dump** [6] - 91:17, 92:19, 122:19, 122:22, 123:1, 123:19
**dumped** [1] - 90:15
**dumping** [5] - 11:21, 89:12, 105:8, 105:24, 124:17
**duplexes** [7] - 8:25, 9:1, 11:9, 117:16, 176:1, 176:10, 176:14
**during** [6] - 10:10, 47:5, 61:15, 61:20, 96:1, 112:5
**dust** [2] - 111:25, 121:1
**DUVAL** [1] - 197:4
**Duval** [3] - 1:22, 2:21, 186:22
**dwelling** [5] - 80:4, 80:9, 80:12, 160:20, 167:10
**dwellings** [12] - 86:5, 91:20, 109:7, 132:15, 143:17, 143:24, 165:2, 165:6, 165:21, 175:25, 176:4, 185:5

## E

**E-15-20** [1] - 6:8
**E-23-35** [1] - 6:9
**E-24** [1] - 42:14
**E-25-29** [1] - 6:11
**E-25-42** [6] - 14:5, 15:15, 15:18, 19:1, 72:17, 79:11
**early** [2] - 83:18, 190:7
**easement** [2] - 190:2, 190:10
**easily** [1] - 174:25
**East** [1] - 160:13
**east** [8] - 91:19, 130:21, 132:9, 138:11, 157:15, 171:15, 186:9, 186:10
**eastern** [2] - 138:15, 158:2
**easy** [3] - 121:7, 144:19, 188:20
**echo** [1] - 11:17
**economic** [1] - 27:17
**Economic** [2] - 16:3, 31:8
**economically** [1] - 17:20
**ecosystem** [1] - 13:11
**Ed** [1] - 185:9
**edge** [3] - 149:4, 157:24
**Edgewood** [2] - 41:25, 96:24
**Edward** [1] - 1:7
**effect** [6] - 23:21, 24:7, 28:24, 36:7, 52:23, 54:18
**efficiency** [1] - 4:23
**efficient** [2] - 27:25, 28:7
**effort** [2] - 91:24, 92:1
**efforts** [2] - 66:25, 110:16
**eight** [1] - 125:23
**either** [9] - 55:10, 74:6, 80:1, 108:20, 108:22, 161:3, 165:6, 168:21, 177:17
**election** [1] - 194:4
**elevation** [1] - 150:13
**eliminate** [1] - 38:3
**eliminating** [1] - 16:18
**emailed** [1] - 37:18
**emerging** [2] - 28:10, 145:5
**eminent** [1] - 64:4
**emphasizes** [1] - 87:1
**employ** [1] - 113:7
**employed** [1] - 110:15
**enable** [1] - 144:10
**enacted** [1] - 40:1
**encourage** [4] - 27:18, 28:13, 28:16, 115:8
**encouraged** [1] - 17:22
**encourages** [1] - 16:13
**encroach** [1] - 137:5
**encroachment** [1] - 142:7
**end** [10] - 14:1, 79:15, 84:11, 95:11, 99:7, 123:9, 155:17, 168:9, 168:10, 185:6
**ended** [2] - 169:3, 170:16
**enforced** [4] - 35:10, 35:12, 66:23, 66:25
**Enforcement** [3] - 32:4, 65:9, 98:6
**enforcement** [1] - 36:1
**engage** [1] - 173:11
**engineer** [8] - 89:11, 111:16, 173:15, 173:16, 174:8, 177:18, 178:18, 180:3
**engineering** [1] - 179:23
**engines** [2] - 155:23, 156:19
**English** [1] - 20:18
**enhance** [1] - 97:24
**enhanced** [1] - 133:23
**ensure** [4] - 27:15, 28:6, 63:16, 64:18
**entering** [1] - 168:11
**enters** [1] - 5:5
**entertainment** [1] - 137:12
**entire** [4] - 98:15, 120:18, 147:14, 147:19
**entitled** [8] - 21:22, 22:15, 22:18, 22:24, 23:18, 49:12, 186:2
**entitlement** [1] - 22:20
**entrance** [5] - 165:3, 165:7, 168:3, 173:4, 189:11
**entry** [1] - 62:18
**environmental** [1] - 123:8
**EPA** [4] - 114:17, 114:23, 115:3, 115:14
**equalizing** [1] - 142:14
**equipment** [2] - 98:2, 182:14
**equivalent** [1] - 187:2
**Eric** [1] - 133:8
**ERIC** [1] - 1:20
**Erin** [4] - 133:8, 182:4, 188:6, 188:11
**ERIN** [1] - 1:19
**Erin's** [1] - 19:15
**ese** [1] - 191:23
**especially** [9] - 17:3, 36:7, 56:16, 86:21, 110:14, 139:9, 142:14, 154:16, 175:15
**essentially** [3] - 64:17, 72:22, 172:3
**establish** [4] - 16:10, 21:8, 21:18, 33:12
**established** [15] - 20:16, 33:8, 85:13, 87:5, 92:11, 116:15, 116:21, 117:10, 117:11, 117:14, 132:1, 132:17, 137:6, 138:22, 165:23
**et** [2] - 15:14, 97:9
**Eureka** [1] - 98:25
**evaluated** [1] - 32:16
**evaluating** [2] - 16:21, 17:1
**Evening** [1] - 167:7
**eventually** [2] - 39:12, 63:23
**evidence** [5] - 21:25, 22:7, 27:4, 49:6, 49:15
**evils** [1] - 119:4
**ex** [4] - 51:20, 52:9, 118:13, 148:16
**exacerbate** [1] - 16:14
**exact** [5] - 19:22, 89:3, 142:11, 174:12, 175:6
**exactly** [6] - 48:10, 99:25, 108:10, 167:19, 175:7, 178:16
**example** [1] - 53:20
**excavate** [2] - 93:13, 124:14
**excellent** [7] - 25:18, 41:20, 44:21, 81:2, 115:19, 161:18, 191:4
**exception** [24] - 15:18, 21:6, 21:13, 21:16, 21:21, 22:12, 22:19, 23:2, 24:12, 24:17, 30:3, 30:11, 30:13, 42:24, 43:1, 43:23, 49:13, 64:11, 69:18, 77:6, 77:7, 77:15, 77:23, 140:21
**exceptions** [11] - 3:21, 13:22, 15:14, 20:6, 20:10, 20:17, 24:14, 30:12, 30:14, 77:17, 77:21
**excited** [1] - 109:9
**excuse** [9] - 14:10, 24:11, 65:13, 75:3, 98:19, 106:8, 117:19, 143:23, 175:13
**execution** [1] - 188:3
**exemption** [1] - 69:13
**exhibit** [1] - 47:23
**Exhibit** [2] - 24:22, 29:2
**exhibits** [1] - 127:12
**existing** [23] - 16:18, 16:23, 28:10, 28:17, 33:9, 80:17, 81:17, 82:11, 87:3, 96:8, 96:12, 97:2, 131:25, 132:17, 137:23, 142:21, 145:4, 165:10, 170:4, 170:8, 186:1, 186:4
**exists** [2] - 108:6, 133:25
**exit** [1] - 189:12
**exits** [1] - 129:18
**expand** [2] - 138:7, 139:2
**expanding** [1] - 138:20
**expecting** [1] - 35:8
**expensive** [1] - 183:4
**explain** [3] - 66:11, 71:25, 100:3
**explaining** [2] - 99:24, 169:25
**expound** [2] - 118:3, 123:4
**expressing** [1] - 44:24
**expressway** [1] - 130:23
**extend** [1] - 92:7
**extending** [1] - 29:8
**extension** [1] - 137:13
**extensively** [1] - 124:2
**exterior** [1] - 157:23
**external** [3] - 80:22, 132:4, 185:21
**extra** [4] - 30:1, 34:14, 38:8, 157:14
**extremely** [2] - 33:17, 118:7
**eyes** [1] - 94:2

## F

**fabric** [4] - 28:12, 92:13, 92:14, 145:6
**faces** [1] - 157:16
**facilities** [9] - 53:7, 53:17, 55:20, 55:21, 70:2, 116:19, 130:10, 131:24, 137:12
**facility** [7] - 90:17, 92:21, 123:21, 133:15, 142:11, 144:21, 185:23
**facsimile** [1] - 155:6
**fact** [5] - 29:9, 43:16, 49:21, 89:11, 124:19
**factor** [2] - 108:24, 141:15
**factors** [4] - 86:13, 132:5, 171:4, 185:22
**failure** [3] - 126:12, 159:19, 179:9
**failure)** [2] - 44:15, 84:21
**fair** [1] - 62:21
**fall** [1] - 108:16
**familiar** [3] - 111:14, 118:7, 146:9
**familiarity** [1] - 118:15
**family** [47] - 9:5, 11:9, 80:9, 85:10, 85:13, 85:15, 85:22, 86:23, 87:6, 87:8, 90:11, 92:11, 93:5, 93:10, 93:19, 94:10, 94:11, 109:6, 109:12, 110:9, 110:20, 116:16, 121:17, 122:13, 132:15, 137:6, 138:14, 138:24, 143:24, 149:2, 160:16, 160:20, 165:2, 165:6, 165:21, 165:23, 166:25, 168:2, 168:6, 168:10, 168:12, 171:6, 173:4, 175:24, 176:4, 176:14, 186:2
**fantastic** [1] - 133:8
**far** [6] - 70:17, 74:4, 102:21, 119:8, 119:21, 144:23
**fashion** [1] - 90:22
**favor** [25] - 5:16, 9:8, 34:18, 34:20, 78:22, 83:24, 97:20, 116:13, 126:4, 127:5, 127:22, 128:1, 128:15, 135:12, 136:3, 151:19, 157:7, 158:10, 158:20, 158:23, 164:7, 184:11, 193:6, 193:15, 196:2
**favorably** [1] - 27:9
**FDEP** [2] - 93:17, 113:7
**FDOT** [1] - 130:22
**fear** [2] - 108:11, 108:12
**fees** [1] - 124:17
**feet** [36] - 73:24, 74:2, 74:9, 74:20, 75:2, 75:18, 76:3, 80:5, 109:20, 116:20, 120:23, 124:1, 124:8, 124:14, 124:18, 124:21, 131:19, 137:5, 148:10, 148:24, 149:3, 149:11, 149:15, 149:17, 150:8, 150:9, 150:18, 155:3, 156:14, 156:17, 157:18, 158:1, 158:3, 165:5, 174:7
**fellow** [1] - 11:17
**felt** [1] - 192:7
**fence** [3] - 126:4, 148:6, 148:7
**fenced** [4] - 46:22, 105:2, 147:14, 147:22
**fencing** [6] - 50:11, 50:20, 62:6, 62:17, 103:12, 147:8
**few** [14] - 8:8, 8:10, 9:8, 13:17, 51:14, 69:4, 83:18, 89:15, 104:3, 111:8, 134:1, 148:18, 149:1, 178:14
**Field** [1] - 90:11
**field** [1] - 123:25
**fifty** [1] - 125:22
**fifty-five** [1] - 125:22
**figure** [2] - 176:25, 177:22
**file** [4] - 44:18, 47:7, 68:8
**filed** [1] - 47:10
**fill** [4] - 3:8, 7:3, 44:7, 124:15
**filled** [1] - 141:5
**final** [6] - 4:1, 13:25, 14:8, 14:17, 45:22, 79:17
**finally** [4] - 15:5, 22:3, 22:9, 24:18
**financial** [1] - 137:11
**fine** [8] - 58:22, 73:9, 75:9, 94:22, 99:2, 135:5, 179:2, 189:5
**fines** [1] - 43:9
**finish** [1] - 15:8
**finished** [1] - 89:13
**first** [22] - 20:3, 20:22, 20:23, 21:2, 23:12, 24:14, 25:21, 31:18, 43:21, 51:19, 55:23, 65:2, 77:4, 116:11, 135:7, 151:6, 152:16, 180:4, 182:17, 183:8, 186:25, 189:18
**fiscal** [2] - 193:17, 194:4
**fit** [4] - 11:10, 172:8, 173:5, 174:25
**fits** [1] - 64:15
**five** [17] - 11:24, 12:9, 36:16, 74:25, 98:4, 99:9, 101:3, 120:24, 125:22, 149:1, 174:16, 174:18, 174:20, 174:25, 175:16, 176:7, 176:13
**five-ish** [1] - 176:7
**fix** [3] - 90:1, 182:21, 185:15
**Flagg** [8] - 95:2, 95:8, 97:18, 102:5, 110:4, 118:9, 118:12, 119:17
**FLAGG** [10] - 95:11, 95:16, 95:19, 97:15, 97:24, 99:18, 100:6, 101:13, 101:16, 106:7
**flaunt** [1] - 43:12
**flawed** [1] - 36:6
**flex** [1] - 143:5
**flexibility** [2] - 79:24, 176:17
**flooded** [2] - 100:17
**floods** [1] - 11:19
**FLORIDA** [1] - 197:3
**Florida** [16] - 1:9, 1:10, 20:15, 21:4, 26:1, 33:3, 33:21, 34:2, 34:3, 35:15, 88:3, 140:11, 162:2, 186:9, 197:7, 197:19
**FLUE** [1] - 130:14
**focus** [2] - 27:10, 53:2
**folks** [6] - 61:17, 90:11, 134:1, 143:16, 178:14, 180:7
**follow** [4] - 4:8, 13:12, 50:1, 76:4
**followed** [2] - 9:16, 95:2
**following** [4] - 14:21, 33:21, 96:20, 190:11
**foot** [2] - 55:15, 149:24
**football** [2] - 106:22, 106:24
**footprint** [1] - 138:7
**force** [1] - 110:17
**foregoing** [1] - 197:9
**forever** [3] - 66:23, 90:22, 98:16
**forget** [1] - 71:16
**form** [3] - 28:14, 118:20, 190:15
**formal** [2] - 188:3
**former** [1] - 89:2
**formerly** [1] - 96:14
**Forrest** [1] - 159:25
**forth** [4] - 20:10, 49:3, 50:1, 105:13
**forward** [16] - 9:10, 60:17, 60:21, 87:19, 105:13, 109:8, 132:20, 139:19, 152:2, 152:7, 157:4, 161:8, 166:1, 181:21, 186:19, 190:19
**forwarding** [2] - 18:25, 80:25
**forwards** [1] - 138:2
**four** [6] - 98:3, 126:25, 127:5, 127:22, 128:7, 128:15
**four-three** [2] - 127:5, 128:15
**FPR** [1] - 1:9
**free** [1] - 10:9
**free-for-all** [1] - 10:9
**freight** [5] - 152:10, 153:22, 154:9, 154:24, 156:10
**friends** [1] - 134:5
**fringe** [1] - 91:11
**frisky** [1] - 158:17
**front** [11] - 3:10, 12:14, 13:15, 73:22, 89:21, 102:20, 140:15, 140:18, 144:18, 148:9, 188:2
**frontage** [4] - 75:18, 75:23, 175:22
**frontages** [1] - 133:22
**fronts** [1] - 136:18
**FU** [10] - 1:14, 79:5, 111:11, 111:14, 111:18, 112:11, 120:7, 120:11, 124:11, 128:10
**Fu** [8] - 2:19, 79:7, 111:10, 119:8, 124:4, 124:8, 127:2, 128:13
**full** [5] - 8:16, 109:2, 130:17, 137:2, 157:24
**full-acre** [1] - 8:16
**functional** [1] - 187:2
**fund** [1] - 12:10
**funded** [1] - 18:14
**funding** [1] - 114:2
**funeral** [1] - 137:9
**furthermore** [2] - 91:14, 123:24
**furthers** [3] - 160:23, 165:13, 181:17
**future** [16] - 18:10, 27:22, 28:25, 36:1, 52:23, 53:12, 53:24, 54:1, 55:1, 56:7, 96:10, 99:4, 100:3, 100:4, 141:15, 182:20

## G

**Gallup** [2] - 2:22, 189:22
**GALLUP** [4] - 1:22, 189:24, 190:3, 190:23
**game** [3] - 19:10, 106:23, 106:24
**gap** [1] - 192:11
**garbage** [1] - 101:2
**Gardens** [1] - 98:25
**garrison** [1] - 58:19
**Garrison** [17] - 2:20, 52:12, 63:1, 66:7, 71:13, 72:15, 118:19, 126:25, 128:7, 129:17, 129:19, 146:19, 163:24, 194:8, 194:15, 195:4, 196:8
**GARRISON** [121] - 1:15, 5:4, 51:18, 52:14, 52:18, 54:23, 54:25, 56:4, 56:15, 56:25, 57:4, 57:8, 57:11, 57:14, 58:3,

58:7, 58:11, 58:16, 58:22, 59:8, 59:16, 59:18, 60:10, 60:16, 60:22, 61:1, 61:12, 61:19, 61:23, 62:2, 63:15, 64:5, 68:15, 69:1, 72:14, 72:16, 73:13, 73:16, 73:19, 73:21, 74:1, 74:8, 74:12, 74:15, 74:22, 75:5, 75:8, 75:13, 75:19, 76:6, 76:8, 76:12, 76:16, 76:21, 77:9, 77:12, 78:6, 78:9, 78:12, 78:24, 83:9, 97:19, 115:25, 116:7, 126:22, 127:11, 127:16, 128:5, 134:25, 135:2, 135:5, 135:22, 145:24, 146:14, 146:21, 147:23, 148:2, 151:1, 151:15, 152:15, 152:23, 153:2, 153:7, 153:14, 153:18, 153:25, 154:3, 154:23, 155:9, 155:20, 156:1, 156:4, 156:15, 156:23, 157:1, 157:21, 158:5, 158:7, 158:9, 163:16, 163:19, 163:25, 164:5, 171:22, 171:25, 173:16, 174:2, 176:20, 179:5, 179:8, 184:5, 191:18, 191:20, 192:3, 192:18, 192:21, 193:20, 193:22, 194:1, 194:10, 195:20

**gate** [1] - 62:18

**Gate** [1] - 182:15

**gathering** [2] - 109:12, 129:1

**Gator** [1] - 19:10

**General** [3] - 1:21, 2:25, 190:15

**general** [7] - 43:4, 52:24, 117:25, 118:1, 155:22, 156:18, 174:13

**generalities** [1] - 115:6

**generally** [3] - 4:20, 22:13, 30:4

**generation** [1] - 36:10

**generational** [1] - 110:5

**geotech** [1] - 123:2

**GILLETTE** [5] - 1:16, 78:25, 125:16, 126:21, 128:4

**Gillette** [3] - 2:20, 126:25, 128:7

**given** [5] - 15:13, 19:20, 43:8, 88:12, 165:19

**glad** [1] - 40:14

**glass** [1] - 123:23

**GLOVER** [22] - 102:8, 104:4, 104:7, 104:11, 104:25, 105:4, 105:7, 105:10, 105:18, 106:4, 106:8, 106:16, 106:19, 106:24, 107:2, 107:4, 107:11, 107:15, 111:2, 124:23, 124:25, 125:2

**Glover** [3] - 95:2, 101:20, 102:3

**go-kart** [1] - 69:25

**goal** [2] - 17:18, 67:12

**Goal** [2] - 27:14, 145:2

**goals** [9] - 16:22, 17:1, 17:24, 86:13, 139:8, 160:23, 165:13, 177:19, 181:17

**God** [4] - 95:6, 98:15, 101:16, 104:18

**gotcha** [7] - 50:21, 51:1, 57:5, 60:22, 82:12, 82:17, 153:4

**governs** [1] - 33:24

**gracious** [1] - 88:11

**grading** [1] - 113:16

**gradual** [2] - 139:14, 165:17

**graduation** [1] - 139:11

**grandmother's** [1] - 100:10

**grandson** [1] - 100:24

**grandsons** [1] - 100:11

**grant** [3] - 22:5, 80:15, 178:12

**granted** [3] - 30:13, 30:15, 77:22

**grateful** [1] - 31:21

**gray** [1] - 89:21

**great** [9] - 7:6, 30:25, 34:10, 66:11, 100:11, 100:24, 141:4, 167:2, 187:19

**great-grandson** [1] - 100:24

**great-grandsons** [1] - 100:11

**greatly** [1] - 29:25

**grocery** [9] - 53:3, 54:3, 54:8, 54:10, 55:14, 55:25, 56:2, 66:13, 70:10

**ground** [1] - 113:5

**grow** [4] - 17:21, 105:21, 117:7, 117:12

**growing** [2] - 38:5, 41:4

**grown** [1] - 105:16

**growth** [4] - 9:22, 9:23, 12:1, 17:10

**guess** [7] - 54:25, 66:6, 78:19, 99:23, 112:23, 150:21, 154:21

**guidance** [2] - 153:11, 180:14

**guide** [3] - 178:15, 178:22, 180:8

**guidelines** [1] - 32:21

**Gump** [1] - 159:25

**guys** [4] - 45:14, 50:11, 62:7, 179:25

**gym** [1] - 98:2

## H

**H-a-j-r-u-d-i-n** [1] - 162:8

**Hajrudin** [1] - 161:25

**half** [5] - 8:15, 42:13, 46:25, 47:11, 47:15

**half-acre** [1] - 8:15

**Hall** [2] - 4:16, 104:7

**Hampton** [1] - 96:22

**hand** [9] - 26:7, 31:9, 38:24, 42:1, 126:18, 128:2, 188:9, 188:19, 192:5

**handout** [4] - 44:10, 46:21, 88:24, 140:14

**hands** [1] - 108:16

**happy** [8] - 56:1, 81:8, 81:16, 110:23, 148:11, 150:7, 183:7, 189:17

**hard** [5] - 31:21, 40:14, 126:1, 155:13, 175:6

**harden** [1] - 25:17

**Harden** [29] - 19:3, 19:4, 19:8, 19:14, 26:17, 26:25, 27:8, 27:11, 29:1, 30:3, 32:9, 35:17, 38:5, 45:4, 45:5, 50:10, 51:20, 52:2, 52:8, 52:14, 52:16, 64:25, 65:6, 65:24, 66:12, 75:6, 81:4, 81:5, 81:9

**HARDEN** [69] - 19:6, 19:8, 19:13, 25:6, 45:6, 46:12, 46:15, 50:14, 50:19, 50:22, 51:3, 52:17, 54:1, 54:24, 55:7, 56:13, 56:23, 57:1, 57:6, 57:9, 57:12, 58:1, 58:6, 58:9, 58:14, 58:17, 59:4, 59:14, 59:17, 60:7, 60:14, 60:20, 60:25, 61:11, 61:14, 61:22, 62:1, 62:9, 62:15, 64:3, 65:10, 66:2, 68:13, 68:18, 68:22, 73:11, 73:15, 73:18, 73:20, 73:24, 74:6, 74:9, 75:7, 75:11, 75:15, 75:20, 75:24, 76:1, 76:3, 76:5, 81:7, 81:12, 81:15, 81:24, 82:3, 82:10, 82:14, 82:20, 82:22

**Harden's** [2] - 73:5, 74:16

**harm** [1] - 66:11

**HARTSELL** [1] - 1:20

**Harvey** [2] - 72:19, 74:12

**HARVEY** [13] - 1:21, 44:14, 45:14, 46:5, 74:14, 74:17, 74:25, 75:22, 125:8, 157:6, 178:10, 179:3, 193:19

**hate** [1] - 119:4

**head** [1] - 194:8

**headquarters** [1] - 142:24

**health** [3] - 18:21, 36:11, 43:2

**hear** [11] - 6:2, 6:22, 13:21, 22:1, 56:4, 56:8, 64:22, 66:6, 73:11, 148:20, 148:23

**heard** [23] - 4:12, 4:22, 5:24, 6:5, 6:21, 40:7, 45:1, 49:15, 51:9, 51:10, 59:19, 64:24, 69:6, 73:23, 88:18, 93:9, 110:18, 119:11, 121:13, 125:21, 145:7, 146:4, 170:12

**Hearing** [1] - 1:8

**hearing** [19] - 4:14, 40:6, 42:13, 47:3, 51:6, 51:11, 65:17, 83:4, 83:14, 111:5, 125:4, 134:21, 145:20, 146:11, 163:12, 166:20, 183:23, 191:5, 191:12

**hearings** [1] - 3:21

**heavier** [1] - 56:18

**heavy** [4] - 18:17, 69:22, 113:3, 139:4

**height** [7] - 144:5, 148:6, 148:23, 149:10, 149:24, 157:19, 157:24

**Heights** [2] - 96:15, 101:2

**heights** [2] - 148:5, 148:23

**held** [4] - 1:6, 37:4, 74:24, 126:13

**HELENA** [1] - 1:19

**help** [12] - 10:14, 58:17, 65:24, 126:6, 166:18, 173:12, 173:17, 175:14, 178:15, 180:6, 180:8, 183:8

**helped** [1] - 88:15

**helpful** [1] - 170:1

**hence** [1] - 109:14

**Herzberg** [25] - 19:19, 25:11, 25:12, 25:25, 52:7, 87:22, 87:24, 88:2, 98:17, 107:21, 107:25, 111:12, 111:13, 113:25, 114:1, 122:24, 139:25, 140:1, 140:10, 146:11, 146:14, 148:14, 148:17, 154:3, 159:5

**HERZBERG** [43] - 25:14, 25:20, 25:23, 26:3, 26:6, 26:12, 26:14, 29:19, 29:23, 29:25, 88:2, 88:6, 108:1, 111:17, 112:10, 112:21, 114:5, 114:19, 114:25, 115:18,

115:23, 123:20, 140:3, 140:6, 140:9, 147:13, 147:16, 148:1, 148:4, 148:8, 149:19, 149:23, 150:6, 150:12, 150:23, 154:4, 155:2, 155:14, 155:24, 156:2, 157:17, 158:15, 159:6
**Herzberg's** [2] - 47:24, 50:7
**Herzog** [2] - 103:11, 103:22
**high** [3] - 10:10, 155:17, 157:19
**High** [3] - 102:9, 103:17, 185:9
**high-end** [1] - 155:17
**high-traffic** [1] - 10:10
**higher** [2] - 131:13, 150:9
**highest** [2] - 33:11, 35:14
**highlighted** [1] - 141:23
**highlighting** [1] - 25:18
**Highway** [1] - 186:9
**Hill** [1] - 96:24
**hill** [1] - 154:22
**Hillsdale** [1] - 90:6
**HINTON** [5] - 1:20, 84:18, 84:23, 129:20, 136:14
**historically** [1] - 160:15
**history** [3] - 42:12, 51:21, 96:9
**Hogan** [1] - 1:8
**hold** [4] - 55:5, 65:13, 75:5, 75:6
**Holder** [8] - 2:19, 127:2, 128:14, 145:25, 173:1, 194:16, 195:4, 196:8
**holder** [2] - 77:20, 77:21
**HOLDER** [29] - 1:13, 5:3, 62:25, 64:22, 65:23, 66:5, 68:4, 68:10, 71:10, 78:11, 78:23, 83:8, 97:17, 116:6, 118:5, 128:12, 134:24, 135:1, 135:4, 135:21, 145:23, 146:6, 153:6, 157:2, 163:15, 163:20, 184:4, 191:15, 195:24
**holes** [1] - 99:6
**home** [18] - 10:1, 82:1, 94:10, 99:20, 100:9, 108:18, 108:20, 109:12, 109:14, 110:4, 110:5, 110:8, 117:13, 143:7, 154:19, 162:22, 176:14
**homeowners** [2] - 100:9, 119:24
**homes** [27] - 9:2, 9:5, 11:9, 69:21, 82:4, 82:5, 93:5, 93:11, 93:19, 102:17, 110:20, 119:1, 121:17, 137:9, 138:24, 149:2, 160:16, 168:6, 168:10, 168:12, 171:6, 173:21, 174:13, 174:20, 174:25, 176:8, 177:15
**honestly** [1] - 101:10
**Hood** [1] - 100:20
**hope** [1] - 170:1
**hoping** [1] - 42:17
**Hopkins** [2] - 38:15, 41:13
**HOPKINS** [2] - 42:6, 42:8
**horse** [1] - 12:14
**hotels** [1] - 137:10
**hours** [1] - 10:6
**house** [9] - 94:9, 100:10, 104:15, 104:23, 106:9, 106:11, 109:5, 109:15, 142:2
**houses** [9] - 11:16, 19:17, 40:2, 102:15, 102:16, 102:20, 168:2, 171:14, 178:21
**housing** [9] - 36:24, 49:21, 49:22, 53:5, 119:12, 132:14, 137:20, 137:23, 168:17
**hub** [2] - 28:20, 182:24
**HUD** [1] - 104:1
**huge** [1] - 122:7
**hundred** [1] - 117:13

## I

**I-295** [3] - 15:23, 29:8, 186:8
**IBP** [2] - 181:9, 181:12
**idea** [7] - 106:18, 112:20, 115:19, 120:13, 121:6, 128:23, 176:15
**identical** [1] - 122:20
**identified** [7] - 16:1, 16:8, 29:10, 130:7, 131:22, 137:19, 137:21
**identify** [3] - 17:7, 33:9, 87:14
**IL** [2] - 181:12, 181:19
**illegal** [5] - 43:20, 47:16, 49:21, 105:8, 108:21
**illegally** [1] - 67:24
**illicit** [1] - 108:21
**imagine** [5] - 70:14, 106:14, 121:21, 124:17, 149:3
**immediate** [1] - 96:6
**impact** [1] - 71:17
**impacting** [1] - 168:21
**impacts** [2] - 139:11, 165:16
**impaired** [2] - 166:20
**impede** [1] - 61:6
**implement** [3] - 17:23, 64:19, 67:16
**implementation** [2] - 17:6, 87:13
**implemented** [2] - 35:9, 73:2
**implore** [1] - 42:10
**importance** [1] - 87:2
**important** [9] - 3:6, 3:13, 20:14, 22:16, 29:4, 86:19, 86:21, 90:25, 123:7
**impose** [1] - 167:15
**impression** [1] - 167:9
**improve** [2] - 17:9, 143:13
**improvement** [1] - 18:1
**Improvement** [1] - 18:13
**improvements** [2] - 18:20, 62:5
**improving** [2] - 73:21, 97:8
**inaccessible** [1] - 146:24
**inaudible** [4] - 25:19, 45:17, 140:12, 161:22
**incidences** [1] - 93:25
**incinerator** [2] - 90:15, 90:17
**include** [7] - 53:3, 85:9, 97:12, 131:10, 132:10, 137:8, 147:17
**included** [3] - 18:12, 20:24, 80:4
**includes** [2] - 137:10, 137:22
**including** [4] - 137:2, 137:9, 138:13, 181:4
**income** [1] - 119:12
**incoming** [1] - 187:5
**incompatible** [2] - 87:8, 137:15
**incongruent** [1] - 125:21
**inconsistent** [5] - 36:3, 36:10, 48:17, 48:18, 87:16
**incorporate** [1] - 74:16
**increased** [1] - 109:1
**increasedly** [1] - 27:24
**incredible** [1] - 155:16
**indeed** [1] - 26:6
**independent** [1] - 53:6
**Indians** [1] - 100:15
**indicated** [1] - 27:8
**indicating** [1] - 150:4
**Indicating** [13] - 6:25, 111:2, 126:20, 126:21, 126:22, 126:23, 128:3, 128:4, 128:5, 128:6, 128:10, 128:11, 128:12
**indigent** [2] - 90:5, 90:9
**industrial** [17] - 16:14, 36:20, 67:11, 67:23, 69:7, 70:6, 130:13, 130:18, 131:1, 131:14, 131:23, 132:1, 132:10, 133:12, 181:4, 181:9, 183:2
**Industrial** [19] - 26:21, 26:22, 130:1, 130:4, 130:5, 130:6, 130:8, 130:19, 131:9, 131:21, 132:12, 181:2, 181:3, 181:10, 182:18, 182:19, 182:20, 182:24, 183:2
**industrial-type** [1] - 16:14
**industry** [2] - 143:16, 155:24
**infill** [3] - 28:17, 137:22, 165:1
**influence** [1] - 93:23
**information** [5] - 129:1, 134:6, 149:18, 149:21, 179:19
**informed** [1] - 149:4
**infrastructure** [7] - 10:2, 11:18, 11:23, 12:12, 18:15, 92:3, 92:17
**input** [1] - 110:18
**inquiry** [1] - 84:22
**inside** [1] - 73:20
**insight** [1] - 55:3
**instance** [1] - 58:18
**instances** [1] - 39:23
**instead** [2] - 103:9, 119:18
**institutional** [2] - 92:19, 93:4
**institutions** [1] - 137:11
**integrated** [2] - 28:11, 145:6
**intend** [2] - 103:21, 143:4
**intended** [1] - 63:20
**intending** [1] - 29:13
**intense** [10] - 22:25, 23:4, 53:9, 54:21, 57:3, 93:4, 131:14, 139:16, 160:10, 161:4
**intensification** [1] - 16:13
**intensity** [2] - 86:15, 86:18
**intensive** [2] - 26:19, 173:18
**intent** [8] - 16:16, 27:15, 86:16, 109:2, 152:1, 176:7, 188:18, 189:6
**interchange** [2] - 29:8, 29:14
**interest** [8] - 21:19, 22:2, 22:8, 23:10, 27:2, 27:7, 175:8, 177:16
**interested** [1] - 63:8
**interesting** [3] - 89:1, 122:14, 142:19
**interestingly** [1] - 49:4
**interior** [1] - 149:7

**internal** [5] - 132:4, 185:21, 187:6, 189:2
**internally** [1] - 144:1
**interrupting** [1] - 64:6
**intersection** [8] - 10:4, 10:7, 11:19, 12:5, 142:9, 142:15, 160:13, 189:13
**intersections** [1] - 144:17
**intimately** [1] - 112:13
**intrinsic** [1] - 146:2
**introduced** [1] - 86:23
**intrusion** [1] - 165:22
**inventory** [1] - 35:14
**investment** [2] - 110:1, 110:2
**investments** [1] - 18:20
**investor** [1] - 35:22
**involved** [2] - 91:22, 112:13
**involves** [1] - 21:6
**involving** [1] - 18:17
**inward** [1] - 147:19
**ironically** [2] - 20:11, 124:10
**Irvine** [5] - 20:12, 20:16, 21:3, 22:9, 49:10
**ish** [1] - 176:7
**issuance** [1] - 186:24
**issue** [3] - 39:8, 142:7, 192:13
**issued** [3] - 32:4, 47:22, 65:9
**issues** [2] - 175:21, 185:16
**Item** [1] - 79:10
**item** [7] - 6:23, 10:24, 107:18, 134:16, 134:17, 135:7, 191:9
**items** [10] - 4:10, 4:20, 5:23, 5:24, 6:7, 9:21, 13:16, 14:1, 14:4, 14:19

**J**

**JACKSONVILLE** [1] - 1:1
**Jacksonville** [20] - 1:8, 2:8, 20:12, 20:13, 23:2, 26:1, 49:11, 54:10, 67:25, 88:3, 93:18, 96:6, 98:5, 112:6, 112:13, 113:8, 113:11, 118:20, 140:11, 162:2
**James** [8] - 7:9, 7:21, 10:17, 10:20, 11:3, 13:9
**January** [1] - 32:4
**JEA** [1] - 9:7
**jeopardize** [1] - 35:25
**job** [6] - 25:18, 67:25, 68:6, 133:8, 143:1, 144:10
**jobs** [3] - 145:6, 145:7
**join** [1] - 2:13
**joining** [1] - 166:15
**Joycelyn** [3] - 95:2, 101:20, 102:2
**Jr** [1] - 130:22
**JTA** [3] - 109:21, 109:23, 144:17
**Ju'Coby** [3] - 44:11, 44:23, 98:13
**judge** [1] - 48:6
**judicial** [1] - 3:23
**jungle** [1] - 98:1

**K**

**Karen** [3] - 30:21, 31:7, 65:10
**kart** [1] - 69:25
**Katanga** [1] - 38:20
**keep** [10] - 11:21, 40:6, 41:2, 41:3, 52:21, 77:2, 95:18, 155:1, 155:13
**keeping** [2] - 80:12, 156:11
**keeps** [1] - 46:16
**Kentish** [1] - 162:2
**kept** [4] - 3:7, 3:18, 42:16, 61:3
**kicked** [2] - 2:4, 194:12
**kidding** [1] - 154:6
**kids** [1] - 121:3
**kills** [1] - 76:14
**kind** [57] - 10:9, 29:4, 52:19, 52:20, 56:9, 57:15, 58:5, 60:23, 61:9, 71:25, 90:10, 92:23, 93:16, 94:9, 108:24, 110:9, 111:18, 111:19, 113:16, 117:9, 118:3, 121:20, 122:21, 124:2, 125:5, 125:21, 141:18, 141:23, 142:8, 142:13, 146:15, 146:24, 147:3, 147:12, 149:8, 149:16, 150:14, 150:19, 151:7, 162:20, 166:16, 167:12, 168:4, 169:23, 170:15, 171:5, 171:14, 172:24, 176:24, 177:5, 177:8, 177:19, 177:22, 178:2, 178:25, 179:24, 180:4
**King** [1] - 130:22
**Kings** [8] - 14:5, 15:15, 15:22, 15:25, 18:12, 29:12, 43:18, 181:7
**KingSoutel** [13] - 15:23, 16:4, 16:16, 17:13, 17:19, 32:14, 33:16, 38:1, 42:21, 53:1, 76:9, 76:11, 76:13
**knowing** [3] - 8:3, 48:3, 175:7
**knowledge** [1] - 146:2
**knows** [2] - 55:13, 104:19

**L**

**lack** [3] - 55:5, 92:5, 94:2
**lady** [2] - 46:15, 98:25
**Lake** [1] - 96:22
**LAMONTE** [1] - 1:14
**land** [66] - 4:3, 12:22, 14:11, 16:23, 27:16, 27:23, 28:3, 28:7, 33:9, 57:18, 57:19, 62:10, 63:8, 77:10, 77:13, 77:22, 77:25, 80:17, 84:7, 84:19, 85:14, 85:15, 91:4, 92:12, 92:15, 93:1, 99:19, 103:13, 110:12, 110:13, 112:16, 116:2, 116:24, 127:6, 127:21, 129:21, 129:25, 136:15, 136:23, 137:4, 137:7, 137:13, 151:11, 152:5, 152:6, 152:12, 152:21, 153:1, 160:8, 164:23, 165:10, 170:4, 170:8, 173:11, 177:18, 178:17, 180:3, 181:9, 182:14, 182:20, 182:25, 183:3, 186:4, 186:7
**Land** [4] - 4:5, 4:12, 28:3, 130:12
**landfill** [14] - 89:2, 89:3, 89:4, 89:7, 89:8, 89:9, 89:23, 89:24, 111:15, 112:15, 113:1, 113:2, 119:9, 120:14
**landlocked** [1] - 168:5
**landowner** [3] - 22:15, 72:23, 115:20
**landowner's** [1] - 112:24
**landscape** [3] - 74:18, 75:17, 142:18
**landscaped** [2] - 24:2, 46:22
**landscaping** [12] - 18:19, 50:12, 59:25, 62:8, 62:10, 73:2, 73:12, 74:10, 74:19, 75:1, 75:18, 80:20
**lane** [1] - 97:8
**Lane** [1] - 167:7
**lanes** [3] - 10:9, 12:7, 97:9
**language** [4] - 25:4, 50:5, 72:19, 75:12
**large** [6] - 12:22, 28:21, 98:14, 109:14, 182:15
**Large** [1] - 1:10
**larger** [2] - 109:5, 131:16
**last** [18] - 5:8, 41:10, 62:4, 62:8, 82:23, 83:18, 85:16, 94:18, 102:9, 103:8, 105:15, 105:20, 106:1, 141:12, 145:1, 162:8, 195:13
**lastly** [1] - 6:18
**Law** [1] - 20:18
**law** [6] - 43:13, 46:18, 49:10, 49:25, 50:1, 126:3
**lawbreakers** [1] - 43:21
**laws** [1] - 13:10
**lawsuit** [3] - 32:7, 47:2
**lawyer** [1] - 99:15
**lawyers** [2] - 188:17, 188:18
**layout** [1] - 169:24
**LDR** [1] - 91:11
**learn** [1] - 37:14
**leasable** [1] - 143:8
**leasing** [1] - 133:16
**least** [7] - 6:5, 13:2, 85:16, 89:24, 96:7, 98:6, 172:21
**leave** [7] - 61:9, 61:24, 72:18, 119:24, 151:8, 173:22, 183:6
**leaves** [1] - 169:6
**leaving** [3] - 112:25, 113:5, 139:2
**left** [4] - 90:4, 101:1, 155:25, 183:16
**legacy** [1] - 119:24
**legal** [6] - 33:7, 54:5, 55:21, 58:15, 72:19
**legalese** [2] - 189:16, 191:22
**legally** [2] - 59:5, 192:19
**legislation** [1] - 96:6
**Lem** [1] - 85:17
**Lenox** [2] - 15:3, 159:10
**Leo** [1] - 141:18
**less** [10] - 22:10, 57:3, 97:3, 97:5, 103:13, 122:5, 130:20, 156:14, 160:1, 173:10
**lesser** [1] - 119:4
**level** [1] - 123:12
**license** [5] - 13:23, 58:18, 77:18, 77:20, 77:21
**license-holder** [2] - 77:20, 77:21
**lieu** [1] - 28:18
**life** [3] - 48:14, 108:24, 120:19
**lifestyle** [1] - 13:11
**light** [2] - 17:10, 70:1
**Light** [12] - 26:21, 26:22, 130:1, 130:4, 131:9, 132:12, 181:3, 181:10, 182:19, 182:20, 182:24, 183:1
**lighted** [1] - 46:22
**lighting** [5] - 50:22, 62:6, 62:16, 97:25, 103:13
**lights** [1] - 97:10
**likely** [1] - 190:20
**limit** [7] - 94:13, 149:10, 155:2, 157:15, 165:12, 169:22, 171:10
**limitation** [1] - 30:5
**limitations** [2] - 80:8, 80:11

**limited** [8] - 3:2, 3:4, 94:6, 144:5, 154:16, 158:3, 175:19, 176:3
**limiting** [4] - 82:8, 141:15, 156:13, 156:16
**line** [8] - 9:14, 29:12, 42:25, 74:11, 74:21, 75:3, 75:4
**linen** [5] - 152:9, 153:21, 154:9, 154:24, 156:9
**lines** [2] - 59:3, 131:17
**liquor** [3] - 13:23, 58:18, 140:22
**list** [3] - 6:22, 47:20, 113:16
**listed** [9] - 4:21, 13:17, 18:24, 24:14, 24:17, 36:6, 72:1, 108:19, 152:4
**listen** [3] - 6:1, 6:23, 19:15
**listening** [1] - 8:4
**listing** [1] - 33:8
**live** [7] - 7:10, 10:4, 67:23, 117:12, 117:14, 118:8, 162:1
**lived** [2] - 100:20, 106:1
**living** [5] - 53:6, 53:7, 100:10, 143:10, 154:13
**lobbyist** [1] - 42:16
**local** [3] - 85:6, 183:7, 185:7
**locate** [1] - 28:5
**located** [18] - 3:10, 4:19, 15:22, 32:14, 85:8, 86:25, 87:5, 96:16, 96:23, 130:9, 131:20, 132:6, 138:9, 160:13, 165:6, 165:19, 181:6, 185:6
**location** [4] - 27:16, 30:6, 56:3, 116:24
**locations** [3] - 13:24, 54:17, 80:18
**logical** [1] - 41:6
**logistics** [1] - 28:20
**long-term** [3] - 64:20, 72:25, 137:20
**Lonnie** [5] - 89:6, 89:22, 90:14, 98:20, 98:21
**look** [22] - 10:13, 24:13, 24:21, 29:1, 30:16, 32:17, 40:15, 40:23, 59:20, 63:19, 64:5, 67:3, 91:2, 92:14, 94:17, 99:2, 109:6, 113:13, 133:10, 141:17, 145:1, 154:21
**looked** [1] - 116:12
**looking** [18] - 8:22, 9:9, 56:20, 56:21, 57:2, 57:3, 60:2, 66:16, 73:6, 79:20, 122:2, 144:6, 145:3, 146:10, 150:3, 154:1, 162:5, 172:13
**looks** [13] - 7:19, 10:23, 13:7, 94:10, 104:22, 106:11, 109:11, 119:19, 121:25, 122:3, 147:1, 166:19, 171:15
**looming** [1] - 144:6
**Lord** [1] - 55:13
**lose** [2] - 22:11, 22:20
**loud** [1] - 93:9
**louder** [1] - 84:23
**lounge** [1] - 140:22
**low** [3] - 103:23, 103:25, 119:12
**Low** [7] - 85:1, 86:4, 122:13, 130:1, 160:16, 165:11, 170:5
**low-income** [1] - 119:12
**lower** [3] - 149:6, 160:10, 161:4
**luck** [1] - 164:15
**lumberyards** [1] - 69:22
**Luther** [1] - 130:22
**LUZ** [8] - 4:8, 4:10, 4:13, 4:15, 14:17, 84:12, 128:21, 189:4

## M

**M-e-s-i-c** [1] - 162:9
**ma'am** [7] - 105:6, 106:6, 106:10, 111:17, 125:3, 133:3, 133:5
**machine** [6] - 152:10, 153:22, 154:5, 154:10, 154:25, 156:10
**machinery** [1] - 69:22
**main** [1] - 168:3
**maintain** [6] - 17:4, 17:9, 27:23, 27:24, 87:12, 108:19
**maintained** [3] - 62:13, 80:22, 190:13
**major** [4] - 16:7, 40:17, 69:24, 155:4
**majority** [2] - 18:7, 140:20
**man** [2] - 89:14, 134:12
**manage** [1] - 108:13
**managed** [1] - 108:13
**management** [1] - 109:3
**manager** [1] - 31:7
**manner** [2] - 18:5, 128:24
**Manor** [1] - 96:25
**manufacturing** [1] - 70:2
**map** [3] - 35:20, 54:13, 89:20
**Map** [2] - 130:8, 130:13
**maps** [2] - 91:2, 92:15
**Marar** [6] - 2:20, 125:12, 126:25, 127:19, 128:7, 135:17
**MARAR** [11] - 1:15, 77:3, 77:11, 77:14, 78:2, 78:7, 79:1, 126:20, 127:8, 127:17, 128:3
**Mark** [1] - 2:23
**MARK** [1] - 1:21
**marketing** [1] - 35:21
**Martin** [1] - 130:22
**Mary** [1] - 115:12
**material** [1] - 3:16
**materials** [4] - 89:13, 89:16, 93:14, 113:4
**mathis** [1] - 103:19
**matter** [6] - 20:8, 29:9, 35:18, 49:24, 89:11, 124:19
**matters** [4] - 4:7, 30:7, 108:6, 189:16
**max** [1] - 170:6
**maximum** [5] - 80:3, 80:12, 149:24, 172:4, 185:4
**Mayor** [1] - 98:12
**McCleod** [1] - 115:12
**McGowan** [11] - 1:13, 2:19, 127:1, 128:8, 129:18, 133:17, 134:9, 172:11, 194:17, 195:3, 196:9
**McManus** [2] - 1:21, 2:23
**McMillan** [12] - 85:6, 96:19, 97:4, 97:11, 98:7, 102:3, 102:4, 102:12, 102:17, 102:19, 102:20, 103:16
**MDR** [3] - 85:12, 93:2, 186:7
**mean** [35] - 11:19, 48:21, 51:18, 54:1, 58:3, 58:4, 60:11, 61:19, 63:15, 74:2, 99:23, 100:4, 100:19, 104:1, 112:15, 118:19, 120:12, 120:18, 123:4, 124:9, 125:23, 155:12, 156:24, 157:23, 170:15, 173:3, 174:11, 174:21, 174:24, 175:15, 177:7, 179:11, 180:5, 191:21, 192:3
**meaning** [1] - 64:8
**means** [5] - 14:15, 84:11, 118:21, 119:9, 188:14
**meant** [1] - 100:1
**measuring** [1] - 142:13
**Medium** [9] - 85:1, 86:10, 122:7, 126:9, 136:21, 136:24, 164:24, 185:3, 186:4
**meet** [15] - 4:13, 23:18, 23:20, 24:9, 24:16, 24:19, 25:6, 25:7, 33:13, 49:16, 50:3, 52:21, 113:14, 142:18, 144:25
**meeting** [12] - 2:8, 5:1, 5:8, 6:6, 10:13, 49:5, 61:16, 61:17, 102:8, 166:17, 190:20, 194:6
**MEETING** [1] - 1:3
**meeting's** [1] - 5:9
**meetings** [4] - 8:8, 9:10, 113:11, 129:2
**meets** [5] - 4:15, 80:15, 132:4, 181:16, 185:21
**Member** [6] - 1:14, 1:14, 1:15, 1:15, 1:16, 44:11
**member** [14] - 2:5, 3:3, 7:7, 10:22, 38:13, 41:14, 45:10, 46:3, 95:3, 101:23, 110:9, 161:13, 166:25, 181:24
**MEMBER** [29] - 6:25, 7:5, 7:9, 10:25, 11:3, 13:4, 38:16, 38:19, 41:16, 41:18, 41:21, 41:24, 95:6, 101:21, 101:24, 102:2, 161:12, 161:14, 161:16, 161:21, 161:25, 166:7, 166:10, 166:13, 167:1, 167:6, 182:1, 182:3, 182:8
**members** [11] - 2:23, 5:13, 25:15, 26:15, 31:17, 52:6, 88:6, 88:8, 94:17, 98:14, 166:14
**MEMBERS** [52] - 5:10, 5:17, 5:19, 13:18, 34:22, 34:24, 44:8, 52:11, 78:18, 83:2, 83:12, 83:22, 83:25, 84:2, 97:21, 107:20, 127:25, 134:19, 135:9, 135:13, 135:15, 135:25, 136:4, 136:6, 145:18, 148:15, 151:12, 151:20, 151:22, 157:9, 157:11, 158:11, 158:13, 158:22, 158:25, 159:2, 159:17, 163:8, 164:9, 164:11, 183:21, 184:8, 184:12, 184:14, 191:10, 193:2, 193:7, 193:9, 195:10, 195:17, 196:3, 196:5
**memo** [2] - 44:10, 44:23
**mention** [1] - 124:16
**mentioned** [6] - 6:20, 44:22, 62:4, 122:11, 175:16, 183:14
**Mesic** [2] - 162:1, 162:8
**MESIC** [3] - 162:7, 162:15, 163:9
**met** [10] - 16:5, 23:13, 23:15, 26:25, 33:16, 47:6, 50:5, 50:7, 194:11
**metals** [1] - 113:3
**metaphorically** [1] - 13:8
**Miami** [1] - 20:19

**mic** [1] - 161:23
**Michael** [2] - 194:16, 195:2
**MICHAEL** [1] - 1:13
**microphone** [14] - 3:14, 44:15, 74:23, 84:21, 120:9, 125:16, 157:6, 159:19, 167:23, 178:10, 179:8, 179:15, 191:3, 193:19
**microphones** [1] - 159:22
**Middle** [1] - 103:18
**middle** [12] - 85:12, 85:20, 91:11, 92:11, 99:21, 100:8, 100:13, 111:20, 116:15, 141:20, 144:3, 144:4
**Middleburg** [7] - 185:24, 186:11, 187:7, 187:24, 188:17, 189:14, 192:2
**might** [11] - 54:2, 112:22, 121:17, 134:3, 140:14, 143:6, 148:21, 149:7, 149:14, 168:8, 175:21
**Mike** [3] - 25:25, 88:2, 140:10
**mile** [4] - 85:8, 96:18, 122:8, 130:20
**miles** [4] - 29:11, 36:18, 97:3, 130:24
**Military** [1] - 1:21
**military** [1] - 2:22
**milk** [1] - 98:18
**Miller** [5] - 89:6, 89:22, 90:14, 98:20, 98:21
**million** [1] - 124:15
**millions** [1] - 115:13
**mind** [11] - 127:6, 134:11, 148:6, 162:6, 168:13, 168:14, 168:23, 169:12, 171:23, 174:13, 178:14
**minimum** [2] - 13:22, 139:3
**minor** [5] - 3:23, 14:6, 79:16, 79:22, 80:10
**minute** [11] - 3:2, 3:5, 68:25, 91:1, 91:13, 104:4, 109:9, 124:23, 124:25, 125:2
**minutes** [11] - 5:1, 5:8, 5:9, 34:14, 34:18, 37:2, 83:18, 95:21, 97:16, 97:18, 129:5
**mission** [1] - 8:5
**mistake** [1] - 102:5
**mistaken** [1] - 108:2
**misunderstood** [1] - 59:14
**mitigation** [1] - 114:3
**mix** [1] - 138:12
**mixed** [2] - 53:5, 92:14
**mixed-density** [1] - 53:5
**MM-25-08** [5] - 14:9, 79:18, 79:22, 83:1, 83:11
**mobile** [4] - 2:10, 69:21, 155:11, 156:20
**mode** [1] - 2:12
**modification** [3] - 79:22, 80:10, 80:16
**modifications** [3] - 3:23, 14:6, 79:16
**modify** [1] - 79:23
**moment** [3] - 2:15, 69:17, 194:22
**momentarily** [1] - 78:20
**moments** [1] - 13:17
**Moncrief** [19] - 14:24, 85:7, 96:17, 97:10, 101:3, 109:23, 136:11, 136:16, 136:19, 136:21, 137:17, 138:10, 138:11, 138:21, 140:22, 142:9, 143:19, 144:13
**money** [5] - 36:16, 62:15, 62:17, 90:3, 93:16
**month** [1] - 117:19
**months** [2] - 62:8, 147:10
**MONÉ** [1] - 1:13
**Moné** [2] - 194:15, 195:3
**morals** [1] - 43:2
**Morris** [1] - 96:25
**most** [5] - 22:25, 26:19, 34:25, 91:20, 170:8
**mostly** [1] - 104:13
**motels** [1] - 137:10
**motion** [60] - 4:25, 5:3, 5:20, 51:17, 51:24, 68:17, 71:3, 71:22, 76:17, 76:19, 76:23, 78:14, 79:9, 83:6, 83:8, 83:16, 97:17, 111:6, 116:4, 120:1, 120:8, 120:12, 121:10, 125:7, 128:15, 134:23, 134:24, 134:25, 135:16, 135:20, 135:21, 136:7, 145:22, 145:23, 146:12, 151:14, 151:15, 151:23, 151:25, 152:14, 152:16, 153:5, 153:6, 156:6, 157:1, 158:14, 158:20, 159:3, 163:14, 163:15, 164:12, 184:3, 184:4, 184:15, 188:20, 191:14, 191:15, 193:4, 193:10, 196:6
**motions** [2] - 71:9, 84:3
**move** [11] - 13:19, 72:17, 84:6, 84:12, 100:24, 110:7, 116:1, 127:11, 152:2, 152:7, 195:21
**moved** [3] - 12:20, 12:21, 102:11
**movers** [5] - 152:10, 153:22, 154:9, 154:25, 156:10
**moves** [1] - 99:8
**moving** [12] - 8:9, 14:25, 19:17, 79:15, 103:21, 117:18, 136:10, 146:12, 157:4, 159:7, 160:2, 164:16
**MR** [169] - 7:13, 7:17, 7:22, 8:24, 9:2, 9:4, 9:20, 10:18, 19:6, 19:8, 19:13, 25:6, 25:14, 25:20, 25:23, 26:3, 26:6, 26:12, 26:14, 29:19, 29:23, 29:25, 38:25, 39:5, 39:7, 44:14, 45:6, 45:14, 46:5, 46:12, 46:15, 50:14, 50:19, 50:22, 51:3, 52:17, 54:1, 54:24, 55:7, 56:13, 56:23, 57:1, 57:6, 57:9, 57:12, 58:1, 58:6, 58:9, 58:14, 58:17, 59:4, 59:14, 59:17, 60:7, 60:14, 60:20, 60:25, 61:11, 61:14, 61:22, 62:1, 62:9, 62:15, 64:3, 65:10, 66:2, 68:13, 68:18, 68:22, 73:11, 73:15, 73:18, 73:20, 73:24, 74:6, 74:9, 74:14, 74:17, 74:25, 75:7, 75:11, 75:15, 75:20, 75:22, 75:24, 76:1, 76:3, 76:5, 81:7, 81:12, 81:15, 81:24, 82:3, 82:10, 82:14, 82:20, 82:22, 84:18, 84:23, 88:2, 88:6, 108:1, 111:17, 112:10, 112:21, 114:5, 114:19, 114:25, 115:18, 115:23, 123:20, 125:8, 129:20, 136:14, 140:3, 140:6, 140:9, 147:13, 147:16, 148:1, 148:4, 148:8, 149:19, 149:23, 150:6, 150:12, 150:23, 154:4, 155:2, 155:14, 155:24, 156:2, 157:6, 157:17, 158:15, 159:6, 162:7, 162:15, 163:9, 168:16, 168:24, 170:23, 171:17, 174:1, 174:15, 174:23, 176:11, 177:25, 178:6, 178:10, 179:2, 179:3, 179:20, 180:9, 180:16, 180:19, 187:13, 187:16, 187:19, 189:15, 189:24, 190:3, 190:23, 191:24, 192:7, 192:19, 192:22, 193:12, 193:19
**MS** [90] - 15:17, 30:25, 31:5, 31:14, 31:16, 34:13, 34:19, 35:2, 36:23, 37:7, 37:9, 42:6, 42:8, 45:17, 45:20, 51:4, 64:21, 65:2, 65:12, 65:15, 65:19, 66:9, 68:5, 68:11, 71:19, 72:5, 72:7, 75:25, 76:2, 76:4, 76:7, 76:11, 76:14, 77:16, 79:21, 86:1, 102:8, 104:4, 104:7, 104:11, 104:25, 105:4, 105:7, 105:10, 105:18, 106:4, 106:8, 106:16, 106:19, 106:24, 107:2, 107:4, 107:11, 107:15, 111:2, 124:23, 124:25, 125:2, 131:6, 132:24, 133:2, 133:4, 133:6, 133:19, 134:12, 138:3, 139:23, 152:1, 153:21, 154:2, 155:7, 159:12, 159:20, 160:5, 164:20, 167:23, 170:3, 175:18, 179:15, 180:24, 182:12, 183:13, 183:16, 183:18, 183:25, 184:2, 184:18, 184:25, 188:23, 191:3
**multifamily** [10] - 53:5, 86:5, 86:22, 101:8, 101:10, 117:17, 132:14, 164:25, 165:22, 185:5
**Multifamily** [1] - 160:17
**multimodal** [1] - 130:11
**multitude** [1] - 47:25
**Municipal** [3] - 40:22, 43:8, 43:12
**municipal** [4] - 39:19, 89:8, 113:2, 123:22
**must** [3] - 3:8, 27:1, 34:4

## N

**name** [21] - 7:8, 11:2, 19:7, 25:21, 25:23, 31:3, 38:17, 41:22, 58:24, 59:2, 88:1, 95:8, 102:2, 134:14, 161:19, 161:21, 161:25, 162:6, 162:8, 167:4, 182:7
**narrow** [1] - 140:23
**Nasrallah** [14] - 30:22, 30:23, 31:7, 44:10, 45:16, 45:19, 47:1, 47:18, 48:4, 48:14, 59:20, 60:7, 60:12,

65:1
**NASRALLAH** [27] - 30:25, 31:5, 31:14, 31:16, 34:13, 34:19, 35:2, 36:23, 37:7, 37:9, 45:17, 45:20, 51:4, 64:21, 65:2, 65:12, 65:15, 65:19, 66:9, 68:5, 68:11, 75:25, 76:2, 76:4, 76:7, 76:11, 76:14
**Nassau** [1] - 29:12
**nature** [5] - 109:10, 110:20, 114:8, 123:23, 150:10
**nay** [4] - 79:4, 79:5, 79:7, 79:8
**nays** [6] - 126:17, 126:18, 127:2, 127:22, 128:9, 128:14
**NC** [2] - 91:6
**near** [3] - 94:1, 122:21, 183:2
**nearby** [6] - 112:2, 112:18, 112:19, 119:2, 122:12, 126:10
**necessarily** [1] - 175:2
**need** [24] - 12:6, 26:4, 29:22, 32:16, 37:6, 41:12, 44:11, 65:25, 83:18, 98:23, 99:14, 104:3, 117:12, 145:6, 152:14, 153:9, 157:3, 162:20, 162:23, 174:6, 175:2, 178:7, 178:20, 195:23
**needed** [4] - 3:20, 104:19, 104:20, 143:13
**needs** [8] - 12:17, 17:7, 43:5, 43:7, 68:7, 76:24, 87:14, 142:16
**negative** [2] - 139:11, 165:16
**negotiate** [1] - 47:12
**neighbor** [4] - 11:17, 59:24, 106:13, 140:21
**neighborhood** [36] - 17:7, 17:24, 19:23, 20:2, 30:7, 53:3, 67:11, 70:19, 85:13, 87:6, 87:7, 91:9, 92:12, 100:13, 105:11, 116:16, 117:11, 117:15, 118:23, 119:14, 119:15, 119:21, 121:14, 122:1, 122:8, 122:14, 122:15, 122:21, 125:20, 126:5, 136:20, 137:14, 150:20, 160:15, 165:24, 170:21
**Neighborhood** [8] - 17:16, 85:18, 90:19, 91:6, 91:7, 91:16, 92:4, 137:17
**neighborhood-scale** [1] - 53:3
**neighborhoods** [12] - 17:5, 17:8, 17:10, 66:21, 87:3, 87:4, 87:12, 87:15, 92:18, 117:11, 139:10, 165:15
**neighboring** [1] - 80:21
**neighbors** [5] - 8:6, 125:23, 150:15, 167:16, 168:21
**never** [6] - 9:11, 48:13, 65:6, 100:20, 108:16, 110:21
**new** [26] - 27:18, 57:20, 57:22, 64:8, 73:7, 75:15, 81:18, 92:16, 99:5, 100:4, 100:7, 122:1, 122:18, 126:5, 130:18, 137:23, 142:24, 144:21, 152:14, 182:13, 189:6, 193:16, 194:4, 194:6, 194:13
**New** [7] - 14:5, 15:15, 15:22, 15:25, 18:12, 43:18, 181:7
**next** [34] - 5:22, 6:12, 6:16, 10:13, 14:6, 14:11, 14:25, 23:23, 30:21, 35:10, 57:9, 63:12, 64:13, 67:23, 79:14, 84:6, 104:7, 104:15, 104:23, 104:25, 106:9, 106:11, 111:23, 112:3, 112:4, 117:14, 121:2, 123:12, 126:7, 135:19, 160:2, 180:15, 190:19, 195:14
**nice** [1] - 8:10
**nine** [8] - 23:9, 23:13, 23:14, 39:20, 49:16, 50:4, 52:21, 125:24
**ninety** [1] - 39:20
**ninety-nine** [1] - 39:20
**nobody** [3] - 62:16, 70:9, 118:14
**nobody's** [1] - 60:21
**nodal** [1] - 27:20
**node** [1] - 29:7
**nodes** [1] - 28:14
**Nomination** [3] - 194:10, 194:19, 195:22
**nominations** [2] - 194:23
**none** [18] - 5:11, 5:20, 83:3, 83:13, 84:3, 107:21, 134:20, 135:10, 136:7, 145:19, 151:23, 159:3, 163:11, 164:12, 183:11, 183:22, 184:15, 191:11
**nonresidential** [1] - 27:19
**nontransferrable** [1] - 77:15
**Norfolk** [1] - 97:1
**normal** [1] - 129:3
**normally** [1] - 94:4
**Normandy** [2] - 15:10, 184:21
**Noroad** [1] - 6:12
**north** [5] - 130:24, 131:17, 132:12, 168:10, 186:10
**North** [5] - 1:8, 11:4, 186:11, 187:8, 189:14
**northeast** [3] - 84:21, 91:8, 138:23
**Northwest** [2] - 87:1, 118:20
**Notary** [1] - 1:9
**note** [1] - 18:11
**noted** [3] - 19:14, 19:24, 21:3
**notes** [1] - 197:11
**nothing** [10] - 11:22, 26:10, 31:12, 39:3, 42:4, 44:20, 49:20, 55:24, 99:6, 171:20
**notification** [8] - 25:5, 29:18, 34:12, 36:22, 97:14, 99:17, 104:2, 146:18
**nowadays** [1] - 154:13
**nowhere** [1] - 111:20
**Number** [10] - 23:19, 24:10, 27:14, 79:10, 79:23, 97:7, 98:3, 154:1, 154:2, 156:20
**number** [19] - 30:6, 73:7, 80:12, 81:23, 82:8, 82:15, 96:3, 98:4, 98:9, 168:23, 169:12, 169:22, 169:23, 170:19, 170:22, 171:10, 174:13, 177:15
**numbers** [1] - 9:24
**numerous** [1] - 43:9

## O

**o'clock** [2] - 10:7, 129:3
**objection** [1] - 154:8
**objective** [1] - 130:14
**Objective** [3] - 28:9, 145:1, 145:3
**objectives** [10] - 16:22, 17:1, 17:24, 53:10, 86:14, 94:18, 139:8, 160:23, 165:14, 181:18
**obligated** [1] - 22:5
**oblige** [1] - 148:12
**observing** [1] - 8:4
**obviously** [12] - 25:17, 52:3, 108:5, 122:10, 126:16, 141:11, 143:11, 146:4, 148:18, 155:4, 179:11, 190:1
**occasionally** [2] - 22:10, 105:8
**occupancy** [1] - 94:13
**Occupancy** [1] - 187:1
**occupied** [2] - 102:16, 143:19
**occupy** [1] - 144:9
**occur** [4] - 42:14, 43:1, 94:1, 110:22
**occurring** [1] - 110:3
**October** [4] - 4:14, 104:8, 104:10
**odor** [3] - 111:25, 121:1, 121:2
**OF** [4] - 1:1, 197:1, 197:3, 197:4
**offering** [1] - 16:12
**office** [2] - 140:25, 190:15
**Office** [6] - 1:21, 2:24, 16:3, 31:8, 91:17, 98:5
**officer** [1] - 194:24
**officers** [2] - 193:16, 194:4
**often** [2] - 22:10, 169:10
**OGC** [1] - 72:19
**okey** [1] - 82:21
**okey-doke** [1] - 82:21
**Old** [8] - 29:12, 185:24, 186:11, 187:7, 187:24, 188:17, 189:14, 192:1
**old** [6] - 12:13, 82:15, 102:12, 102:13, 117:13, 190:6
**once** [9] - 51:6, 106:25, 111:6, 111:24, 120:14, 120:19, 123:17, 159:25, 174:17
**one** [86] - 2:5, 3:15, 6:5, 7:24, 13:3, 13:16, 19:23, 21:2, 23:19, 24:13, 24:23, 24:24, 30:12, 30:13, 33:12, 37:1, 37:10, 39:10, 39:13, 47:19, 47:22, 48:6, 53:22, 54:14, 55:23, 56:23, 58:4, 60:15, 61:3, 61:14, 63:11, 66:11, 67:3, 71:10, 78:3, 79:6, 79:8, 79:9, 79:18, 82:15, 82:23, 85:8, 91:3, 93:16, 93:20, 94:12, 96:3, 99:7, 101:19, 104:4, 108:18, 110:8, 112:15, 113:25, 124:23, 124:25, 125:2, 126:24, 128:18, 130:20, 133:2, 133:4, 134:12, 134:13, 134:17, 139:25, 140:8, 144:7, 153:12, 155:19, 155:21, 160:1, 160:2, 167:10, 174:3, 179:5, 179:11, 179:17, 184:20, 185:8, 191:7, 193:15
**one's** [2] - 68:21, 90:21
**one-bedrooms** [1] - 94:12
**one-cycle** [1] - 179:17
**one-page** [1] - 24:23
**one-quarter** [1] - 85:8
**one-sentence** [1] -

24:24
**one-tenth** [1] - 130:20
**one-time** [1] - 134:12
**ones** [6] - 23:16, 108:25, 115:1, 149:15, 153:19, 155:15
**ongoing** [1] - 52:4
**open** [10] - 105:2, 111:24, 120:15, 120:17, 120:20, 121:20, 132:11, 169:3, 170:16, 194:22
**open-ended** [2] - 169:3, 170:16
**opening** [1] - 23:12
**opens** [2] - 142:1, 142:5
**operate** [4] - 109:3, 143:6, 143:7, 154:12
**operated** [2] - 89:4, 89:11
**operating** [3] - 18:4, 18:7, 185:25
**operation** [1] - 28:22
**operations** [1] - 144:3
**operators** [1] - 144:9
**opine** [1] - 78:16
**opinion** [7] - 26:24, 49:8, 56:5, 68:3, 117:25, 123:13, 146:8
**opinions** [2] - 146:5, 148:20
**opportunities** [4] - 17:8, 40:20, 143:2, 144:10
**opportunity** [10] - 25:16, 26:16, 30:19, 64:12, 64:18, 120:3, 137:20, 137:21, 145:8, 145:12
**oppose** [2] - 42:18, 102:11
**opposed** [21] - 5:18, 7:23, 8:6, 8:14, 8:17, 34:23, 39:8, 39:15, 94:4, 113:1, 124:3, 135:14, 136:5, 151:21, 157:10, 158:12, 159:1, 164:10, 184:13, 193:8, 196:4
**opposing** [4] - 11:6, 12:15, 49:7, 105:22
**opposition** [2] - 27:1, 96:4
**optimize** [1] - 27:16
**option** [2] - 154:24, 172:22
**options** [1] - 169:6
**orange** [1] - 141:23
**order** [13] - 4:21, 4:22, 15:12, 17:25, 18:14, 23:8, 43:2, 80:15, 86:4, 96:8, 131:9, 145:5, 185:15
**orders** [1] - 27:22
**ordinance** [6] - 7:14, 33:5, 75:17, 84:18, 129:20, 136:14
**Ordinance** [16] - 17:15, 35:7, 42:15, 43:24, 67:15, 79:23, 86:2, 96:4, 131:7, 138:4, 160:6, 164:21, 180:25, 181:12, 185:1, 186:12
**ordinances** [2] - 14:14, 84:10
**orient** [2] - 144:1, 147:19
**oriented** [1] - 16:11
**originally** [4] - 17:17, 88:16, 88:19, 114:10
**Oriole** [1] - 96:25
**otherwise** [1] - 84:13
**outdated** [2] - 11:20, 154:8
**outdoor** [3] - 98:2, 133:14, 147:5
**outlined** [5] - 37:24, 37:25, 85:23, 131:3, 137:25
**outside** [9] - 3:11, 4:20, 16:25, 18:5, 32:24, 53:9, 119:20, 150:1, 181:4
**outward** [1] - 93:4
**over-flooded** [1] - 100:17
**overall** [1] - 59:20
**overlay** [8] - 48:20, 75:25, 76:2, 76:4, 76:9, 76:11, 76:13, 96:7
**overnight** [1] - 72:9
**override** [1] - 48:25
**overrides** [1] - 48:5
**oversee** [1] - 113:21
**Owens** [5] - 14:20, 84:16, 84:20, 85:6, 97:10
**own** [3] - 63:21, 121:3, 179:12
**owner** [26] - 32:5, 32:7, 55:11, 57:20, 57:23, 57:24, 58:20, 58:21, 58:24, 59:9, 63:11, 64:8, 65:3, 67:5, 72:21, 77:8, 77:24, 108:8, 108:16, 110:19, 114:1, 115:9, 116:9, 149:9, 160:18, 182:13
**owner's** [3] - 37:12, 37:21, 63:20
**owners** [2] - 115:2, 121:15
**ownership** [3] - 76:20, 77:5, 194:3
**owns** [1] - 11:13

## P

**p.m** [4] - 1:7, 2:1, 4:16, 196:16
**page** [9] - 9:14, 23:23, 24:23, 91:15, 94:19, 145:1, 159:8, 188:12
**Page** [36] - 6:8, 6:9, 6:11, 6:12, 6:14, 6:16, 6:18, 14:5, 14:9, 14:20, 14:21, 14:23, 15:2, 15:3, 15:4, 15:6, 15:10, 15:15, 29:1, 42:23, 79:18, 84:15, 91:3, 91:4, 93:6, 129:12, 136:10, 141:17, 141:20, 153:15, 153:16, 159:9, 160:3, 164:17, 180:22, 184:21
**pages** [1] - 39:18
**paint** [1] - 99:5
**Panama** [1] - 160:14
**paper** [3] - 113:17, 120:12, 193:25
**papering** [1] - 188:1
**parameters** [1] - 66:15
**paramount** [1] - 36:2
**parcel** [15] - 32:14, 35:14, 35:20, 37:15, 88:25, 89:1, 89:3, 110:21, 136:18, 138:5, 160:12, 165:4, 171:18, 186:13
**parcel-by-parcel** [1] - 35:14
**parcels** [2] - 33:8, 140:19
**Park** [6] - 89:6, 89:23, 96:22, 160:14, 181:3, 182:18
**park** [10] - 89:23, 97:24, 98:20, 106:21, 107:6, 111:21, 116:18, 126:8, 137:1, 141:3
**parked** [1] - 43:11
**parking** [10] - 15:20, 36:8, 39:9, 103:2, 107:1, 131:11, 133:14, 140:25, 142:17, 185:11
**parks** [1] - 85:10
**Parkway** [1] - 130:22
**PAROLA** [1] - 1:19
**part** [12] - 3:17, 22:13, 29:7, 40:17, 69:21, 76:20, 102:21, 118:22, 121:12, 143:3, 152:21, 156:8
**parte** [4] - 51:20, 52:9, 118:13, 148:16
**participants** [1] - 3:14
**particular** [9] - 12:5, 42:19, 53:21, 63:7, 86:24, 105:25, 112:17, 133:13, 163:22
**particularly** [2] - 15:24, 171:8
**parties** [2] - 61:8, 107:6
**party** [1] - 193:15
**pass** [1] - 95:14
**passed** [3] - 14:17, 19:20, 108:4
**passes** [15] - 5:20, 34:25, 79:9, 84:3, 128:15, 135:16, 136:7, 151:23, 157:13, 158:14, 159:3, 164:12, 184:15, 193:10, 196:6
**past** [6] - 36:16, 91:25, 92:2, 129:3, 164:16, 168:25
**path** [1] - 172:19
**pathway** [5] - 187:4, 187:7, 189:9, 189:13, 192:12
**PATRICIA** [1] - 1:22
**Patricia** [1] - 140:16
**Patrol** [1] - 186:10
**patrons** [2] - 141:2, 142:17
**pattern** [2] - 28:1, 85:14
**patterns** [3] - 27:20, 27:24, 28:15
**Paul** [3] - 19:8, 19:14, 81:9
**pause** [2] - 126:14, 175:9
**pavement** [1] - 50:23
**pawnshops** [1] - 69:21
**pay** [3] - 48:22, 48:23, 55:15
**PBF** [1] - 91:6
**PBF-1** [1] - 91:17
**PBF-2** [1] - 91:17
**pedestrian** [8] - 36:8, 187:4, 187:7, 188:16, 189:9, 189:13, 191:25, 192:12
**pending** [1] - 32:6
**people** [25] - 62:17, 69:9, 73:23, 94:22, 99:9, 102:13, 103:15, 105:3, 107:5, 107:6, 110:3, 117:18, 118:9, 119:10, 119:16, 119:22, 125:24, 125:25, 143:5, 143:10, 143:11, 145:7, 169:11, 169:15, 180:14
**people's** [1] - 48:21
**per** [7] - 80:7, 81:23, 87:10, 165:12, 170:6, 174:5, 175:20
**percent** [9] - 39:20, 59:24, 60:4, 71:15, 73:1, 74:17, 74:25, 144:14, 185:25
**perfect** [3] - 7:11, 116:24, 117:6
**period** [2] - 56:13, 61:15
**permissible** [1] - 86:7
**permission** [1] - 23:7
**permit** [2] - 131:9, 160:9
**permitted** [9] - 21:21, 37:14, 46:19, 79:25, 86:7, 89:10, 155:11, 156:8, 160:19
**permitting** [1] - 28:18
**person** [5] - 3:15, 99:8, 108:17, 150:1, 191:7
**personal** [4] - 58:19, 58:20, 70:3, 173:19
**personally** [1] - 121:24
**perspective** [3] - 101:12, 112:23, 112:24
**petition** [1] - 96:4

**petitioners** [1] - 98:9
**Petroleum** [1] - 182:15
**phones** [1] - 2:11
**photo** [1] - 141:19
**photographs** [1] - 19:18
**physical** [1] - 185:12
**pick** [2] - 129:6, 129:11
**picture** [3] - 23:23, 46:20, 50:15
**pictures** [2] - 24:2, 73:6
**piece** [6] - 24:2, 48:9, 54:4, 122:20, 143:12, 168:1
**pieces** [1] - 142:13
**Pine** [1] - 96:24
**Pippin** [2] - 10:21, 11:3
**pitch** [1] - 150:13
**pitched** [1] - 149:25
**pits** [1] - 123:24
**Pittman** [3] - 44:11, 44:24, 98:13
**place** [12] - 2:10, 3:9, 9:18, 11:18, 13:10, 43:4, 112:25, 115:7, 117:6, 149:12, 174:4, 185:17
**placed** [1] - 80:8
**places** [2] - 43:17, 54:9
**plan** [53] - 8:11, 9:14, 9:17, 16:10, 16:16, 16:22, 22:14, 27:14, 27:21, 31:24, 33:22, 33:24, 34:4, 34:9, 34:13, 35:7, 35:9, 35:11, 35:13, 35:20, 35:24, 36:2, 37:23, 39:9, 40:6, 40:7, 40:8, 42:20, 42:21, 42:22, 53:1, 53:11, 55:4, 56:6, 63:18, 64:19, 93:7, 115:7, 137:19, 137:21, 143:25, 144:1, 147:3, 162:21, 167:22, 167:24, 173:14, 176:23, 189:1, 189:6, 192:11
**Plan** [36] - 9:13, 13:13, 16:21, 17:13, 17:16, 24:20, 24:25, 26:23, 27:13, 33:6, 34:7, 36:4, 48:17, 48:18, 49:1, 85:18, 86:11, 86:12, 86:16, 87:1, 87:11, 90:19, 90:25, 92:4, 94:20, 132:4, 137:17, 139:7, 139:8, 160:22, 160:24, 165:10, 165:14, 165:15, 181:17, 185:21
**Planned** [8] - 14:13, 15:8, 84:9, 91:18, 169:20, 171:9, 172:13, 184:20
**planned** [1] - 41:5
**planner** [4] - 110:12, 116:24, 177:18, 180:3
**planning** [2] - 33:6, 117:24
**PLANNING** [1] - 1:2
**Planning** [51] - 1:19, 1:19, 1:20, 1:20, 1:22, 2:8, 2:24, 3:25, 4:9, 4:11, 17:22, 20:20, 23:10, 23:17, 31:19, 31:25, 34:5, 35:3, 36:5, 37:25, 42:10, 47:5, 47:10, 49:11, 50:3, 50:6, 61:17, 71:11, 82:22, 85:24, 98:12, 118:17, 122:16, 123:11, 131:4, 138:1, 146:9, 155:7, 160:25, 166:21, 168:6, 169:8, 169:14, 169:17, 170:20, 171:2, 179:22, 180:6, 180:12, 194:11
**plans** [5] - 17:6, 17:7, 17:25, 87:14, 167:20
**plat** [1] - 190:6
**platted** [4] - 185:13, 190:7, 190:8, 190:12
**play** [1] - 175:22
**Pledge** [2] - 2:14, 2:16
**plus** [3] - 116:11, 117:1, 125:22
**podium** [23] - 7:7, 10:22, 19:3, 25:12, 30:23, 38:13, 41:14, 45:4, 45:19, 52:16, 65:1, 81:4, 87:22, 95:3, 101:23, 107:25, 111:13, 132:22, 140:1, 161:13, 166:14, 181:24, 187:11
**point** [25] - 9:6, 23:14, 42:23, 54:13, 54:15, 55:19, 56:23, 59:12, 59:13, 63:23, 64:14, 67:14, 67:15, 70:18, 70:22, 109:16, 113:4, 124:1, 124:6, 140:15, 141:24, 149:25, 172:25, 178:9, 189:12
**pointed** [8] - 26:17, 32:9, 70:20, 90:23, 93:24, 123:7, 141:9, 192:10
**pointing** [1] - 54:16
**points** [3] - 25:18, 92:4, 185:8
**policies** [7] - 16:22, 17:2, 86:14, 94:18, 130:15, 144:23, 160:24
**policy** [7] - 17:23, 21:16, 27:18, 28:2, 28:13, 139:9, 181:18
**Policy** [6] - 17:3, 27:22, 28:16, 87:10, 145:2
**polygon** [1] - 89:22
**pond** [4] - 106:7, 108:3, 108:5
**ponds** [1] - 9:7
**population** [2] - 112:4, 112:19
**port** [1] - 183:3
**portion** [13] - 18:11, 55:2, 73:5, 116:2, 136:16, 136:18, 136:19, 138:15, 146:17, 147:6, 151:11, 157:19, 175:23
**ports** [1] - 130:10
**posed** [1] - 39:21
**position** [2] - 112:23, 144:12
**positions** [1] - 194:7
**possible** [4] - 58:12, 93:19, 98:11, 124:3
**possibly** [5] - 6:6, 53:4, 127:14, 129:1, 155:2
**posted** [1] - 12:4
**posture** [2] - 56:21, 173:2
**potential** [7] - 18:18, 39:16, 112:1, 119:6, 139:10, 165:16, 177:2
**potentially** [6] - 131:23, 172:8, 172:12, 172:22, 178:5, 178:15
**potentials** [1] - 27:17
**Potter's** [1] - 90:10
**pour** [1] - 124:15
**pow** [1] - 194:5
**pow-wow** [1] - 194:5
**POWELL** [15] - 168:16, 168:24, 170:23, 171:17, 174:1, 174:15, 174:23, 176:11, 177:25, 178:6, 179:2, 179:20, 180:9, 180:16, 180:19
**Powell** [2] - 166:6, 167:6
**power** [1] - 60:8
**practically** [1] - 117:19
**precedence** [3] - 18:9, 67:19, 68:8
**precedent** [1] - 30:13
**predecessors** [1] - 34:8
**predominantly** [3] - 86:23, 130:3, 133:12
**prefer** [3] - 93:10, 148:11, 174:14
**preferred** [1] - 29:10
**premiere** [1] - 36:19
**prepared** [2] - 8:2, 10:12
**present** [1] - 94:23
**PRESENT** [2] - 1:12, 1:17
**presentation** [4] - 3:3, 3:5, 3:17, 159:13
**Preservation** [1] - 130:8
**preserve** [1] - 13:10
**pressures** [1] - 17:11
**presumed** [1] - 130:12
**presumption** [5] - 22:14, 22:18, 22:21, 22:23, 49:12
**presumptions** [1] - 20:5
**pretty** [1] - 174:19
**prevent** [2] - 96:9, 100:2
**previous** [2] - 59:21, 61:3
**prices** [1] - 183:4
**primary** [1] - 185:8
**print** [1] - 154:18
**printer** [1] - 154:19
**printers** [1] - 154:13
**Priority** [1] - 141:7
**private** [7] - 89:2, 89:9, 115:1, 180:2, 180:7, 190:12, 190:13
**privy** [1] - 114:13
**problem** [2] - 31:2, 180:9
**problems** [3] - 40:21, 90:2, 103:15
**proceedings** [6] - 5:6, 126:14, 129:18, 133:18, 196:15, 197:9
**Proceedings** [1] - 1:6
**process** [6] - 33:2, 50:13, 147:1, 166:24, 176:21, 188:2
**processes** [2] - 40:16, 113:20
**product** [5] - 81:18, 81:19, 81:25, 109:8, 122:4
**Professional** [2] - 197:7, 197:19
**prohibited** [2] - 152:12, 153:24
**prohibiting** [1] - 67:7
**prohibits** [1] - 152:9
**project** [25] - 36:17, 86:15, 88:15, 88:16, 89:12, 92:7, 93:6, 93:20, 94:6, 97:4, 108:13, 110:1, 111:19, 112:14, 112:18, 114:9, 120:19, 121:8, 139:17, 142:20, 142:21, 143:3, 179:1, 186:15, 190:1
**Project** [1] - 18:13
**projects** [2] - 27:19, 120:15
**promote** [5] - 17:3, 28:9, 30:7, 53:10, 145:3
**promoted** [1] - 33:10
**promotes** [2] - 43:1, 110:1
**proof** [2] - 20:5, 49:14
**proofs** [1] - 49:15
**proper** [1] - 18:8
**properly** [1] - 169:25
**properties** [32] - 7:24, 11:11, 18:4, 18:7, 18:10, 23:6, 23:22, 23:24, 24:8, 28:25, 32:8, 40:11, 52:24, 53:15, 53:18, 53:25, 54:19, 54:20, 56:8, 56:17, 63:24, 65:7, 67:6, 67:20, 80:21, 92:2, 97:3, 132:8, 143:18, 147:21,

181:8, 181:11
**property** [132] - 11:6, 11:12, 11:14, 13:10, 15:21, 22:23, 23:4, 24:1, 24:2, 24:3, 26:18, 29:7, 32:5, 32:9, 37:11, 43:11, 46:24, 46:25, 47:14, 48:2, 48:10, 48:22, 48:24, 49:22, 54:4, 55:10, 55:12, 55:24, 56:2, 61:7, 63:21, 63:24, 65:3, 66:13, 66:18, 66:19, 67:4, 69:9, 70:3, 72:21, 73:18, 73:22, 74:11, 74:21, 75:3, 75:4, 75:16, 77:24, 80:20, 86:25, 89:9, 89:16, 89:18, 89:20, 90:4, 90:16, 90:18, 91:5, 91:8, 91:21, 92:8, 92:22, 94:1, 95:12, 99:16, 99:19, 100:12, 100:13, 100:23, 102:3, 104:24, 105:2, 105:4, 105:14, 105:16, 105:19, 105:21, 106:5, 106:9, 106:10, 106:12, 106:21, 107:7, 108:4, 108:8, 109:4, 109:21, 112:7, 118:24, 119:5, 120:24, 120:25, 122:20, 131:17, 131:20, 132:13, 138:9, 140:13, 140:17, 141:7, 141:16, 143:13, 143:20, 147:14, 149:25, 160:12, 160:18, 160:19, 162:25, 164:25, 165:1, 165:12, 167:8, 168:1, 168:15, 170:7, 170:9, 171:4, 171:5, 171:13, 174:14, 177:23, 181:6, 182:17, 183:8, 185:12, 185:18, 186:23, 187:2, 189:11, 191:25
**proposal** [1] - 39:11
**propose** [1] - 167:14
**proposed** [40] - 16:13, 16:20, 16:24, 22:7, 23:20, 36:9, 52:22, 66:7, 85:12, 85:21, 86:6, 86:10, 86:24, 87:4, 88:21, 93:8, 96:11, 96:18, 97:4, 98:7, 100:2, 102:19, 130:17, 132:16, 137:4, 137:13, 138:17, 138:19, 139:1, 139:16, 142:12, 186:15, 188:23, 189:7, 189:8, 194:18, 194:20, 195:5, 196:7
**proposing** [6] - 63:3, 93:11, 94:3, 119:18, 129:24, 156:22
**prosperity** [1] - 43:3
**protect** [3] - 96:8, 139:10, 165:15
**protected** [2] - 35:19, 167:12
**protecting** [1] - 87:2
**protection** [1] - 133:24
**prove** [1] - 27:1
**provide** [8] - 3:1, 18:14, 80:19, 130:9, 130:18, 133:22, 143:4, 188:15
**provided** [10] - 19:20, 24:23, 27:21, 47:9, 65:8, 77:7, 189:3, 191:17, 192:8, 194:13
**provides** [2] - 35:21, 144:17
**providing** [6] - 32:21, 131:16, 137:22, 139:11, 143:14, 165:16
**provisions** [1] - 35:8
**Public** [3] - 1:9, 1:22, 2:21
**public** [37] - 3:3, 3:18, 3:21, 4:14, 21:16, 21:19, 22:2, 22:8, 23:10, 27:2, 27:7, 43:1, 44:5, 51:6, 51:9, 51:11, 65:17, 83:1, 83:4, 83:14, 107:19, 111:5, 114:2, 125:4, 134:15, 134:21, 141:21, 142:1, 145:16, 145:20, 163:5, 163:12, 183:20, 183:23, 191:5, 191:8, 191:12
**PUD** [26] - 43:25, 47:7, 47:8, 79:23, 80:3, 80:23, 85:3, 86:1, 86:4, 86:6, 86:24, 131:6, 131:9, 131:12, 138:3, 138:7, 146:17, 153:3, 167:21, 172:13, 173:13, 174:11, 175:4, 184:23, 185:1, 185:4
**PUD's** [1] - 86:8
**pull** [1] - 120:9
**purchasable** [1] - 143:8
**purchased** [5] - 37:12, 122:20, 162:15, 167:8, 182:17
**purpose** [2] - 40:12, 63:6
**purposes** [2] - 188:20, 188:21
**put** [31] - 12:6, 12:11, 12:13, 30:2, 60:19, 62:18, 67:13, 69:14, 70:9, 71:3, 71:4, 73:15, 78:4, 81:10, 81:12, 89:15, 91:24, 92:1, 103:1, 103:6, 103:12, 117:23, 125:18, 146:1, 147:12, 167:10, 168:16, 168:17, 171:17, 172:16, 195:8
**puts** [1] - 71:21
**putting** [2] - 116:10, 146:6

## Q

**quarter** [2] - 85:8, 122:8
**quasi** [1] - 3:23
**quasi-judicial** [1] - 3:23
**questions** [31] - 4:17, 5:7, 46:8, 51:14, 65:18, 71:7, 71:21, 81:16, 83:11, 94:21, 110:24, 111:3, 111:5, 111:8, 120:5, 127:20, 127:23, 134:2, 134:8, 135:7, 135:24, 145:11, 146:3, 148:14, 151:10, 163:17, 183:10, 184:6, 192:25, 195:7, 195:16
**quickly** [3] - 122:25, 123:5, 123:18
**quite** [4] - 41:18, 88:10, 88:21, 93:11
**quorum** [1] - 2:19
**quote** [3] - 21:2, 21:20, 53:3
**quotes** [1] - 20:23

## R

**racetrack** [1] - 70:1
**radar** [1] - 44:1
**radius** [4] - 11:25, 96:8, 97:6, 98:6
**rail** [2] - 130:9, 131:24
**railway** [1] - 130:25
**Raines** [3] - 103:17, 106:19, 106:20
**raise** [3] - 38:23, 126:18, 128:2
**Raises** [3] - 26:7, 31:9, 42:1
**ramp** [1] - 158:3
**random** [5] - 39:9, 40:6, 40:13, 41:6
**RANDY** [1] - 1:22
**Randy** [1] - 2:22
**range** [3] - 82:16, 174:16, 174:19
**ranges** [1] - 82:14
**ranging** [1] - 80:5
**rather** [4] - 114:9, 122:18, 161:4, 176:24
**ratio** [1] - 79:24
**Re** [1] - 13:3
**reach** [3] - 134:1, 163:5, 178:14
**reached** [1] - 159:18
**reaching** [2] - 180:2, 185:11
**read** [10] - 6:4, 20:25, 40:6, 45:25, 69:17, 81:14, 82:7, 186:21, 188:7, 189:8
**reading** [1] - 193:24
**ready** [1] - 5:25
**real** [3] - 72:24, 123:5, 192:6
**realistic** [1] - 124:20
**realize** [2] - 29:5, 142:9
**really** [35] - 8:2, 8:12, 26:20, 37:10, 53:23, 88:15, 91:22, 92:18, 93:10, 93:18, 93:22, 100:21, 104:20, 109:13, 110:2, 110:9, 110:12, 120:20, 124:2, 140:19, 140:25, 142:12, 143:25, 145:3, 146:16, 147:8, 155:13, 167:15, 174:17, 176:11, 176:12, 178:20, 178:23, 182:24, 188:20
**reason** [4] - 12:21, 43:7, 141:4, 195:13
**reasonable** [2] - 174:19, 183:5
**reasoning** [1] - 116:8
**reasons** [13] - 18:23, 37:24, 80:24, 85:23, 87:18, 131:3, 132:19, 137:25, 139:18, 161:7, 165:25, 181:20, 186:18
**rebuttal** [3] - 51:10, 53:20, 94:21
**receive** [2] - 44:23, 45:14
**receiving** [1] - 189:6
**recent** [1] - 186:12
**recently** [3] - 89:25, 115:11, 186:11
**recess** [1] - 129:9
**recitation** [1] - 2:16
**recite** [1] - 2:13
**recognize** [4] - 17:4, 17:23, 18:2, 87:11
**recognizing** [1] - 133:21
**recollection** [1] - 148:8
**recommend** [4] - 16:7, 23:11, 31:23, 180:1
**recommendation** [29] - 14:15, 14:18, 15:2, 15:9, 18:25, 38:1, 45:1, 45:25, 81:1, 84:11, 87:19, 118:17, 128:20, 132:20, 138:2, 139:19, 159:9, 161:9, 162:12, 166:1, 166:22, 166:23, 169:8, 169:10, 177:10, 177:11, 181:21, 186:19, 187:21
**recommendations** [6] - 4:3, 4:4, 4:9, 13:12, 31:22, 38:2
**recommended** [3] - 35:5, 148:19, 189:19
**recommending** [1] - 45:8
**recommends** [2] -

85:25, 131:5
**record** [20] - 2:18, 3:6, 3:18, 8:5, 11:2, 11:5, 12:15, 22:6, 31:4, 37:4, 44:15, 44:17, 46:13, 74:24, 95:24, 96:3, 126:13, 161:20, 188:7, 197:10
**records** [1] - 98:6
**recreation** [1] - 97:25
**recreational** [1] - 137:12
**recurring** [1] - 40:2
**recycling** [1] - 70:2
**red** [1] - 141:19
**redesign** [1] - 81:17
**redeveloping** [1] - 67:8
**redevelopment** [20] - 16:10, 28:17, 31:7, 31:24, 33:22, 34:1, 34:4, 34:9, 35:7, 35:9, 35:24, 36:2, 37:23, 53:1, 53:2, 53:11, 55:4, 56:6, 63:17, 112:17
**Redevelopment** [7] - 15:24, 17:13, 32:15, 32:22, 36:14, 44:25, 67:1
**reducing** [1] - 16:17
**reenters** [1] - 133:17
**referred** [2] - 43:16, 47:1
**referring** [1] - 108:9
**reflect** [1] - 2:18
**regarding** [1] - 4:17
**regardless** [1] - 119:19
**regards** [1] - 77:4
**regulated** [2] - 89:10, 93:17
**Regulations** [1] - 28:3
**related** [1] - 77:19
**relates** [2] - 27:13, 66:8
**relation** [2] - 30:6, 71:12
**religion** [1] - 102:24
**relocating** [2] - 142:23, 142:25
**relocation** [1] - 142:21
**remain** [3] - 2:14, 85:20, 90:22
**remediation** [5] - 111:16, 112:6, 112:14, 114:4, 120:15
**remedied** [1] - 92:17
**remember** [4] - 20:2, 22:16, 32:19, 61:20
**remembers** [1] - 89:12
**remind** [2] - 8:19, 30:11
**remove** [3] - 80:11, 93:13, 156:7
**removed** [2] - 69:16, 154:9
**removing** [4] - 131:13, 156:9, 156:18, 156:19
**rent** [3] - 122:4, 143:12, 176:9
**rental** [6] - 53:6, 97:2, 100:8, 103:23, 103:25, 143:15
**rentals** [1] - 69:24
**renters** [2] - 117:17, 137:23
**repair** [4] - 69:24, 155:22, 156:18
**repeat** [1] - 66:3
**report** [38] - 8:21, 18:24, 19:16, 19:19, 23:11, 24:21, 24:22, 25:3, 27:3, 27:5, 27:9, 29:2, 31:20, 50:2, 50:6, 80:25, 82:19, 85:24, 87:19, 88:23, 116:14, 131:4, 132:19, 138:1, 139:19, 141:6, 161:8, 166:1, 181:21, 186:19, 188:8, 189:18, 189:19, 191:16, 192:4, 197:9
**REPORTER** [10] - 26:8, 26:13, 31:10, 31:15, 38:23, 39:1, 39:6, 42:2, 42:7, 197:1
**reporter** [1] - 3:13
**Reporter** [3] - 84:22, 197:8, 197:19
**represent** [1] - 182:12
**Representative** [1] - 1:21
**representative** [3] - 2:22, 2:23, 64:23
**represented** [1] - 47:6
**request** [21] - 16:9, 16:19, 19:21, 21:13, 24:14, 25:8, 27:10, 38:3, 41:1, 72:8, 80:14, 84:19, 97:7, 132:2, 139:5, 160:21, 165:8, 177:16, 181:14, 185:19, 186:5
**requested** [7] - 23:3, 65:6, 77:7, 87:16, 161:1, 170:7, 186:16
**requesting** [7] - 22:19, 54:22, 84:25, 96:5, 98:10, 171:1, 171:19
**requests** [2] - 39:18, 98:11
**require** [2] - 28:4, 175:4
**required** [3] - 33:13, 34:1, 113:7
**requirement** [1] - 114:16
**requirements** [4] - 13:23, 13:25, 130:11, 181:16
**requires** [1] - 49:2
**res** [1] - 36:24
**reside** [1] - 95:8
**residences** [2] - 94:12, 173:4
**residency** [1] - 94:13
**residential** [36] - 66:18, 66:19, 85:10, 86:22, 87:4, 107:8, 107:9, 111:15, 111:20, 111:23, 111:24, 112:16, 119:1, 120:14, 121:9, 130:4, 131:18, 133:21, 136:20, 137:6, 138:13, 138:22, 139:4, 139:15, 141:14, 141:16, 149:12, 160:10, 160:17, 161:3, 162:18, 164:25, 165:20, 165:23, 167:12, 187:1
**Residential** [16] - 85:1, 85:2, 86:3, 86:10, 91:16, 122:7, 122:14, 126:9, 130:1, 136:22, 136:24, 164:24, 165:11, 170:6, 185:3, 186:5
**residents** [2] - 118:3, 137:24
**resolution** [4] - 10:14, 33:20, 37:21, 47:12
**resolved** [2] - 39:21, 40:22
**respect** [4] - 48:5, 48:12, 118:11, 146:8
**respectfully** [1] - 38:2
**respond** [3] - 51:4, 64:21, 65:20
**response** [42] - 5:10, 5:19, 13:18, 32:3, 34:24, 44:8, 52:11, 52:25, 54:7, 78:18, 83:2, 83:12, 83:22, 84:2, 107:20, 127:25, 134:19, 135:9, 135:15, 135:25, 136:6, 145:18, 148:15, 151:12, 151:22, 157:11, 158:13, 158:22, 159:2, 159:17, 163:8, 164:11, 183:21, 184:8, 184:14, 191:10, 193:2, 193:9, 195:10, 195:17, 196:5, 196:11
**responsibility** [1] - 37:13
**rest** [4] - 11:14, 14:19, 50:4, 68:8
**restaurants** [1] - 137:10
**restrict** [1] - 125:22
**restricted** [2] - 81:22, 114:12
**restrictions** [1] - 172:17
**restrictive** [1] - 58:12
**resubmitted** [1] - 95:25
**result** [1] - 36:9
**resulted** [1] - 130:25
**resumes** [1] - 134:9
**retail** [4] - 16:12, 36:24, 137:8, 143:15
**retain** [1] - 3:19
**retroactive** [2] - 73:5, 73:8
**retrospective** [3] - 62:3, 62:7, 62:20
**Reverend** [6] - 95:1, 97:18, 110:4, 118:9, 118:12, 119:17
**reverend** [3] - 108:2, 108:9, 122:10
**REVEREND** [10] - 95:11, 95:16, 95:19, 97:15, 97:24, 99:18, 100:6, 101:13, 101:16, 106:7
**review** [8] - 16:3, 16:6, 18:6, 35:6, 47:20, 55:6, 64:14, 188:11
**reviewed** [11] - 16:19, 34:9, 36:4, 80:14, 86:6, 132:2, 139:5, 160:21, 165:8, 181:14, 185:19
**revised** [11] - 188:6, 188:8, 188:10, 188:13, 188:24, 189:5, 189:8, 189:20, 191:1, 191:17, 191:21
**revisions** [1] - 40:7
**revitalize** [3] - 16:17, 17:19, 119:23
**rezone** [7] - 86:3, 131:8, 138:5, 160:7, 164:22, 181:1, 185:2
**rezoned** [2] - 181:12, 186:13
**rezoning** [23] - 21:5, 21:7, 85:3, 86:2, 87:16, 131:7, 138:4, 138:17, 139:13, 160:6, 161:1, 164:21, 167:21, 169:5, 170:7, 172:1, 172:2, 180:25, 181:18, 185:1, 186:12, 186:16
**rezonings** [7] - 4:2, 14:12, 14:13, 15:1, 84:8, 84:9, 159:8
**Ribault** [4] - 102:9, 103:18, 106:20, 109:22
**right-of-way** [15] - 60:1, 73:3, 73:13, 73:14, 73:17, 73:20, 74:4, 74:10, 74:19, 75:2, 150:8, 185:10, 185:13, 185:16, 189:11
**right-of-ways** [1] - 146:25
**rights** [3] - 141:22, 142:1, 142:3
**rights-of-way** [1] - 141:22
**rights-of-ways** [2] - 142:1, 142:3
**rigorous** [1] - 113:15
**risk** [1] - 120:17
**River** [1] - 36:18
**Riverplace** [3] - 19:8, 19:14, 81:9
**Riverside** [1] - 6:15
**RLD-60** [8] - 131:8, 132:13, 138:6, 164:23, 174:5, 175:1, 175:5, 175:20
**RMD** [2] - 186:1, 186:13

**RMD-A** [1] - 186:1
**RMD-D** [1] - 186:13
**road** [10] - 28:6, 29:16, 39:24, 59:7, 85:8, 116:20, 130:21, 168:3, 175:22, 190:7
**Road** [41] - 6:19, 7:10, 7:16, 14:5, 14:21, 14:24, 15:7, 15:15, 15:22, 18:12, 25:25, 29:12, 43:18, 85:7, 88:3, 96:17, 97:11, 101:3, 111:22, 136:12, 136:16, 138:10, 138:12, 138:21, 140:10, 143:19, 144:13, 180:22, 181:7, 181:8, 182:22, 185:24, 186:11, 187:7, 187:24, 189:14, 192:2, 192:14
**roads** [5] - 10:3, 28:5, 85:6, 117:3, 149:7
**roadway** [7] - 29:9, 138:11, 144:14, 144:15, 185:7, 185:12, 187:5
**roadways** [3] - 18:19, 80:17, 142:5
**Robert** [7] - 38:12, 38:14, 38:18, 38:19, 95:9, 102:18, 103:17
**roles** [1] - 195:9
**rolling** [1] - 77:2
**roof** [3] - 149:25, 150:3, 150:7
**Roofing** [1] - 142:22
**room** [3] - 3:11, 4:20, 154:13
**Room** [1] - 1:8
**Rosalind** [1] - 96:21
**Roseanne** [1] - 141:18
**route** [2] - 29:11, 169:17
**routed** [1] - 16:2
**routes** [3] - 130:10, 131:25, 144:17
**Rowe** [7] - 136:17, 142:9, 143:20, 143:22, 144:18, 147:20, 150:1
**RPI** [1] - 91:6
**RR** [1] - 12:19
**RR-Acre** [1] - 12:19
**rules** [8] - 20:8, 20:9, 20:16, 20:18, 20:19, 20:24, 37:19, 40:15
**ruling** [1] - 48:7
**run** [5] - 77:22, 94:15, 95:21, 146:15, 154:19
**running** [2] - 29:5, 29:11
**runoff** [1] - 112:1
**runs** [3] - 95:11, 102:18, 102:22
**rural** [1] - 12:19
**Rutledge** [11] - 136:17, 142:6, 143:23, 144:18, 147:20, 148:25, 149:5, 149:13, 150:2, 157:17, 157:18

## S

**safety** [3] - 18:21, 36:11, 43:2
**sake** [1] - 4:23
**sale** [2] - 63:4, 72:20
**Sales** [1] - 44:18
**SALES** [1] - 1:22
**sales** [6] - 69:19, 69:20, 69:22, 137:8, 137:9
**Salisbury** [1] - 111:22
**Sallye** [1] - 103:18
**sand** [1] - 30:1
**sandwiched** [1] - 171:5
**sat** [1] - 10:5
**satisfaction** [1] - 39:22
**scale** [7] - 53:3, 84:19, 86:15, 129:21, 136:15, 139:12, 165:17
**scarce** [1] - 183:3
**scenarios** [1] - 78:3
**Scenic** [2] - 85:18, 109:22
**scheduling** [1] - 4:24
**school** [18] - 92:22, 97:12, 97:13, 103:15, 112:2, 112:18, 115:12, 116:17, 117:8, 121:3, 126:8, 185:14, 185:18, 187:22, 188:3, 190:10, 190:14, 190:19
**School** [5] - 102:9, 103:18, 185:9, 186:23
**school's** [1] - 185:11
**school-year** [1] - 97:12
**schools** [8] - 10:3, 77:19, 85:10, 92:19, 109:19, 116:17, 117:5, 119:2
**Schools** [2] - 1:22, 2:22
**screaming** [1] - 117:3
**sea** [1] - 91:11
**seat** [2] - 65:24, 129:17
**second** [36] - 5:4, 73:1, 77:1, 78:10, 78:11, 78:15, 83:9, 91:14, 97:19, 99:23, 111:4, 116:5, 116:6, 125:9, 127:13, 127:16, 127:17, 127:18, 129:15, 135:1, 135:22, 145:24, 151:15, 151:17, 153:7, 156:25, 157:2, 158:8, 158:9, 163:16, 184:5, 189:20, 191:18, 193:5, 195:23, 195:24
**secondary** [1] - 16:25
**seconds** [5] - 29:20, 29:24, 37:7, 37:9, 104:3
**Secret** [3] - 96:15, 101:1, 101:2
**secretary** [1] - 195:2
**Secretary** [2] - 1:13, 194:16
**section** [7] - 14:6, 14:11, 14:25, 15:6, 79:15, 84:6, 84:15
**sector** [1] - 180:8
**secure** [2] - 186:22, 190:4
**see** [40] - 4:18, 19:18, 24:5, 29:3, 37:2, 42:21, 49:18, 50:14, 50:23, 52:1, 57:16, 58:8, 59:24, 60:6, 61:5, 63:18, 64:15, 69:11, 72:24, 74:3, 81:5, 81:7, 81:8, 91:4, 93:6, 110:13, 112:14, 112:17, 112:19, 133:11, 140:2, 141:19, 143:17, 147:24, 149:1, 170:2, 176:18, 180:12, 180:15, 183:2
**seeing** [20] - 5:11, 5:20, 27:25, 70:25, 83:3, 83:13, 84:3, 107:21, 120:18, 134:20, 135:10, 136:7, 145:19, 151:23, 159:3, 163:11, 164:12, 183:22, 184:15, 191:11
**seek** [3] - 28:2, 114:6, 115:9
**seeking** [11] - 15:19, 21:5, 21:6, 79:23, 86:2, 131:7, 138:4, 160:7, 164:22, 181:1, 185:2
**seeks** [2] - 80:11, 136:23
**seem** [3] - 63:10, 122:9, 124:20
**self** [1] - 194:23
**self-nominations** [1] - 194:23
**sell** [3] - 98:18, 176:8, 177:4
**seller** [1] - 182:13
**sells** [1] - 64:8
**semi** [3] - 15:19, 16:25, 182:22
**send** [2] - 175:12, 178:24
**senior** [1] - 103:20
**sense** [7] - 12:13, 100:19, 163:2, 173:25, 174:1, 177:24, 177:25
**sent** [1] - 190:17
**sentence** [2] - 23:12, 24:24
**September** [5] - 1:6, 2:1, 2:7, 5:2, 197:15
**septic** [2] - 103:7, 103:10
**seriously** [1] - 123:12
**serve** [2] - 130:10, 130:11
**serves** [1] - 185:8
**service** [4] - 137:8, 143:16, 155:22, 156:18
**serviced** [1] - 185:24
**services** [13] - 16:12, 67:9, 109:17, 130:17, 137:2, 152:11, 153:23, 154:10, 154:25, 155:12, 156:11, 156:20, 173:11
**set** [9] - 18:9, 20:10, 23:3, 30:13, 49:3, 50:1, 68:7, 103:8, 173:6
**setback** [1] - 75:23
**sets** [2] - 63:18, 67:18
**setting** [1] - 36:15
**seven** [9] - 5:13, 5:21, 34:25, 84:4, 102:12, 109:5, 176:13, 176:16
**seven-zero** [3] - 5:21, 34:25, 84:4
**several** [1] - 36:6
**sewer** [2] - 92:5, 103:9
**Shack** [1] - 11:13
**shall** [8] - 17:4, 27:23, 28:2, 28:16, 87:11, 186:22, 187:3, 189:9
**shape** [2] - 88:15, 118:19
**share** [2] - 115:20, 187:23
**shared** [2] - 190:5, 190:9
**sharing** [1] - 22:14
**Sheldon** [10] - 185:7, 185:9, 186:24, 187:23, 189:10, 189:12, 189:14, 190:6, 190:11, 192:14
**Sheriff's** [1] - 98:5
**SHERRI** [1] - 1:20
**short** [1] - 37:2
**shortcut** [1] - 103:16
**shortly** [1] - 2:5
**shot** [1] - 70:11
**show** [3] - 42:18, 128:25, 192:12
**showing** [1] - 189:7
**shows** [1] - 189:2
**shrubbery** [1] - 62:12
**shut** [1] - 89:25
**shutting** [1] - 89:5
**sic** [33] - 4:13, 5:8, 13:12, 20:1, 27:24, 30:4, 33:10, 48:24, 49:11, 49:15, 65:22, 70:7, 71:1, 71:7, 79:4, 85:6, 87:15, 90:6, 92:20, 97:11, 98:13, 103:11, 130:16, 131:14, 138:16, 142:23, 160:10, 161:4, 162:17, 173:12, 183:1, 190:15, 195:15
**sic]** [5] - 20:13, 40:2, 96:19, 98:8, 162:24
**side** [11] - 12:20,

84:21, 129:22, 132:7, 138:11, 147:21, 149:7, 157:15, 158:2, 165:6, 168:21
**sides** [4] - 125:22, 144:5, 147:20, 191:1
**sidewalk** [3] - 187:6, 188:15, 192:13
**sidewalks** [4] - 12:7, 97:9, 189:3, 189:7
**sideways** [1] - 120:16
**sifting** [1] - 99:14
**sight** [1] - 22:11
**sign** [12] - 152:11, 153:23, 154:11, 154:12, 154:15, 154:17, 154:20, 155:1, 155:2, 155:4, 156:11, 156:16
**signed** [3] - 95:20, 96:3, 98:9
**significantly** [1] - 138:25
**silence** [1] - 2:15
**silent** [1] - 2:11
**similar** [10] - 32:10, 56:19, 70:12, 152:11, 153:23, 154:25, 156:11, 162:22, 173:9, 186:14
**similarity** [1] - 29:3
**simple** [3] - 154:11, 167:15, 191:23
**simple-ese** [1] - 191:23
**simply** [4] - 22:21, 29:1, 30:2, 93:11
**Simultaneous** [2] - 65:11, 68:20
**single** [47] - 9:5, 11:9, 47:22, 80:9, 85:10, 85:13, 85:15, 85:22, 86:23, 87:6, 87:8, 92:11, 93:5, 93:10, 93:19, 94:10, 94:11, 109:6, 109:12, 110:20, 116:16, 117:18, 117:19, 121:17, 122:13, 132:15, 137:6, 138:14, 138:24, 143:24, 149:2, 160:16, 160:20, 165:2, 165:6, 165:21, 165:23, 168:2, 168:6, 168:10, 168:12, 171:6, 173:4, 175:24, 176:4, 176:14, 186:2
**single-family** [44] - 9:5, 11:9, 80:9, 85:10, 85:13, 85:15, 85:22, 86:23, 87:6, 87:8, 92:11, 93:5, 93:10, 93:19, 94:10, 94:11, 109:6, 109:12, 110:20, 116:16, 121:17, 122:13, 132:15, 137:6, 138:14, 138:24, 143:24, 149:2, 160:16, 160:20, 165:2, 165:6, 165:21, 165:23, 168:2, 168:6, 168:10, 168:12, 171:6, 173:4, 175:24, 176:4, 176:14, 186:2
**sit** [2] - 89:14, 93:21
**site** [55] - 22:25, 34:13, 46:20, 54:14, 55:14, 68:23, 85:4, 85:9, 89:14, 89:16, 90:13, 90:14, 90:15, 90:21, 93:12, 93:14, 93:15, 93:21, 112:25, 113:17, 114:6, 114:18, 114:23, 115:4, 124:3, 124:18, 129:25, 130:5, 130:16, 130:25, 132:6, 133:10, 137:1, 137:16, 137:19, 138:8, 138:15, 138:24, 143:25, 144:19, 147:18, 165:1, 165:19, 167:22, 167:24, 179:23, 185:6, 185:17, 186:2, 186:8, 189:1, 189:3, 189:6, 192:11
**sites** [4] - 54:11, 54:14, 115:11, 141:3
**sits** [3] - 92:22, 136:20, 151:6
**sitting** [2] - 72:11, 121:4
**Sittner** [4] - 187:11, 187:12, 191:20, 193:13
**SITTNER** [9] - 187:13, 187:16, 187:19, 189:15, 191:24, 192:7, 192:19, 192:22, 193:12
**situation** [1] - 169:11
**Situational** [4] - 130:5, 130:6, 130:19, 131:21
**situations** [1] - 40:21
**six** [25] - 3:2, 23:13, 23:14, 33:17, 50:3, 79:6, 79:8, 79:9, 98:9, 99:9, 102:20, 103:13, 109:4, 135:16, 136:8, 147:10, 149:2, 151:24, 157:13, 158:14, 159:4, 164:13, 184:16, 193:10, 196:6
**six-minute** [1] - 3:2
**six-one** [1] - 79:9
**six-zero** [10] - 135:16, 136:8, 151:24, 157:13, 158:14, 159:4, 164:13, 184:16, 193:10, 196:6
**Siyoum** [1] - 159:16
**size** [4] - 11:10, 11:15, 85:17, 171:11
**sizes** [4] - 79:25, 80:5, 80:8, 81:21
**slanted** [1] - 157:25
**slate** [8] - 194:13, 194:18, 194:20, 194:25, 195:5, 195:19, 195:21, 196:7
**slightly** [1] - 171:12
**sling** [1] - 39:24
**slip** [1] - 44:1
**slow** [1] - 178:25
**small** [8] - 84:19, 129:21, 136:15, 154:20, 155:23, 156:19, 162:21, 162:24
**smaller** [2] - 124:3, 155:5
**smarter** [1] - 82:23
**smelling** [1] - 121:4
**sold** [3] - 55:15, 57:19, 78:1
**solid** [2] - 113:2, 123:22
**Solid** [1] - 113:12
**Solomon** [1] - 159:16
**solve** [1] - 33:23
**someone** [9] - 22:22, 40:10, 40:24, 55:13, 59:6, 141:25, 142:5, 144:20, 172:14
**sometime** [1] - 88:10
**somewhere** [1] - 173:12
**son** [1] - 110:6
**soon** [2] - 98:11, 182:25
**Sorry** [1] - 25:20
**sorry** [17] - 19:12, 42:15, 44:16, 45:18, 58:2, 68:3, 83:17, 114:19, 135:4, 140:5, 143:22, 147:16, 156:3, 166:16, 176:5, 182:6, 187:15
**sort** [4] - 62:12, 62:18, 99:23, 111:19
**sought** [1] - 114:2
**sound** [1] - 74:13
**sounded** [2] - 134:3, 190:25
**sounds** [6] - 39:11, 69:15, 106:1, 125:10, 169:13, 170:17
**source** [1] - 93:13
**Soutel** [2] - 36:18, 40:20
**south** [10] - 15:23, 29:12, 84:20, 85:8, 91:18, 91:21, 130:23, 132:9, 150:2, 168:9
**South** [1] - 38:20
**southeast** [1] - 138:23
**southward** [1] - 29:8
**space** [8] - 109:13, 130:18, 139:2, 143:4, 143:5, 143:15, 144:5
**spaces** [1] - 103:2
**speaker** [3] - 59:21, 166:9, 187:16
**speaker's** [4] - 3:9, 3:12, 3:17, 7:4
**speakers** [4] - 3:7, 69:5, 140:4, 140:6
**speaking** [6] - 13:7, 65:11, 65:25, 68:20, 88:18, 108:3
**speaks** [1] - 3:4
**special** [3] - 21:6, 21:12, 21:15
**specific** [7] - 4:17, 65:18, 73:25, 82:15, 89:8, 169:11, 169:21
**specifically** [4] - 4:10, 34:3, 133:16, 171:3
**specification** [1] - 157:22
**spell** [1] - 153:10
**spelled** [1] - 153:9
**spelling** [1] - 162:6
**spells** [1] - 153:21
**spends** [1] - 93:16
**spent** [4] - 31:19, 62:15, 62:16, 90:2
**split** [3] - 125:10, 125:14, 138:6
**spoken** [6] - 48:13, 51:13, 78:17, 118:14, 125:12, 174:7
**sports** [1] - 97:25
**spot** [3] - 117:23, 146:2, 146:7
**spread** [1] - 168:20
**Springfield** [2] - 117:12, 118:21
**Springrove** [4] - 14:22, 129:12, 129:22, 132:7
**square** [3] - 155:3, 156:14, 156:17
**Sr** [2] - 89:6, 89:22
**stability** [2] - 85:20, 85:22
**stable** [1] - 85:15
**stack** [1] - 52:7
**staff** [65] - 4:18, 15:16, 16:19, 18:24, 19:18, 25:3, 27:3, 29:2, 31:20, 61:17, 71:25, 79:20, 80:14, 80:25, 84:17, 85:24, 86:6, 87:19, 88:18, 90:23, 91:23, 111:8, 112:12, 116:14, 122:12, 129:14, 131:4, 132:2, 132:19, 136:13, 138:1, 139:5, 139:19, 140:12, 141:6, 141:9, 144:24, 146:9, 150:25, 159:11, 160:4, 160:21, 161:8, 162:13, 164:19, 165:8, 166:1, 169:17, 172:6, 175:15, 177:8, 177:9, 180:23, 181:14, 181:21, 184:23, 185:19, 186:19, 187:20, 188:8, 189:18, 189:19, 191:17, 192:4, 192:8
**staff's** [1] - 52:25
**Stafford** [3] - 38:12,

38:19, 42:20
**STAFFORD** [3] - 38:25, 39:5, 39:7
**stand** [9] - 2:13, 30:12, 94:21, 108:15, 110:22, 134:8, 145:11, 187:20, 189:17
**standards** [5] - 21:24, 113:8, 113:9, 142:18, 175:20
**standing** [2] - 2:14, 82:18
**Starratt** [2] - 6:19, 7:16
**start** [10] - 7:22, 15:13, 45:6, 46:15, 65:14, 84:14, 93:6, 98:24, 99:4, 100:16
**started** [11] - 2:6, 8:24, 20:11, 20:20, 42:14, 43:24, 50:12, 50:13, 99:2, 167:5, 194:6
**starting** [3] - 6:7, 13:21, 134:11
**starts** [1] - 39:12
**State** [5] - 1:10, 33:13, 33:18, 34:2, 77:20
**state** [1] - 77:18
**STATE** [1] - 197:3
**statement** [1] - 95:13
**states** [7] - 17:4, 27:14, 34:4, 53:1, 87:11, 139:9, 165:15
**stating** [1] - 56:18
**station** [2] - 9:7, 186:10
**status** [1] - 50:23
**Statute** [4] - 33:3, 33:22, 34:3, 35:15
**statute** [1] - 33:5
**stay** [2] - 99:10, 110:7
**staying** [1] - 82:13
**stays** [3] - 58:24, 77:9, 77:12
**stenographic** [1] - 197:11
**stenographically** [1] - 197:9
**step** [5] - 33:2, 33:12, 33:21, 43:22, 129:15
**stew** [2] - 39:11, 39:12
**stick** [2] - 42:20, 73:6
**sticking** [1] - 193:14
**still** [18] - 6:3, 9:8, 11:10, 22:23, 43:10, 55:1, 56:5, 58:25, 76:14, 80:22, 82:13, 127:9, 170:5, 174:25, 175:19, 177:8, 183:5, 189:23
**Stockton** [1] - 6:17
**stood** [3] - 34:8, 35:3, 98:18
**stop** [14] - 9:12, 43:14, 43:15, 43:20, 44:1, 44:2, 68:19, 70:13, 72:1, 109:21, 109:24, 146:6
**stops** [3] - 67:24, 69:23, 72:10
**storage** [22] - 15:20, 16:25, 18:5, 19:25, 23:25, 24:5, 39:9, 43:4, 43:17, 53:9, 53:17, 55:20, 55:21, 70:3, 72:2, 72:6, 72:9, 72:10, 132:11, 147:5, 147:6, 181:5
**store** [9] - 54:3, 54:8, 54:11, 55:15, 55:25, 56:2, 66:13, 70:10, 140:22
**stores** [1] - 69:22
**stormwater** [1] - 111:25
**story** [4] - 109:11, 144:7, 149:16, 150:18
**straight** [1] - 24:15
**strategically** [1] - 130:9
**stray** [1] - 35:25
**street** [9] - 94:2, 95:11, 97:8, 102:16, 107:8, 107:9, 122:3, 133:15, 149:13
**Street** [21] - 1:8, 6:16, 6:17, 14:9, 14:10, 14:22, 79:19, 96:19, 96:25, 97:11, 98:7, 102:4, 129:13, 129:22, 129:23, 130:21, 132:7, 132:8, 160:13
**Streets** [3] - 18:13, 36:17, 141:18
**streets** [1] - 108:19
**strengthening** [1] - 87:2
**stress** [1] - 37:10
**strike** [2] - 153:20, 154:24
**Stroll** [1] - 167:7
**strongly** [1] - 104:12
**structures** [1] - 80:13
**studies** [1] - 12:6
**study** [7] - 12:4, 12:8, 33:12, 33:19, 97:7, 98:3, 98:4
**stuff** [10] - 62:13, 70:6, 99:12, 103:6, 123:9, 124:22, 147:3, 155:16, 169:24, 179:24
**style** [1] - 88:20
**subdivisions** [2] - 138:14, 182:16
**subject** [13] - 15:21, 129:25, 130:4, 130:14, 130:16, 130:25, 132:6, 138:9, 138:24, 160:12, 181:6, 185:6, 185:17
**submitted** [4] - 3:16, 3:20, 95:24, 195:21
**submitting** [1] - 52:6
**subpart** [1] - 52:22
**subsection** [1] - 156:8
**subsequent** [1] - 188:1
**substantial** [2] - 22:6, 27:4
**success** [2] - 28:21, 36:2
**succinctly** [1] - 20:10
**sufficient** [1] - 80:19
**suggested** [2] - 47:7, 48:16
**suggesting** [2] - 49:24, 54:7
**summarizing** [1] - 133:9
**supersedes** [1] - 35:16
**supplies** [3] - 69:23, 152:10, 153:22
**supply** [3] - 154:9, 154:24, 156:10
**support** [8] - 17:25, 44:24, 66:21, 120:1, 120:8, 120:11, 121:10, 121:18
**supporting** [2] - 53:4, 130:14
**supportive** [1] - 155:8
**supposed** [1] - 188:5
**Supreme** [3] - 20:15, 21:4, 50:2
**surprised** [1] - 162:16
**surround** [2] - 100:15, 138:14
**surrounded** [8] - 8:1, 23:4, 100:16, 117:5, 117:15, 165:2, 165:21, 173:3
**surrounding** [19] - 11:14, 17:11, 18:3, 23:6, 32:8, 87:8, 87:17, 96:20, 130:3, 131:15, 133:11, 133:20, 137:16, 138:18, 139:15, 161:2, 181:8, 181:16, 186:17
**suspect** [1] - 55:16
**sustain** [2] - 28:10, 145:4
**sustainability** [1] - 86:20
**sustainably** [1] - 17:20
**swear** [2] - 31:4, 38:22
**swearing** [1] - 167:3
**sworn** [4] - 3:24, 14:2, 14:8, 26:5
**synonymous** [1] - 72:3
**system** [3] - 27:25, 103:9, 187:6

## T

**table** [9] - 3:10, 4:20, 69:12, 70:23, 71:4, 125:7, 151:14, 169:6, 193:4
**tablets** [1] - 2:11
**tangible** [1] - 3:16
**tank** [1] - 103:7
**tanks** [1] - 103:10
**taxable** [1] - 93:22
**ten** [1] - 125:24
**Tenders** [1] - 95:16
**tenth** [1] - 130:20
**tenths** [1] - 96:18
**term** [4] - 55:6, 64:20, 72:25, 137:20
**terminology** [1] - 69:6
**terms** [4] - 44:12, 46:2, 154:8, 187:24
**TERRENCE** [1] - 1:21
**Terrence** [1] - 45:8
**terrible** [2] - 10:3, 103:19
**test** [1] - 123:24
**testimony** [8] - 3:12, 3:25, 14:2, 26:9, 31:11, 39:2, 42:3, 49:6
**Tetris** [1] - 142:13
**text** [2] - 14:12, 84:8
**thankful** [1] - 95:6
**THE** [338] - 2:3, 2:17, 5:7, 5:11, 5:18, 5:20, 7:1, 7:6, 7:8, 7:11, 7:15, 7:18, 8:19, 9:1, 9:3, 9:19, 10:16, 10:19, 10:23, 11:1, 13:1, 13:6, 13:19, 19:2, 19:4, 19:7, 19:12, 25:10, 25:13, 25:19, 25:21, 26:2, 26:4, 26:8, 26:13, 29:21, 29:24, 30:20, 30:24, 31:2, 31:10, 31:15, 34:16, 34:20, 34:23, 34:25, 37:1, 37:5, 37:8, 38:10, 38:14, 38:18, 38:21, 38:23, 39:1, 39:6, 41:9, 41:15, 41:17, 41:20, 41:22, 42:2, 42:7, 44:4, 44:9, 44:21, 45:5, 45:10, 45:15, 45:18, 46:1, 46:10, 46:14, 50:10, 50:16, 50:21, 51:1, 51:5, 51:25, 52:12, 62:3, 62:14, 62:23, 65:13, 65:16, 65:20, 66:3, 68:12, 68:14, 68:21, 68:24, 69:3, 71:20, 72:6, 72:15, 73:9, 74:23, 76:18, 76:22, 78:14, 78:19, 79:3, 79:6, 81:2, 81:5, 81:11, 81:13, 81:20, 82:2, 82:5, 82:12, 82:17, 82:21, 82:24, 83:3, 83:10, 83:13, 83:23, 84:1, 84:3, 87:21, 87:23, 88:5, 94:25, 95:4, 95:10, 95:15, 95:17, 97:20, 97:22, 99:22, 101:4, 101:14, 101:18, 101:22, 102:1, 102:6, 104:3, 104:6, 104:10, 104:22, 105:1, 105:6, 105:9, 105:17, 105:23, 106:6, 106:10, 106:17, 106:22, 106:25, 107:3, 107:10, 107:13, 107:16, 107:21, 111:1, 111:3, 113:23, 115:24, 116:3, 117:22, 120:4, 120:9, 121:11, 124:7, 124:13, 124:24, 125:1, 125:3, 125:9, 125:17, 126:15, 126:23, 127:9, 127:13, 127:18, 128:1, 128:6, 128:13, 129:10,

132:21, 132:23, 133:1, 133:3, 133:5, 134:10, 134:13, 134:20, 135:6, 135:10, 135:14, 135:16, 135:23, 136:1, 136:5, 136:7, 139:21, 139:24, 140:2, 140:5, 140:7, 145:13, 145:19, 145:25, 146:13, 146:19, 147:15, 148:5, 148:13, 148:16, 149:22, 150:5, 150:11, 150:14, 150:24, 151:4, 151:13, 151:17, 151:21, 151:23, 152:13, 152:20, 152:25, 153:4, 153:8, 153:17, 156:13, 156:21, 156:25, 157:3, 157:7, 157:10, 157:12, 157:18, 158:2, 158:6, 158:8, 158:10, 158:12, 158:14, 158:16, 158:23, 159:1, 159:3, 159:7, 159:15, 159:18, 159:22, 161:10, 161:15, 161:18, 161:23, 162:4, 162:10, 163:1, 163:10, 163:17, 163:23, 164:3, 164:6, 164:10, 164:12, 166:3, 166:8, 166:11, 166:15, 167:2, 167:18, 167:24, 168:22, 169:2, 170:11, 170:25, 171:21, 171:24, 173:15, 174:3, 174:20, 174:24, 176:5, 176:19, 177:9, 178:1, 178:7, 178:11, 179:7, 179:10, 179:16, 180:1, 180:11, 180:17, 180:20, 181:23, 181:25, 182:2, 182:6, 182:10, 183:11, 183:14, 183:17, 183:19, 183:22, 184:1, 184:3, 184:6, 184:9, 184:13, 184:15, 184:19, 187:10, 187:12, 187:15, 187:18, 188:22, 189:22, 189:25, 190:22, 190:24, 191:4, 191:11, 191:19, 192:24, 193:3, 193:8, 193:10, 193:13, 193:21, 193:24, 194:2, 195:1, 195:11, 195:18, 195:23, 195:25, 196:4, 196:6, 196:12

**themselves** [1] - 195:8
**theory** [1] - 121:14
**therefore** [5] - 3:19, 43:5, 53:11, 115:15, 143:14
**they've** [9] - 9:6, 23:9, 40:1, 43:16, 47:11, 47:18, 88:11, 88:12, 169:18
**thinking** [1] - 19:10
**thinks** [1] - 171:2
**third** [1] - 42:25
**thirty** [2] - 37:7, 37:9
**thoughts** [6] - 66:6, 78:16, 118:1, 120:5, 146:3, 147:7
**thousand** [2] - 9:24, 117:17
**thousands** [1] - 19:22
**three** [19] - 3:5, 7:24, 10:14, 13:14, 23:15, 95:21, 96:23, 100:11, 109:11, 126:24, 127:2, 127:5, 127:22, 128:15, 150:18, 179:16, 179:17, 180:11
**three-minute** [1] - 3:5
**three-story** [2] - 109:11, 150:18
**three-week** [1] - 179:16
**throughout** [3] - 92:6, 96:1, 176:21
**throw** [1] - 158:17
**thrown** [3] - 69:7, 70:6, 71:5
**Thursday** [1] - 1:6
**tied** [2] - 77:20, 77:24
**tight** [1] - 172:7
**timeline** [1] - 98:10
**Timer** [8] - 25:5, 29:18, 34:12, 36:22, 97:14, 99:17, 104:2, 146:18
**today** [43] - 4:1, 4:11, 5:25, 6:5, 6:21, 6:24, 8:2, 13:5, 13:21, 14:1, 14:16, 19:5, 20:6, 22:1, 22:17, 32:3, 45:22, 48:7, 52:1, 67:18, 69:9, 69:12, 69:19, 70:4, 70:7, 84:12, 88:9, 95:25, 105:3, 108:15, 118:12, 133:25, 134:5, 138:25, 166:12, 166:16, 167:4, 172:20, 175:3, 186:1, 194:14, 195:9, 195:12
**today's** [1] - 5:22
**together** [2] - 146:16, 185:15
**tomorrow** [2] - 117:13, 177:4
**took** [2] - 24:15, 39:23
**tool** [1] - 35:21
**top** [5] - 6:7, 13:21, 15:13, 84:14, 134:11
**topic** [1] - 64:6
**total** [1] - 80:9
**totaling** [1] - 97:1
**totally** [5] - 7:22, 7:25, 123:14, 128:24, 175:10
**touched** [2] - 27:11, 52:19
**toward** [1] - 75:4
**towards** [5] - 74:18, 74:19, 75:1, 120:10, 158:4
**town** [2] - 12:20, 45:24
**townhome** [4] - 11:8, 80:10, 176:14, 186:3
**townhomes** [10] - 80:1, 80:6, 81:25, 82:4, 82:6, 117:15, 121:16, 172:7, 176:2, 176:10
**townhouse** [1] - 162:22
**track** [1] - 70:1
**tracks** [1] - 69:25
**tractor** [5] - 15:19, 43:10, 43:17, 70:15, 72:6
**tractors** [5] - 16:25, 39:12, 69:20, 81:10, 81:12
**traffic** [11] - 10:8, 10:10, 12:3, 12:6, 12:7, 36:8, 97:7, 97:10, 97:12, 103:19, 144:13
**trailer** [7] - 15:19, 23:25, 43:17, 70:14, 72:2, 72:8, 131:10
**trailers** [10] - 18:6, 18:18, 43:11, 69:11, 69:13, 69:15, 70:16, 70:24, 70:25
**train** [1] - 100:15
**transcript** [1] - 197:10
**transfer** [3] - 57:18, 63:4, 71:15
**transferrable** [3] - 77:17, 77:25, 78:4
**transferred** [1] - 63:9
**transferring** [1] - 72:20
**transit** [1] - 137:3
**transition** [7] - 86:17, 110:3, 110:14, 139:3, 139:12, 139:14, 165:17
**transitional** [3] - 92:25, 109:10, 110:13
**transitions** [2] - 138:13, 165:24
**transmitted** [1] - 4:4
**transportation** [1] - 28:7
**Transportation** [1] - 1:20
**traumatized** [1] - 83:17
**travels** [1] - 159:20
**tree** [1] - 133:25
**trees** [2] - 62:12, 103:12
**trend** [2] - 112:16
**tried** [3] - 47:11, 177:13, 192:17
**Trimmer** [1] - 132:22
**trimmer** [2] - 132:23, 136:9
**TRIMMER** [6] - 132:24, 133:2, 133:4, 133:6, 133:19, 134:12
**trimmer's** [1] - 134:14
**triplexes** [1] - 117:16
**tripped** [1] - 55:1
**Tropia** [4] - 1:9, 162:5, 197:7, 197:19
**Trout** [1] - 36:18
**truck** [17] - 15:20, 29:10, 43:4, 67:24, 68:19, 69:23, 69:24, 70:13, 71:1, 72:1, 72:8, 72:9, 72:10, 131:10, 133:14, 133:16
**trucking** [5] - 70:21, 130:10, 131:25, 133:13
**trucking-affiliated** [1] - 133:13
**trucks** [13] - 18:5, 18:18, 29:13, 29:15, 43:11, 66:22, 67:22, 69:10, 69:12, 69:14, 69:20, 155:5, 182:23
**true** [3] - 43:18, 54:19, 197:10
**truth** [12] - 26:10, 26:11, 31:12, 31:13, 39:3, 39:4, 42:4, 42:5
**try** [6] - 48:10, 95:22, 144:1, 168:25, 171:17, 178:14
**trying** [28] - 11:16, 36:24, 43:25, 44:1, 54:6, 56:10, 58:14, 63:14, 68:1, 74:3, 75:7, 75:11, 75:21, 101:5, 101:11, 106:14, 106:17, 162:17, 170:1, 170:19, 173:20, 174:9, 176:6, 176:9, 177:1, 177:14
**tucked** [3] - 111:19, 111:22, 121:8
**tucked-in** [1] - 121:8
**Tuesday** [1] - 4:13
**turn** [7] - 61:12, 61:24, 100:19, 100:22, 120:14, 183:1, 194:21
**Turner/Ribault** [1] - 85:17
**turning** [2] - 10:9, 12:6
**turns** [1] - 117:13
**twenty** [1] - 74:2
**two** [38] - 4:13, 8:6, 10:6, 12:8, 22:3, 24:25, 33:2, 33:16, 33:21, 34:18, 37:1, 37:5, 51:22, 54:16, 57:16, 60:5, 72:13, 72:18, 79:10, 85:5, 87:24, 91:2, 93:20, 96:18, 97:7, 97:8, 97:15, 97:18, 119:4, 126:24, 133:22, 143:17, 143:18, 146:16, 149:16, 168:19, 179:13, 186:20

**two-lane** [1] - 97:8
**two-step** [1] - 33:2
**two-story** [1] - 149:16
**two-tenths** [1] - 96:18
**type** [9] - 16:14, 113:4, 114:2, 116:25, 119:22, 121:7, 123:1, 124:5, 154:15
**types** [6] - 80:13, 81:21, 82:8, 122:22, 143:9, 143:15
**typical** [1] - 114:11
**typically** [2] - 27:3, 74:7
**typology** [1] - 137:15

**U**

**ultimate** [1] - 17:18
**ultimately** [3] - 4:6, 58:7, 144:22
**unanimous** [1] - 126:16
**unanimously** [3] - 5:21, 16:7, 136:8
**unclear** [1] - 192:15
**under** [12] - 44:1, 160:17, 167:9, 175:18, 175:25, 176:2, 181:9, 181:12, 186:1, 186:3, 186:6, 186:12
**underlined** [1] - 99:24
**undermine** [1] - 18:19
**understood** [2] - 37:18, 107:3
**undevelopable** [2] - 90:18, 141:25
**undeveloped** [1] - 85:5
**unfortunately** [1] - 88:13
**unh** [2] - 107:7
**unh-unh** [1] - 107:7
**unintended** [2] - 177:2, 177:6
**unique** [4] - 90:12, 92:23, 168:1, 171:13
**unit** [3] - 8:1, 125:24, 187:1
**Unit** [8] - 14:13, 15:8, 84:9, 91:18, 169:20, 171:9, 172:13, 184:20
**units** [43] - 9:2, 9:24, 80:4, 80:9, 80:10, 80:12, 86:22, 88:19, 94:3, 94:7, 94:14, 96:11, 96:13, 96:14, 96:16, 96:21, 96:22, 96:23, 96:25, 97:1, 97:2, 97:5, 100:2, 100:5, 100:7, 100:8, 103:1, 109:6, 114:10, 115:17, 143:8, 165:12, 168:23, 169:22, 169:23, 170:6, 170:10, 171:2, 171:11, 171:18, 174:5, 175:16, 175:20
**University** [1] - 6:10
**unknown** [1] - 108:12
**unlawfully** [1] - 38:7
**unless** [8] - 4:10, 21:23, 22:5, 43:14, 102:23, 102:24, 142:4, 175:3
**unopened** [1] - 141:21
**unpermitted** [4] - 32:6, 32:10, 65:4, 67:6
**up** [74] - 3:10, 7:1, 9:12, 9:25, 11:18, 12:20, 15:5, 20:14, 29:20, 40:19, 42:18, 45:18, 47:8, 48:12, 48:23, 51:6, 51:7, 51:12, 52:15, 55:1, 62:23, 66:1, 67:2, 68:1, 71:21, 90:21, 92:9, 98:18, 98:20, 103:8, 103:14, 104:23, 105:16, 107:23, 111:24, 114:18, 114:23, 115:4, 115:14, 117:7, 119:1, 119:8, 119:9, 119:22, 120:13, 120:15, 120:17, 120:20, 121:13, 121:20, 123:17, 124:21, 125:18, 128:25, 129:7, 129:11, 142:6, 144:6, 145:10, 146:20, 150:3, 152:13, 152:14, 158:3, 166:12, 169:21, 172:4, 172:10, 175:11, 180:21, 182:25, 190:11, 194:22
**update** [2] - 17:15, 52:5
**updated** [1] - 189:1
**upgrades** [1] - 18:15
**upper** [1] - 85:20
**upper-class** [1] - 85:20
**upwards** [1] - 148:24
**urban** [4] - 17:20, 27:25, 130:17, 137:2
**Urban** [4] - 85:2, 90:24, 130:2, 141:7
**uses** [59] - 16:14, 18:3, 18:17, 23:4, 26:20, 27:16, 28:5, 29:3, 32:10, 33:9, 47:25, 53:9, 54:5, 56:17, 63:23, 66:22, 67:6, 67:11, 69:18, 80:17, 85:9, 86:7, 86:9, 86:18, 87:9, 92:19, 93:4, 131:1, 131:10, 131:14, 131:15, 131:23, 132:10, 133:12, 133:14, 137:7, 137:15, 138:8, 138:12, 138:13, 138:20, 139:1, 139:4, 139:12, 139:16, 152:4, 152:9, 152:11, 153:23, 155:1, 156:8, 156:11, 160:10, 160:11, 161:4, 165:18, 181:4, 181:9
**utilize** [1] - 94:7
**utilized** [1] - 59:25
**utilizing** [1] - 53:20

**V**

**vacant** [6] - 88:25, 93:21, 140:24, 147:9, 160:12, 165:4
**valid** [1] - 59:12
**value** [10] - 59:25, 60:3, 71:16, 73:2, 74:18, 75:1, 93:22, 99:19, 100:23
**values** [1] - 13:11
**Vanessa** [3] - 38:15, 41:12, 41:24
**variances** [3] - 3:22, 13:22, 15:14
**variation** [1] - 118:22
**variety** [1] - 80:4
**various** [3] - 30:7, 30:16, 91:4
**vary** [1] - 26:21
**vast** [1] - 140:20
**vehicle** [2] - 70:1
**vehicles** [1] - 28:21
**vehicular** [1] - 36:7
**venue** [1] - 178:23
**versus** [3] - 20:12, 69:7, 81:25
**via** [1] - 186:23
**viability** [2] - 28:10, 145:4
**viable** [1] - 140:23
**vibrant** [1] - 17:20
**Vice** [2] - 194:15, 195:3
**vicinity** [1] - 91:5
**view** [2] - 55:4, 173:19
**Villa** [1] - 96:22
**Village** [1] - 96:15
**Villas** [1] - 96:21
**violation** [3] - 32:3, 32:5, 49:23
**visibility** [1] - 147:18
**Vision** [1] - 87:1
**vision** [1] - 166:20
**visual** [1] - 73:22
**volunteer** [1] - 182:21
**vote** [23] - 4:15, 5:15, 14:2, 14:16, 29:22, 34:17, 78:21, 83:21, 125:18, 127:10, 127:22, 128:23, 135:11, 136:2, 151:7, 151:18, 157:3, 164:7, 178:8, 184:10, 194:24, 195:18, 196:1
**voted** [6] - 4:11, 16:6, 70:8, 152:20, 194:14, 195:14
**votes** [2] - 4:6, 14:18
**voting** [1] - 195:12
**vs** [1] - 49:10
**vulnerable** [2] - 112:4, 112:19

**W**

**wagon** [1] - 100:14
**wait** [5] - 49:18, 54:4, 109:9, 173:9, 177:22
**waited** [1] - 55:17
**waiting** [1] - 42:13
**waivers** [4] - 3:22, 13:22, 13:24, 15:14
**Wakefield** [4] - 15:4, 160:3, 160:14, 164:17
**walk** [6] - 5:22, 50:10, 99:22, 109:22, 117:8, 191:25
**walking** [1] - 109:20
**wants** [8] - 22:22, 41:11, 55:25, 67:9, 68:5, 77:1, 175:14, 178:2
**warehouse** [1] - 142:20
**warehousing** [3] - 70:3, 132:11, 138:8
**washes** [1] - 69:23
**Washington** [4] - 20:19, 40:19, 96:14, 101:2
**Waste** [1] - 113:12
**waste** [3] - 89:8, 113:2, 123:22
**water** [3] - 55:5, 92:5, 103:7
**ways** [3] - 142:1, 142:3, 146:25
**wealth** [1] - 110:6
**Weaver** [3] - 95:9, 102:18, 103:17
**weeds** [1] - 39:25
**week** [8] - 8:21, 101:3, 102:10, 104:8, 105:15, 105:20, 179:16, 195:15
**week's** [1] - 5:8
**weekend** [1] - 99:10
**weeks** [5] - 4:13, 10:5, 179:13, 179:17, 180:12
**weigh** [1] - 119:3
**welcome** [4] - 2:7, 6:3, 51:12, 71:7
**welfare** [5] - 18:22, 36:11, 43:2, 43:4, 86:20
**Wells** [1] - 142:22
**Wendy's** [1] - 70:9
**west** [10] - 91:20, 122:6, 122:9, 129:22, 131:17, 132:6, 132:15, 181:7, 181:11, 186:8
**West** [8] - 14:9, 14:10, 41:25, 79:19, 129:23, 132:8
**Westside** [1] - 155:16
**wetland** [2] - 103:2, 103:4
**whereas** [1] - 173:10
**White** [1] - 185:9
**whole** [12] - 9:21, 11:20, 26:10, 31:12, 39:3, 42:4, 67:22, 121:19, 122:7, 158:1, 173:9, 176:21
**wholeheartedly** [1] - 53:16
**wide** [1] - 174:7
**width** [5] - 80:5, 80:6, 81:23, 131:19, 165:5

**Williams** [1] - 102:14
**Winton** [4] - 84:20, 97:12, 107:11, 109:22
**wish** [4] - 7:2, 13:4, 13:6, 194:23
**wishes** [3] - 3:8, 44:7, 110:19
**withdraw** [1] - 173:10
**withdrawal** [3] - 175:9, 178:8, 178:9
**withdrawing** [1] - 172:12
**WLD-15-05** [1] - 6:8
**wonder** [1] - 192:5
**wonderful** [1] - 132:24
**wood** [1] - 123:22
**Woodley** [5] - 15:6, 180:22, 181:7, 182:22, 183:1
**word** [3] - 9:14, 9:15, 112:8
**words** [2] - 143:5, 147:17
**wordsmith** [2] - 150:24, 192:17
**wordsmithing** [1] - 151:8
**works** [3] - 46:2, 176:21, 182:15
**workshop** [3] - 32:20, 176:6, 178:16
**worried** [2] - 60:11, 60:12
**worse** [1] - 123:10
**wow** [1] - 194:5
**wrap** [2] - 15:5, 29:20
**write** [1] - 195:1
**written** [8] - 47:9, 80:7, 86:8, 147:24, 152:4, 153:2, 153:16, 156:7
**wrote** [1] - 69:4

## Y

**yard** [1] - 23:25
**year** [22] - 36:16, 42:13, 42:15, 46:24, 47:11, 47:15, 55:23, 62:4, 97:12, 103:8, 106:20, 106:25, 117:14, 117:18, 167:8, 172:21, 173:9, 177:22, 193:17, 194:5
**years** [33] - 12:9, 24:5, 32:19, 34:8, 35:10, 36:16, 37:17, 38:5, 38:6, 47:19, 48:1, 48:8, 49:18, 55:17, 55:18, 55:22, 85:16, 89:5, 89:24, 91:25, 92:2, 102:12, 102:13, 102:14, 102:15, 107:9, 108:5, 108:14, 109:25, 117:13, 183:9
**yeas** [1] - 126:17
**Yellow** [4] - 6:18, 7:10, 7:15, 7:25
**yeses** [2] - 79:6, 79:8
**yesterday** [8] - 11:7, 12:4, 51:20, 52:2, 52:8, 148:17, 148:22, 149:20
**yourself** [1] - 172:15
**yourselves** [1] - 30:12

## Z

**zero** [14] - 5:21, 34:25, 84:4, 135:16, 136:8, 146:23, 151:24, 157:13, 158:14, 159:4, 164:13, 184:16, 193:10, 196:6
**zeros** [1] - 141:24
**Zone** [2] - 130:6, 131:21
**zoned** [5] - 22:25, 132:12, 132:13, 138:6, 181:9
**Zones** [1] - 130:7
**zoning** [53] - 15:18, 15:21, 18:8, 20:14, 20:17, 21:9, 21:14, 21:18, 21:23, 22:4, 22:12, 22:14, 22:18, 23:1, 26:19, 26:21, 26:22, 33:9, 42:24, 48:20, 49:13, 50:5, 66:15, 77:6, 77:7, 77:17, 86:19, 91:14, 92:15, 127:10, 127:24, 135:19, 139:21, 158:19, 160:18, 161:6, 162:19, 167:11, 167:12, 170:25, 172:3, 174:4, 174:10, 175:1, 175:18, 176:2, 176:16, 178:19, 181:10, 186:1
**Zoning** [17] - 4:5, 4:12, 13:10, 21:24, 21:25, 23:3, 24:13, 24:16, 37:22, 46:19, 48:25, 49:1, 49:23, 68:18, 75:12, 131:13, 154:7
**zonings** [1] - 11:24

# Adjournment

2025 / 2026

# Jacksonville Planning Commission

Ed Ball Building
1st Floor Hearing Room #1002
214 North Hogan Street

**MEMBERS**

Charles Garrison, *Chair*
Mone` Holder*, Vice Chair*
Michael McGowan, *Secretary*

Lamonte Carter
Amy Fu
Ali Marar
Dorothy Gillette
D.R. Repass

Randy Gallup, School Representative
Mark McManus, Military Representative