City Of Jacksonville, Florida

Planning Commission

November 20, 2025
1:00 pm

Call to Order/ Verification of Quorum

City of Jacksonville

Planning Commission Agenda *11/13/25*

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

Thursday, November 20, 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, December 4, 2025**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, December 2, 2025**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on November 6, 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-25-47 (companion V-25-23)
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: **DENY**
Planning Commission Recommendation:

Ex-Parte 4. V-25-23 (companion to E-25-47)
Council District-7 – Planning District-1 2036 Silver Street Signs Posted: Yes
Request: Reduce the minimum distance between a daycare facility and a sexual predator residence from 2,500 feet required to 250 feet.
Owner(s): James Gordon Agent: James Gordon
Staff Recommendation: **DENY**
Planning Commission Recommendation:

Deferred Items to be Heard –

Ex-Parte 1. 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: **WITHDRAW**
Planning Commission Recommendation:

Ex-Parte 2. 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: **WITHDRAW**
Planning Commission Recommendation:

Ex-Parte 3. 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: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 4. 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: **APPROVE**
Planning Commission Recommendation:

New Items –

Ex-Parte 1. E-25-54
Council District-2 – Planning District-6 11201 New Berlin Road Signs Posted: Yes
Request: Essential Services meeting Part 4 – Natural Gas/ Electric
Owner(s): JEA – Jordan Pope Agent: Brenna M Durden
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 2. E-25-55 (companions V-25-24 & AD-25-71)
Council District-7 – Planning District-5 2626 Park Street Signs Posted: Yes
Request: Retail Sale in CRO
Owner(s): Bassam Iskandar Agent: Bassam Iskandar
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 3. V-25-24 (companions E-25-24 & AD-25-71)
Council District-7 – Planning District-5 2626 Park Street Signs Posted: Yes
Request: Increase retail sales in CRO from 50% to 100%
Owner(s): Bassam Iskandar Agent: Bassam Iskandar
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 4. AD-25-71 (companions E-25-24 & V-25-24)
Council District-7 – Planning District-5 2626 Park Street Signs Posted: Yes
Request: Reduce the minimum required width from 12 feet to 7 feet 10 inches; reduce perimeter landscape buffer area between the vehicle use area and abutting property from 5 feet to 1 foot along the west boundary and from 5 feet to 0 foot along the east boundary; reduce the uncomplimentary land use buffer width from 10 feet to 0 feet along the south property boundary
Owner(s): Bassam Iskandar Agent: Bassam Iskandar
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 5. V-25-25
Council District-10 – Planning District-5 2616 Sir Galahad Drive Signs Posted: Yes
Request: Community Residential Home within a 1,000 foot radius of another such home
Owner(s): Kaffee Cummings Agent: Kaffee Cummings
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 6. V-25-26
Council District-6 – Planning District-3 4151 Hillwood Road Signs Posted: Yes
Request: Increase the footprint of an Accessory Structure from 50% to 191% and increase the height from 15 feet to 17 feet
Owner(s): Jeff Widdows Agent: Jeff Widdows
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 7. WLD-25-15
Council District-7 – Planning District-1 748 A. Philip Randolph Boulevard Signs Posted: Yes
Request: Reduce required minimum distance between liquor license location and church or school from 500 feet to 139 feet
Owner(s): Pearlie Graham Agent: Lawrence Yancy
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

MINOR MODIFICATIONS (M M) AND ADMINISTRATIVE DEVIATION APPEALS (A D)
Deferrals – NONE
Deferred Item to be Heard –

Ex-Parte 1. MM-25-10
Council District-1 – Planning District-2 903 University Boulevard North Signs Posted: Yes
Request: Allow for newly created parcels within the property of utilize signage located at other locations on the property
Owner(s): Adam Rigel Agent: Zach Miller, Esquire
Staff Recommendation: **APPROVE W/ CONDITION**
Planning Commission Recommendation:

New Items – NONE

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

LAND USE AMENDMENTS AND COMPANIONS REZONINGS
Deferrals – NONE
Deferred Items to be Heard – NONE
New Items –

1. 2025-0798 (L-6066-25C) (companion 2025-0799)
Council District-8 – Planning District-6 11990 Old Kings Road Signs Posted: Yes
Request: A G R to L D R
Owner(s): Michael E. Roman, Jr. & Cavelle Roman Agent: Michael Roman
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 2. 2025-0799 (companion 2025-0798)
Council District-8 – Planning District-6 11990 Old Kings Road Signs Posted: Yes
Request: A G R to R L D-50
Owner(s): Michael E. Roman, Jr. & Cavelle Roman Agent: Michael Roman
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

3. 2025-0800 (L-5935-24C) (companion 2025-0801)
Council District-5 – Planning District-3 5925 Luella Street Signs Posted: Yes
Request: R P I to C G C
Owner(s): George J. Ward & Anne L. Ward Agent: Curtis L. Hart
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 4. 2025-0801 (companion 2025-0800)
Council District-5 – Planning District-3 5925 Luella Street Signs Posted: Yes
Request: C O to C C G-1
Owner(s): George J. Ward & Anne L. Ward Agent: Curtis L. Hart
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

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

CONVENTIONAL REZONINGS
Deferrals –

Ex-Parte 1. 2025-0630
Council District-9 – Planning District-5 0 Commonwealth Avenue Signs Posted: Yes
Request: RLD-60 to RMD-B
Owner(s): Charles Powell Agent: Charles Powell
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:

Deferred Items to be Heard –

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

New Items –

Ex-Parte 1. 2025-0802
Council District-10 – Planning District-5 4170 Lorenzo Court Signs Posted: Yes
Request: R L D-60 to R M D-D
Owner(s): Carol Brenner, Atlantis Federation, Inc Agent: Carol Brenner
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 2. 2025-0803
Council District-12 – Planning District-4 0 Normandy Boulevard Signs Posted: Yes
Request: C N to C C G-1
Owner(s): Galynna Griffin Agent: Curtis L. Hart
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 3. 2025-0804
Council District-12 – Planning District-5 125 Jackson Avenue North Signs Posted: Yes
Request: R L D-60 to R L D-50
Owner(s): Jerry Yarbrough Agent: Curtis L. Hart
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

PLANNED UNIT DEVELOPMENTS

Deferrals –

Ex-Parte 1. 2025-0757
Council District-14 – Planning District-4 0 & 6916 103rd Street Signs Posted: Yes
Request: C C G-1 / C C G-2 to P U D
Owner(s): 6916 103rd Street, LLC Agent: Hayden Phillps, Esquire
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:

Deferred Items to be Heard –

Ex-Parte 1. 2025-0758
Council District-8 – Planning District-6 819 Fields Road Signs Posted: Yes
Request: RLD-60 to PUD
Owner(s): Freedom Traxx Homes, LLC Agent: Zach Miller, Esquire
Staff Recommendation: **DENY**
Planning Commission Recommendation:

New Items – NONE

ORDINANCES –

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

NEW BUSINESS –

APPEALS UPDATE –

ADJOURNMENT –

Exceptions, Variances and Waivers

E-25-29

REPORT OF THE PLANNING DEPARTMENT

APPLICATION FOR ZONING EXCEPTION E-25-29

NOVEMBER 20, 2025

Location:	0, 9747 Noroad, between Shaver Drive and Monroe Smith Road
Real Estate Number:	012941-0000 and 012934-0000
Zoning Exeption Sought:	Excavation for a pond subject to the regulations contained in Part 9
Current Zoning District:	Rural Residential (RR-Acre)
Current Land Use Category:	Low Density Residential (LDR)
Planning District:	Southwest, District 4
Council District:	District 12
Owner:	Shawronda Jordan 9099 Rockpond Meadows Drive Jacksonville, FL 32221
Agent:	Steven R. Cissel FirstStar Development, Inc 2554 Philps Highway Jacksonville, FL 32207
Staff Recommendation:	**APPROVE**

GENERAL INFORMATION

Application for Zoning Exception **E-25-29** seeks to allow for the excavation of a borrow pit on a property within the Rural Residentia-Acre (RR-Acre) zoning district. The subject site is 11.67 ± acres and is located off 9747 Noroad, at the northeastern corner of Chapfield Place. According to the City's Functional Highway Classifications Map, Noroad is classified as a local roadway while Chapfield Place is a private roadway. The application site is located within Planning District 4 (Southwest), Council District 12, and the Low Density Residential (LDR) land use category within the suburban development area. A portion of the property sites on wetlands; however, the site plan indicates that there will be no development on the wetland.

The proposed pond is expected to be roughly 2.2 acres and 10 feet deep with a side slope of 4/1. In addition to the pond, the applicant plans to build two new residences on 9747 Noroad. The application was also forwarded to the Environmental Quality Division (EQD) and Land Use (LU) Division for review of the application and for possible impacts, which are attached to this memo. Per the memorandum from EQD dated October 29, 2025, the excavation is in accordance with EQD's standard operating procedures, and the applicant has sufficiently complied with EQD's requests for additional information.

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) 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?

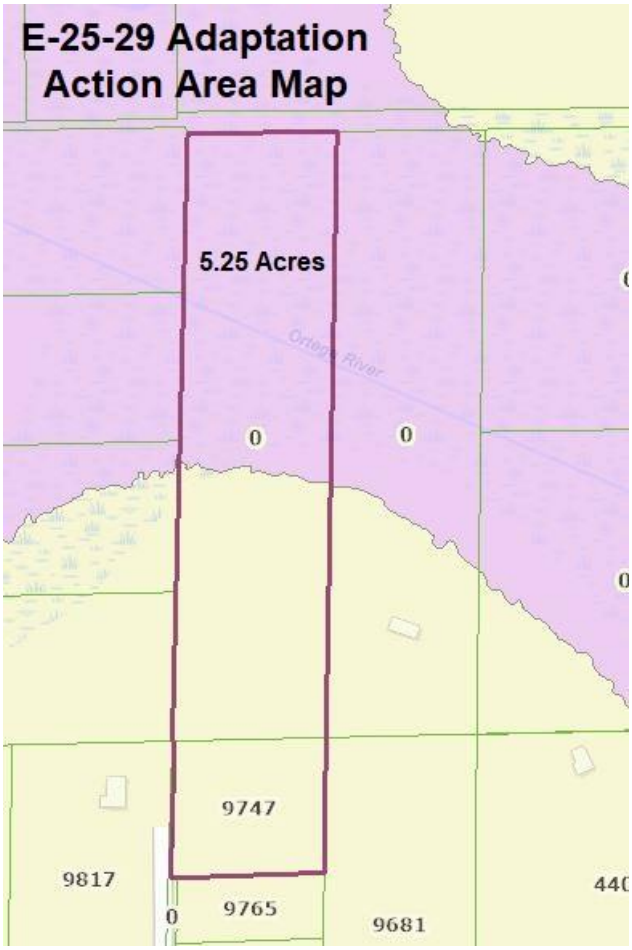
Yes. The subject site is approximately 11.67 acres and located at 9747 Noroad, between Shaver Drive and Monroe Smith Road. It is zoned RR-Acre with the LDR land use category. Excavation for a lake or pond are allowed in all zoning districts by exception. Furthermore, lakes and ponds are a principal use in the LDR land use category as defined in the 2045 Comprehensive Plan and therefore consistent with the LDR land use category description.

Future Land Use Element (FLUE):

Goal 1: To ensure that the character and location of land uses optimize the combined potential 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.

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.

Adaptation Action Area (AAA):
Approximately 5.25 acres located at the northern area of the application 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.

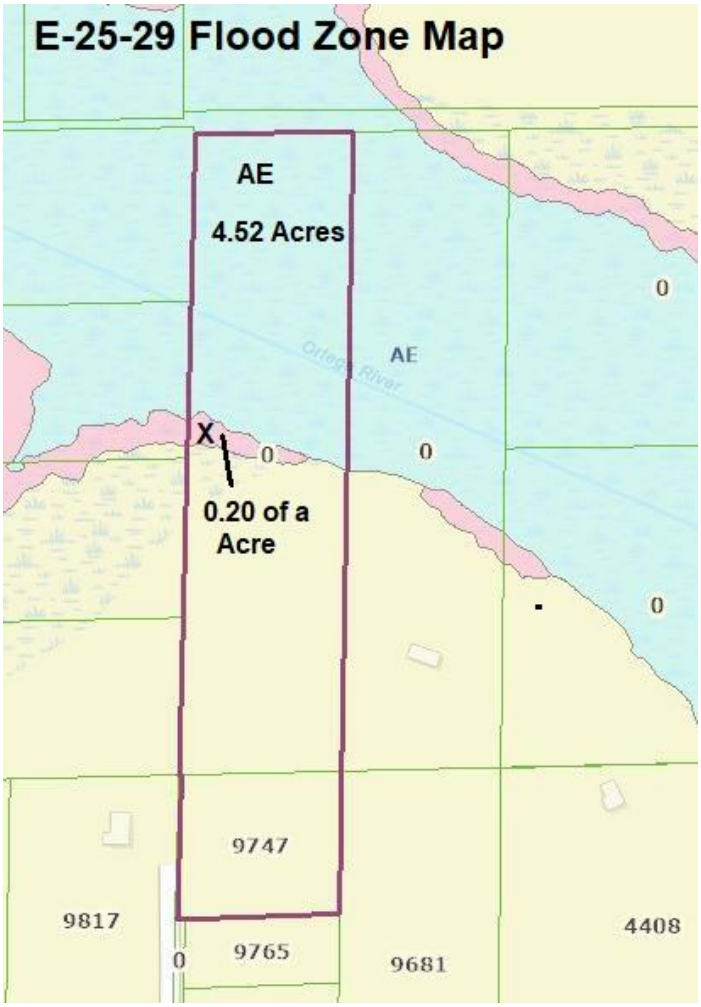


Aquifer Recharge
The site is located within an area identified as being in the 0 to 4 inch per year aquifer recharge area. This range is below the threshold of 12 inches or more per year which would constitute a prime recharge area as defined in the Infrastructure Element – Aquifer Recharge Sub-Element (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.

Flood Zones

Approximately 4.52 acres are within the AE Flood Zone and 0.20 of an acre is in the 0.2 Percent Chance Annual Hazard Area (X Flood Zone). 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.

AE Flood Zones are areas within the 100-year floodplain or SFHA where flood insurance is mandatory. This flood zone is associated with the upper reach of the Ortega River.
The 0.2 PCT Annual Chance Flood Hazard area is within the 500-year floodplain and outside of the SFHA. Flood insurance is not mandatory within these flood zones. The areas are deemed to be subject to moderate flood hazards.



Wetlands
Review of City data indicates the potential existence of wetlands on the subject site and as such, based upon the city's geographic information data, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of the wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

Approximate Size: 4.04 acres

General Location(s): Wetlands are located at the northern portion of the property and are a portion of a larger wetland system that buffers the Ortega River.

Quality/Functional Value: The wetland has an extremely high functional value for water filtration attenuation and flood water capacity 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.

(35) Lynn Haven fine sand – The Lynn Haven series consists of nearly level and gently sloping, very poorly drained soils. This soil is formed in thick deposits of marine sediment and are located in seep areas on side slopes. The soil is moderately permeable and moderately rapidly permeable. Generally, the high-water table is at or near the surface

Wetland Category: Category II

Consistency of Permitted Uses: Any development within the wetlands must meet the performance standards in CCME policies 4.1.3 and 4.1.5 below.

Environmental Resource Permit (ERP): At present, no Environmental Resource Permit issued according to the St. Johns River Water Management District web site.

Wetlands Impact: None proposed for the development of the excavated pond.

Associated Impacts: AE Flood Zone and the Adaptation Action Area.
Relevant Policies: Policy 4.1.3, 4.1.5

(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 use will be compatible with the existing contiguous uses in the surrounding area. Most of the surrounding properties are developed as single-family homes with the LDR land use category. Additionally, aerial views show several retention ponds and borrow pits within the immediate area. The adjacent land uses and zoning districts are as follows:

Adjacent Properties	**Land Use Category**	**Zoning District**	**Current Property Uses**
North	PBF	PBF-3	Aircraft Hanger
East	LDR	RLD-50	Vacant/residential (rezoned in 2018 for a 75-lot single family subdivision)
South	LDR	RR-Acre	Single Family Home
West	LDR	RR-Acre	Single family homes

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

No. It is the opinion of the Planning Department that the excavation pit will not have a negative environmental impact on the health, safety and welfare of the community. The applicant has submitted a revised site plan showing the appropriate dewatering pump and discharge locations which are in accordance with EQD standards.

(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?

No. The borrow pit will not create a detrimental impact on vehicular traffic nor create additional traffic in the area as the pit meets Environmental Quality Division (EQD) standards. Additionally, pursuant to Section 656.906, the applicant/owners will be required to follow all safety precautions at the subject property.

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

No. The proposed pond will not have a detrimental effect on the future development of continuous properties of the general area. The surrounding area is more suburban/rural with few single-family homes to the west and south of the property. The excavation site will be

towards the center of the property exclusively on parcel number 012934-0000 and will not interfere with any other developments or properties in the neighborhood. The pond will be required to follow the requirements of Part 9 of the Zoning Code and staff expect the pond to have minimal to no impact on the surrounding properties.

(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 generate any excessive noise, lights, vibrations, odors, fumes, or dust when accounting for the character of the suburban area and size of the excavation.

(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 because the necessary infrastructure and City improvements are already in place to handle the impact of the proposed exception.

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

Yes. The subject property has access from Chapfield Pace to Noroad to Monrow Smith Road to 103rd Street for vehicles.

(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. As more fully set forth in the foregoing findings and conclusions, the proposed use will meet the definition of Zoning Exception. Excavations, lakes, and borrow pits are permissible in the RR-Acre zoning district by exception, subject to the regulations contained in Part 9. The grant of this exception is consistent with the 2045 Comprehensive Plan, and the proposed use in residential neighborhood is in keeping with the character of the surrounding area.

The provisions of Section 656.904 shall apply to lakes or ponds:

(a) The excavation shall not have a surface area, as measured on the horizontal plane bounded by the uppermost rim, exceeding 25 percent of the land area of the lands under common ownership of which it is a part;

Confirmed. The pond is 2.2 acres total, which is less than 25% of the land area. The total land area is 11.67 acres.

(b) The excavation shall not exceed a depth of 15 feet;

Confirmed. The excavation will be maximum of 10 feet deep with an average of 7 feet deep.

(c) The excavation shall be sloped at not greater than 15 degrees (1:4 slope); and

Confirmed. The excavation will have a slope of 4 (4:1).

(d) The excavation shall be subject to the prior review and approval of the Public Works Department, which may require the approval of other interested agencies.

Confirmed. The application has been reviewed by the EQD and Community Planning Department.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on the Planning Department on **July 23, 2025**, staff observed that the required Notice of Public Hearing sign **was** posted.

Figure A:

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that the Application for Zoning Exception **E-25-29** be **APPROVED.**

Figure B: Site Plan

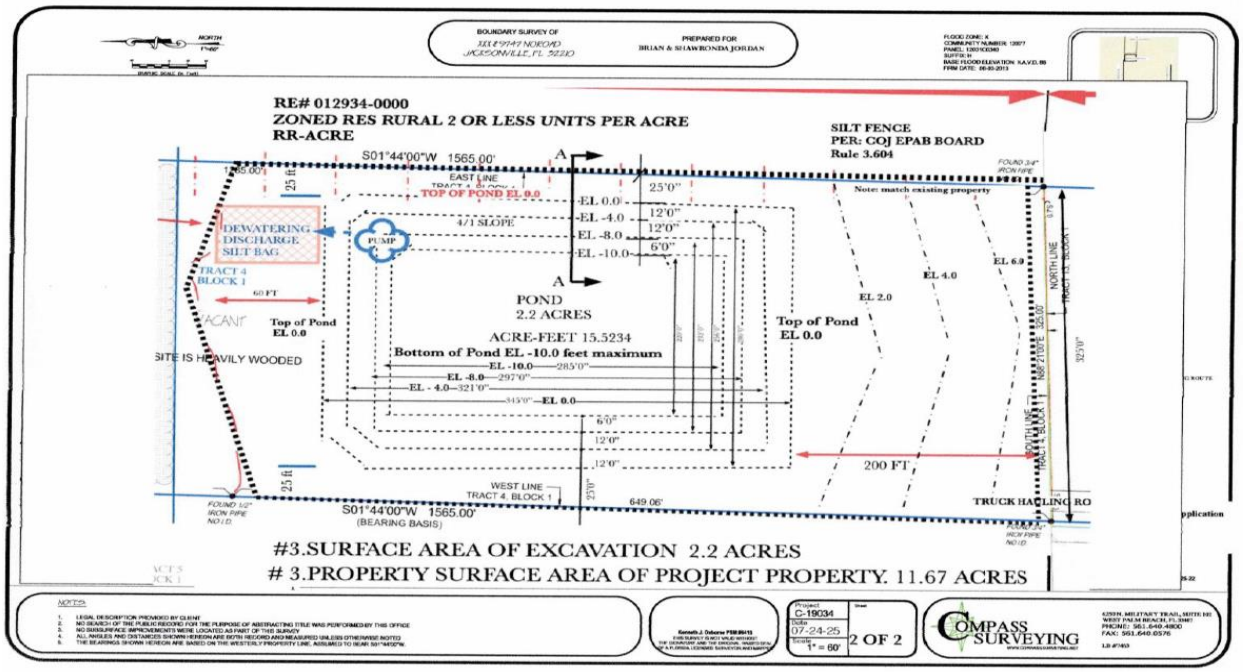


Figure C:

Source: Planning Department, 2024

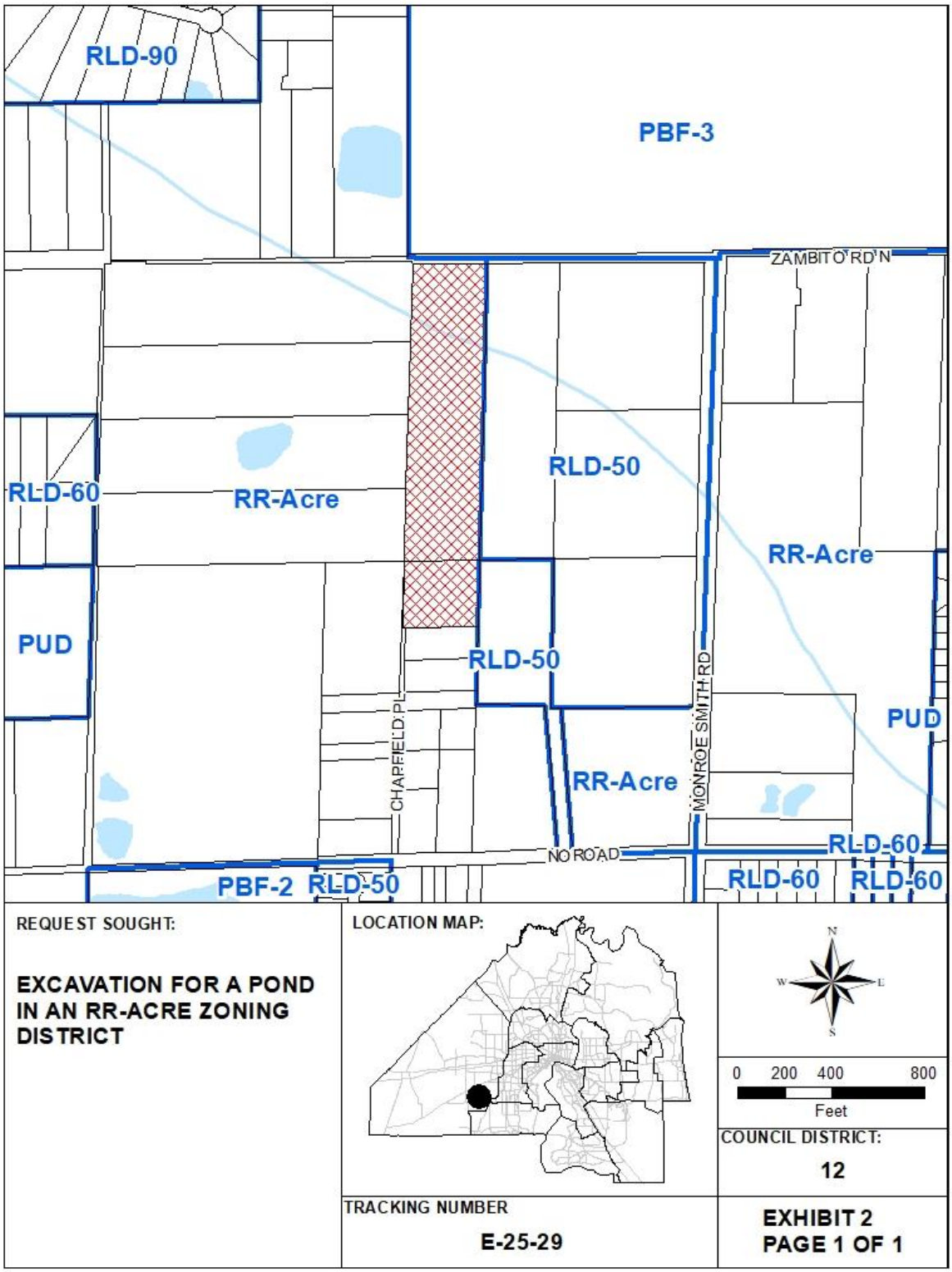
Aerial View of Subject Property, Facing North

Figure D:

Source: Planning Department, 7/23/25

View of subject property from Noroad, facing north

Figure E: 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: Kaleigh Shuler
Community Planning Division

RE: E-25-29

DATE: July 17, 2025

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

Description of Proposed Zoning Application

Current Land Use:	Low Density Residential (LDR)
LU Companion Application:	Not Applicable
Current Zoning:	Residential Rural – Acre (RR-Acre)
Proposed Zoning:	Exception
Land Development Area:	Suburban
Acres:	11.67 acres
Real Estate Number(s):	012941-0000 and 12934-0000

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 excavation for a pond.

LAND USE CATEGORY CONSISTENCY REVIEW:
The 11.67-acre subject site is located at the address of 9747 Noroad, at the northeastern corner of Chapfield Place. According to the City's Functional Highway Classifications Map, Noroad is classified as a local roadway while Chapfield Place is a private roadway. The subject site is located in a Residential Rural – Acre (RR-Acre) zoning district, within the Low-Density Residential land use category in the Suburban Development Area. The site is located in Council District 12 and in Planning District 4 (Southwest).

Low Density Residential (LDR) is a category intended to provide for low density residential development. Generally, single-family detached housing should be the predominant development typology in this category. Mixed use developments utilizing the Traditional Neighborhood Development (TND) concept, which is predominantly residential but includes a broad mixture of secondary recreational, commercial, public facilities and services may also be permitted.

Excavation for a pond or lake is allowed in all zoning districts by exception. As such, the proposed zoning exception for a pond is consistent with the LDR 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):
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.

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.

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 rezoning application should be carefully evaluated for consistency or inconsistency with the following issues and related goals, objectives and/or policies:

Adaptation Action Area (AAA)
Approximately 5.25 acres located at the northern area of the application 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.

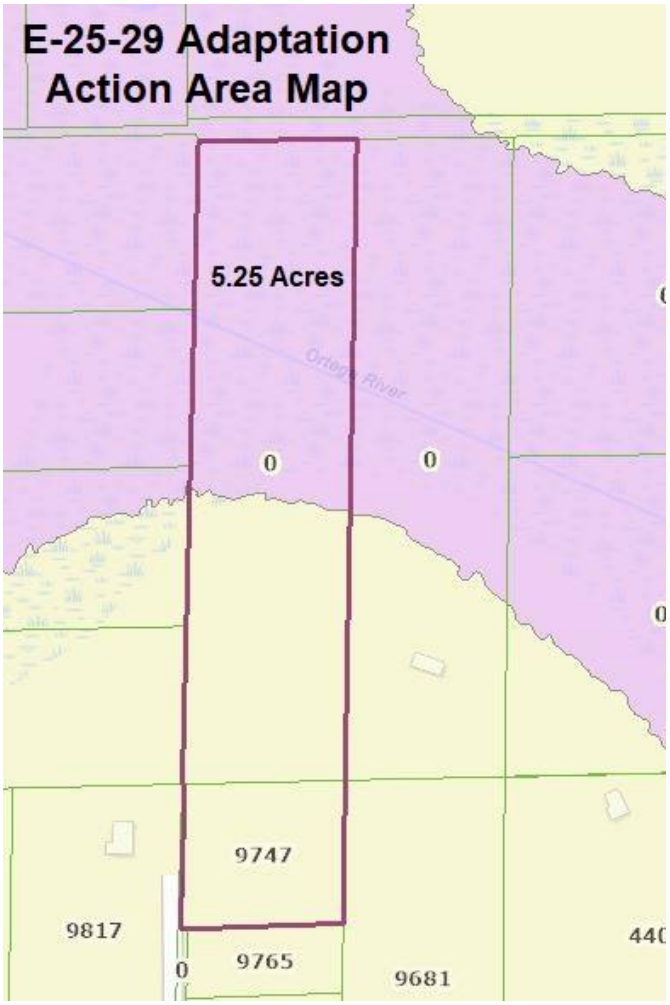
Conservation/Coastal Management Element

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.

Adaption Action Area (AAA) Map



Airport Environment Zone

The site is located within the 150-foot Height and Hazard Zone for Herlong Recreational Airport and Cecil 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 2.5 Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

Archeological Sensitivity

According to the Duval County 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. 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.

Aquifer Recharge

The 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.

Flood Zones

Approximately 4.52 acres are within the AE Flood Zone and 0.20 of an acre is located in the 0.2 Percent Chance Annual Hazard Area (X Flood Zone). 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.

AE Flood Zones are areas within the 100-year floodplain or SFHA where flood insurance is mandatory. This flood zone is associated with the upper reach of the Ortega River.

The 0.2 PCT Annual Chance Flood Hazard area is within the 500-year floodplain and outside of the SFHA. Flood insurance is not mandatory within these flood zones. The areas are deemed to be subject to moderate flood hazards.

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;

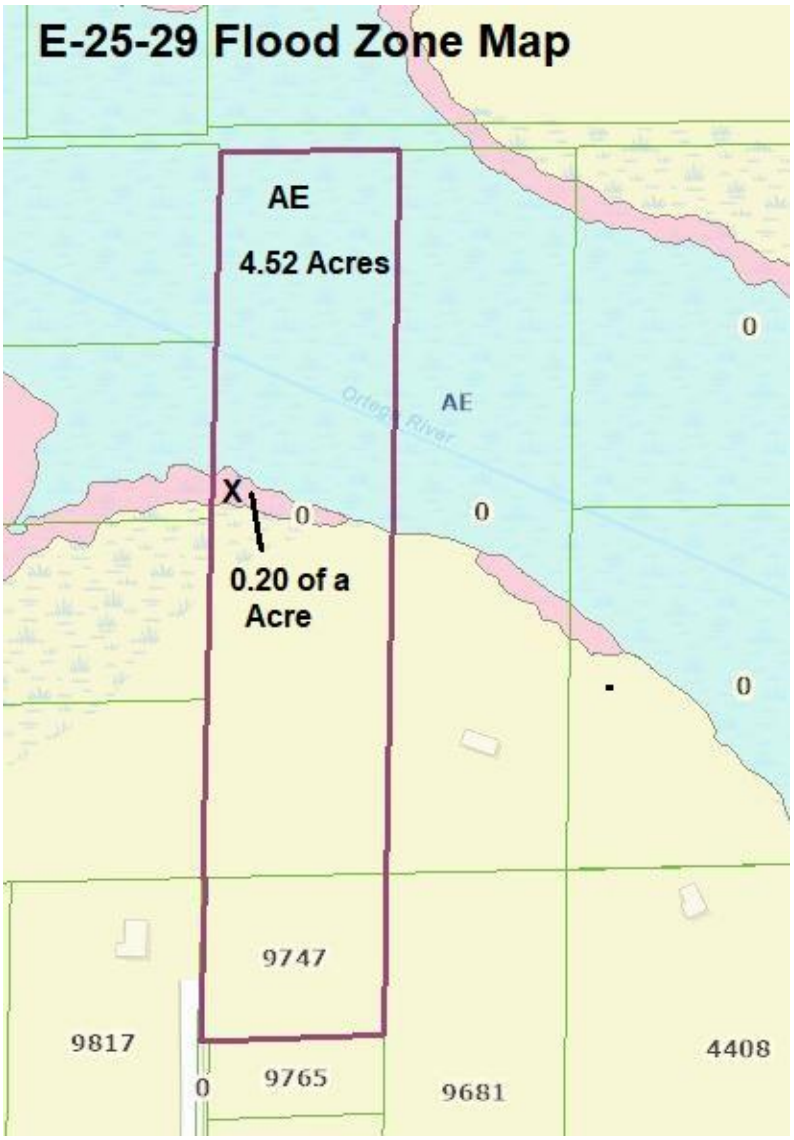
E. Minimize damage to public and private facilities and utilities;

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.

Flood Zones Map



Wetlands

Review of City data indicates the potential existence of wetlands on the subject site and as such, based upon the city's geographic information data, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of the wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

Approximate Size: 4.04 acres

General Location(s): Wetlands are located at the northern portion of the property and are a portion of a larger wetland system that buffers the Ortega River.

Quality/Functional Value: The wetland has an extremely high functional value for water filtration attenuation and flood water capacity 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.

(35) Lynn Haven fine sand – The Lynn Haven series consists of nearly level and gently sloping, very poorly drained soils. This soil is formed in thick deposits of marine sediment and are located in seep areas on side slopes. The soil is moderately permeable and moderately rapidly permeable. Generally, the high-water table is at or near the surface

Wetland Category: Category II

Consistency of Permitted Uses: Any development within the wetlands must meet the performance standards in CCME policies 4.1.3 and 4.1.5 below.

Environmental Resource Permit (ERP): At present, no Environmental Resource Permit issued according to the St. Johns River Water Management District web site.

Wetlands Impact: None proposed for the development of the excavated pond.

Associated Impacts: AE Flood Zone and the Adaptation Action Area.

Relevant Policies:

<u>Conservation/Coastal Management Element</u>

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:

(1) Encroachment

In Category I, II, or III wetlands is the least damaging and no practicable on-site alternative exists; and

(a) 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

(b) 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

(b) 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

(d) 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

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

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

(c) 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 aerial 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 aerial 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 aerial 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.

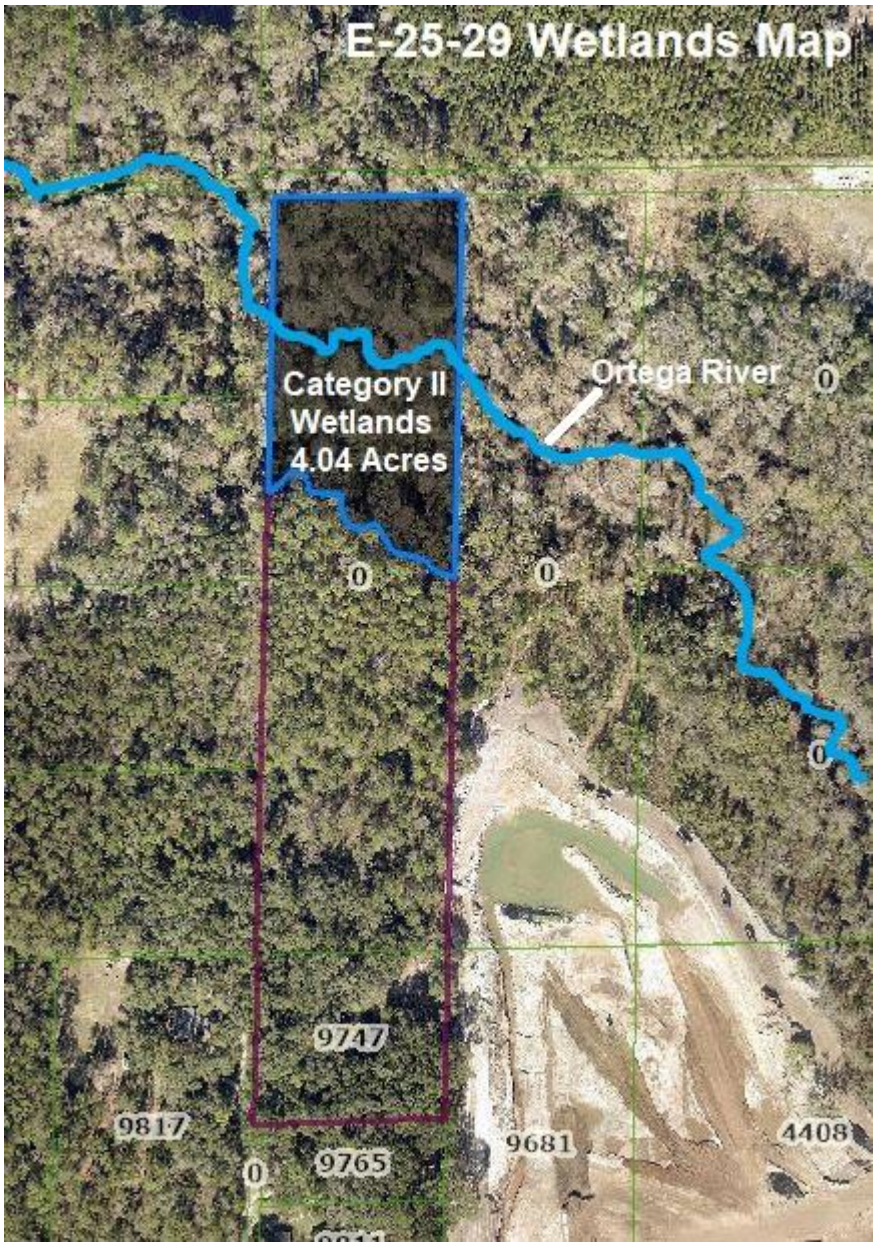
(5) Any use which can be shown to be clearly in the public interest, subject to the requirements of (a), (b), (d) and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

(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.

Wetlands Map



City of Jacksonville, Florida

Donna Deegan, Mayor

Neighborhoods Department
Environmental Quality Division
214 N. Hogan St., 5th Floor
Jacksonville, FL 32202
(904) 255-7100
www.jacksonville.gov

A NEW DAY.

November 3, 2025

MEMORANDUM

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 Comments Regarding Zoning Exception Application Number E-25-29 for Construction of an Excavation**
9747 Noroad (RE# 012941-0000)
"0" Chapfield Place (RE# 012934-0000)

The Environmental Quality Division (EQD) has reviewed the additional information received on October 29, 2025, for the subject zoning exception application for construction of an excavation located on the Real Estate Property Parcels 012941-0000 and 012934-0000. This additional information was submitted in response to the August 29, 2025, EQD comment memorandum. It was reviewed in accordance with EQD's standard operating procedures.

The applicant has sufficiently complied with EQD's requests for additional information.

EQD has no objection to the approval of a zoning exception for this project. The following comments are offered with respect to the additional information that has been received from the applicant:

1. The additional information previously submitted by the applicant (on August 15) is complete and no other information is required.

2. The additional information submitted by the applicant on October 29 is complete and no other information is required. This additional information included calculations verifying the total volume of water to be impounded by the excavation.

3. The additional information submitted by the applicant on October 29 is complete and no other information is required. This additional information included a revised map showing the location of the dewatering pump and the pump discharge.

4. The additional information previously submitted by the applicant (on August 15) is complete and no additional information is required.

5. The additional information previously submitted by the applicant (on August 15) is complete and no other information is required.

6. The additional information previously submitted by the applicant (on August 15) is complete and no other information is required.

7. The additional information previously submitted by the applicant (on August 15) is complete and no other information is required.

8. The additional information response previously submitted by the applicant (on August 15) is complete and no additional information is required at this time. However, the applicant needs to submit copies of all permit determination responses received from the St. Johns River Water Management District (SJRWMD) and the Florida Department of Environmental Protection (FDEP), regarding this project. If the SJRWMD and/or the FDEP determine that permits from their agencies are required, the applicant is responsible for applying for and obtaining such permits. Copies of any permits issued by the SJRWMD and/or the FDEP should be submitted to EQD.

9. The additional information previously submitted by the applicant (on August 15) is complete and no additional information is required.

EQD requests that the Planning and Development Department send us a draft copy of the zoning exception (if the application is approved by the Planning Commission).

If you need additional information, please contact Charles Hubsch at (904) 255-7217.

MML/cjh

FIRSTSTAR DEVELOPMENT, INC.
Post Office Box 1875,
Ponte Vedra Beach, Florida 32004

October 31,2025 revised
October 24, 2025

MEMORANDUM

TO: Kareena Mehta, City Planner 1
Charles Hubsch, EQD Planner214 North Hogan Street, Suite
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

FROM: Stephen R. Cissel, FirstStar Development Inc., Consultant for Owner

SUBJECT: Environmental Quality Division Comments Zoning Exception Application Number E-25-29 for Construction of an Excavation
9747 Noroad (RE# 012941-0000)
"0" Chapfield (RE# 012934-0000)

The Applicant is responding to the August 29, 2025 request for additional information, for the subject zoning exception application for construction of an excavation located on the Real Estate Property Parcels 012941-0000 and 012934-0000. The additional information is submitted in response to the August 29, 2025, EQD comments memorandum.

The Application offers the following responses to the Environmental Quality Division.

COMMENT #2

2. The applicant has stated that the proposed excavation will be capable of impounding 19.5 acre-feet of water. According to Sheet 1 of 2, the excavation will have a maximum depth of ten feet (below the top of bank), a surface area of 1.95 acres and side slopes of one foot of vertical distance for every four feet of horizontal distance. Based upon these parameters, EQD calculations indicate the maximum volume of water that could be impounded by the excavation will be much less than 19.5 acre-feet. The applicant needs to submit calculations verifying the total volume of water that can be impounded and make required changes to the listed maximum volume Sheet 1 of 2.

RESONSE # 2

A. The applicant has revised the Sheet 1 of 2 to clarify the proposed excavation and has attached the calculations for the "acre-feet" revised to **15.246** for the excavation.
Revised calculations attached

Rev 10/31/25

COMMENT # 3

3. The applicant needs to submit a revised site map showing the locations of all dewatering pump discharge locations.

RESPONSE #3

A. The applicant has revised the site map to show the dewatering pump discharge location and the updated information per the comments regarding the Acre-Feet calculations, attached
Revised 10/31/25

If you need additional information, please contact Stephen Cissel, steve@firststardev.com, Ph# 904-759-4312.

Sincerely,

Stephen R. Cissel

Attachments: Acre-feet calculations **Revised 10/31/25**
Sheets 1 & 2 revised **Revised 10/31/25**

Cc: Brian and Shawonda Jordan, email: shawrondaj@gmail.com, Ph# 904-338-3426

COJ # E-25-29 SITE PLAN

10/31/25 revised per comments with Charles Hubsch,

10/24/25	COJ# E-25-29							
	Plan sheets 1 & 2							
	Acre-Feet		15.246					
	Maximum Depth		10	TOB				
	Average Depth		7					
			2.18	acres and side slopes of 1 ft vert to 4ft horz				
	19.5							GAL
		ELEVATIONS	DEPTH	WIDTH	LENGTH	SF	CF	7.481
	BOTTOM	EL -10.0	10	220	285	62700	627000	4690587
	SLOPE	EL -8.0	2	232	297	68904	137808	1030942
	SLOPE	EL -4.0	4	256	321	82176	328704	2459035
	TOB	EL 0.0	4	275	345	94875	379500	2839040
		TOTAL GALLONS						6329040
					DEPTH	AREA		
	ACRE-FEET		15.523		7	2.18		

To calculate the acre-feet of a pond, **multiply its surface area in acres by its average depth in feet** (Acre-Feet = Surface Area (acres) × Average Depth (ft)). First, measure the pond's dimensions to determine its surface area in square feet, then divide by 43,560 (the number of square feet in one acre) to get the acreage. Next, find the average depth by taking multiple depth measurements and dividing the sum by the number of measurements.

AVERAGE DEPTH IN FT			7	
	WIDTH	LENGTH	SF	ACRES
1 ACRE			43560	
SURFACE AREA @ TOB	275	345	96600	2.18
1 acre-foot = 1 surface acre 1 foot deep , or 43560 cubic feet				

Calculating Average Depth

Make a series of soundings by dropping a weighted line to the bottom in straight rows across the pond 30 to 50 feet apart. Add the depth measurements together and divide by the number of soundings. Begin and end each row with the zero measurement at the shoreline and include these in the total number of soundings made.

7	
1	STA.01
10	STA.02
10	STA.03
10	STA.04
10	STA.05
1	STA. 06

/Users/firststardevelopment/Library/Mobile Documents/com~apple~CloudDocs/0002 FSD /001 ORTEGA INVESTMENTS/000.1001 WELLCOT PARTNERS/000-10-7407 SALISBURY RD 65 AC/001 BUTLER CREEK OWNERS LLC/IMPORT FILL /MONROE PIT/COJ PERMIT PLAN/10-24-25 COJ E-25-29 EQD REV

BOUNDARY SURVEY OF
XXX 9747 NORDAD
JACKSONVILLE, FL 32210

PREPARED FOR
BRIAN & SHAWRONDA JORDAN

FLOOD ZONE: X
COMMUNITY NUMBER: 12007
PANEL: 12031C0340
SUFFIX: H
BASE FLOOD ELEVATION: N.A.V.D. 88
FIRM DATE: 08-03-2013

NORTH
1"=60'
GRAPHIC SCALE (In Feet)

RE# 012934-0000
ZONED RES RURAL 2 OR LESS UNITS PER ACRE
RR-ACRE

SILT FENCE
PER: COJ EPAB BOARD
Rule 3.604

S01°44'00"W 1565.00'
1565.00'
25 ft
EAST LINE
TRACT 4, BLOCK 1
TOP OF POND EL 0.0
25'0"
EL 0.0
EL -4.0
EL -8.0
EL -10.0
12'0"
12'0"
6'0"
4/1 SLOPE
PUMP
DEWATERING DISCHARGE SILT BAG
TRACT 4 BLOCK 1
60 FT
VACANT
Top of Pond EL 0.0
SITE IS HEAVILY WOODED
A
A
POND
2.18 ACRES
ACRE-FEET 15.2464
Bottom of Pond EL -10.0 feet maximum
EL -10.0—285'0"
EL -8.0—297'0"
EL - 4.0—321'0"
345'0"—EL 0.0
6'0"
12'0"
12'0"
25'0"
25 ft
WEST LINE
TRACT 4, BLOCK 1
649.06'
S01°44'00"W 1565.00'
(BEARING BASIS)
FOUND 1/2" IRON PIPE NO I.D.
Note: match existing property
FOUND 3/4" IRON PIPE
EL 6.0
EL 4.0
EL 2.0
Top of Pond EL 0.0
275.0
200 FT
NORTH LINE
TRACT 15, BLOCK 1
N88°21'00"E 325.00'
32'5"0"
SOUTH LINE
TRACT 4, BLOCK 1
TRUCK HAULING RO
FOUND 3/4" IRON PIPE NO I.D.

#3.SURFACE AREA OF EXCAVATION 2.2 ACRES
3.PROPERTY SURFACE AREA OF PROJECT PROPERTY. 11.67 ACRES

SEE ATTACHED 11 X 17

REV 10/31/25

NOTES:
1. LEGAL DESCRIPTION PROVIDED BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
5. THE BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY PROPERTY LINE, ASSUMED TO BEAR S01°44'00"W.

Kenneth J. Osborne PSM #6415
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Project C-19034
Date 07-24-25
Scale 1" = 60'
Sheet 2 OF 2

COMPASS SURVEYING
WWW.COMPASSSURVEYING.NET

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE: 561.640.4800
FAX: 561.640.0576
LB #7463

BOUNDARY SURVEY OF
XXX & 9747 NOROAD
JACKSONVILLE, FL 32210

PREPARED FOR
BRIAN & SHAWRONDA JORDAN

FLOOD ZONE: X
COMMUNITY NUMBER: 12007
PANEL: 12031C0340
SUFFIX: H
BASE FLOOD ELEVATION: N.A.V.D. 88
FIRM DATE: 06-03-2013

NORTH
1"=60'
GRAPHIC SCALE (In Feet)
1 inch = 60 ft.

Location Map

SIDE SLOPE : 4/1 SLOPE

#2.
PROPOSED MAXDEPTH 10 FEET
AVERAGE DEPTH 7 FEET

#4. SECTION A-A

RE# 012934-0000
ZONED RES RURAL 2 OR LESS UNITS PER ACRE
RR-ACRE

RE# 012941-0000
ZONED 0810 RESIDENTIAL MIXED USE

SILT FENCE
PER: COJ EPAB BOARD
Rule 3.604

WOODED

VACANT

THIS SITE IS HEAVILY WOODED

POND
2.18 acres
ACRE-FEET 15.246

RESIDENCES FOR:

BRIAN & SHAWRONDA JORDAN
9747 NOROAD
JACKSONVILLE, FL 32210

RE# 012941-0000
ZONED RR-ACRE,
0810 Residential Mixed Units 3-9

RE# 12934-0000
ZONED RES RURAL 2 OR
LESS UNITS PER AC

#3.SURFACE AREA OF EXCAVATION 2.18 ACRES
#4.PROPERTY SURFACE AREA OF PROJECT PROPERTY. 11.67 ACRES
#6.EXCAVATED MATERIAL WILL BE REMOVED FROM THE SITE

POND REVISION
1. Planning Department 7/24/25
2. Environmental Quality Division 8/15/25
3. Environmental Quality Division 10/24/25

#5

TRUCK HAULING ROUTE MAP

CHAPFIELD PL to

NOROAD to

MONROE SMITH RD to

103rd STREET

Location Map

LEGAL DESCRIPTION:

PARCEL 1:
THE NORTH 280 FEET OF THE EAST 325 FEET OF TRACT 13, BLOCK 1, SECTION 8, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TOGETHER WITH; THAT CERTAIN EASEMENT FOR INGRESS AND EGRESS RECORDED IN OFFICIAL RECORDS BOOK 5207, PAGE 324, OF THE CURRENT RECORDS OF DUVAL COUNTY, FLORIDA.

AND

PARCEL 2: TRACT 4, BLOCK 1, SECTION 8, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

CONTAINING IN ALL 50,736 SQUARE FEET / 11.66 ACRES, MORE OR LESS.

Environmental Quality Division Comments Regarding Zoning Exception Application Number E-25-29 for Construction of an Excavation
9747 Noroad (RE# 012941-0000)
"0" Chapfield (RE# 012934-0000)

REV 10/31/25

REVISIONS:
1. ADD 30' EASEMENT PER CLIENT'S REQUEST: 02-22-22
2. ADD INGRESS/EGRESS EASEMENT: 02-24-2022
3. ADDED 2ND SHEET SHOWING ACCESS ALL THE WAY TO NOROAD: 02-25-22
4. MATCHED LEGAL TO TITLE COMMITMENT: 03-02-2022

NOTES:
1. LEGAL DESCRIPTION PROVIDED BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
5. THE BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY PROPERTY LINE, ASSUMED TO BEAR S01°44'00"W.

Kenneth J. Osborne PSM #6415
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Project C-19034
Date 07-24-25
Scale 1" = 60'
Sheet 1 OF 2

COMPASS SURVEYING
WWW.COMPASSSURVEYING.NET

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE: 561.640.4800
FAX: 561.640.0576
LB #7460

SEE ATTACHED 11 X 17

Duval County, City Of Jacksonville
Jim Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Account No: CR777357
User: Rule, Cynthia - PWDS
REZONING/VARIANCE/EXCEPTION

Date: 6/10/2025
Email: CRule@coj.net

Name: SHAWRONDA JORDAN
Address: 9747 NOROAD JACKSONVILLE, FL 62210
Description: APPLICATION FOR ZONING EXCEPTION

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	000000	0000000	1238.00	0.00
00111	140302	342218	000000	00000000	000000	0000000	0.00	1238.00

Jim Overton
Duval County

Date/Time: 07/02/2025 01:17PM
Drawer: P04
Clerk: MH
Transaction: 257417

Item	Price
CR Processing	$1,238.00
CR777357	
SHAWRONDA JORDAN	
9747 NOROAD	
JACKSONVILLE, FL	
62210	
Total	$1,238.00

Receipt: 460-26-0003-58490

Total Tendered	$1,238.00
Check	$1,238.00
Change	
Balance	$0.00

Paid By: Shawronda Jordan

Total Due: $1,238.00

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

Account No: CR777357
REZONING/VARIANCE/EXCEPTION

Date: 6/10/2025

Name: SHAWRONDA JORDAN
Address: 9747 NOROAD JACKSONVILLE, FL 62210
Description: APPLICATION FOR ZONING EXCEPTION

Total Due: $1,238.00

Date Submitted:	6/9/25
Date Filed:	7/2/25

Application Number:	E-25-29
Public Hearing:	8/7/25

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: RR	Current Land Use Category: LDR	
Exception Sought: Excavation for a pond.	Applicable Section of Ordinance Code: 656.904	
Council District: 12	Planning District: 4	
Previous Zoning Applications Filed (provide application numbers): none found		
Notice of Violation(s): none found		
Number of Signs to Post: 1	Amount of Fee: $1238.	Zoning Asst. Initials: CJR
Neighborhood Associations: West Jax Civic Association		
Overlay: none		

PROPERTY INFORMATION	
1. Complete Property Address: 9747 Noroad JAX Fla 32210	2. Real Estate Number: 012941 0000
3. Land Area (Acres): 11.07	4. Date Lot was Recorded: 2/28/2022
5. Property Located Between Streets: Shaver Dr + Monroe Smith	6. Utility Services Provider: City Water / City Sewer ☐ Well / Septic ☑
7. Current Property Use: Cleared Land	
8. Exception Sought: Dying a Pond	
9. In whose name will the Exception be granted: Shawronda Jordan	

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)	
10. Name: Shawronda Jordan	11. E-mail: Shawronda_j@gmail.com
12. Address (including city, state, zip): 9099 Rockpond Meadows Dr Jacksonville Fla 32221	13. Preferred Telephone: (904) 338-2436

APPLICANT'S INFORMATION (if different from owner)	
14. Name:	15. E-mail:
16. Address (including city, state, zip):	17. Preferred Telephone:

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; 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.

PLANNING AND DEVELOPMENT DEPARTMENT
214 N. Hogan Street, Suite 300 | Jacksonville, FL 32202 | Phone: 904.255.7800 | Fax: 904.255.7884 | www.coj.net

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)
- [ ] 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)
- [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.
- [ ] 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 Non-residential Districts: $1,173.00	$7.00 per Addressee	Billed directly to owner/agent

PLANNING AND DEVELOPMENT DEPARTMENT
214 N. Hogan Street, Suite 300 | Jacksonville, FL 32202 | Phone: 904.255.7800 | Fax: 904.255.7884 | www.coj.net

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: Shawonda Jordan 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.*
Owner(s) 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, Zoning Section
214 North Hogan Street, 2nd Floor
Jacksonville, Florida 32202
(904) 255-8300

LEGAL DESCRIPTION:

PARCEL 1:
THE NORTH 280 FEET OF THE EAST 325 FEET OF TRACT 13, BLOCK 1, SECTION 8, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TOGETHER WITH; THAT CERTAIN EASEMENT FOR INGRESS AND EGRESS RECORDED IN OFFICIAL RECORDS BOOK 5207, PAGE 324, OF THE CURRENT RECORDS OF DUVAL COUNTY, FLORIDA.

AND

PARCEL 2: TRACT 4, BLOCK 1, SECTION 8, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

CONTAINING IN ALL 50,738 SQUARE FEET / 11.66 ACRES, MORE OR LESS.

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

AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
Individual

Shawonda Jordan
Owner (Affiant) Name

9099 Rockpond Meadows Dr
Address(es) for Subject Property

012941-0000 / 12934-0000
Real Estate Parcel Number(s) for Subject Property

Appointed or Authorized Agent(s)

Zoning App
Type of Request(s)/Application(s)

STATE OF Florida
COUNTY OF Duval

BEFORE ME, the undersigned authority, this day personally appeared Shawonda 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.

Shawronda Jordan /Sm
Signature of Affiant

S /Shawronda Jordan
Printed/Typed Name of Affiant

NOTARIAL CERTIFICATE

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 30th, day of June, 2025, by Shawronda Jordan, who is ☐ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced FL Drivers License.

Notary Public Signature

[NOTARY SEAL]

Laura Edwards
Printed/Typed Name – Notary Public

My commission expires: 7-28-2028

LAURA EDWARDS
Notary Public - State of Florida
Commission # HH 575935
My Comm. Expires Jul 28, 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.

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.

JORDAN SHAWRONDA ET AL
9747 NOROAD
JACKSONVILLE, FL 32210
CALLAWAY KATRINA

Primary Site Address
9747 NOROAD
Jacksonville FL 32210-

Official Record Book/Page
20174-00913

Tile #
5508

9747 NOROAD

Property Detail

RE #	012941-0000
Tax District	GS
Property Use	0810 Residential Mixed Units 3-9
# of Buildings	3
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00019 JAX HEIGHTS SEC
Total Area	91836

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	$150,067.00	$150,784.00
Extra Feature Value	$629.00	$629.00
Land Value (Market)	$63,045.00	$63,045.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$213,741.00	$214,458.00
Assessed Value	$205,533.00	$214,458.00
Cap Diff/Portability Amt	$8,208.00 / $0.00	$0.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$205,533.00	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
20174-00913	2/28/2022	$190,000.00	WD - Warranty Deed	Unqualified	Improved
04134-00485	3/23/1976	$23,500.00	WD - Warranty Deed	Unqualified	Improved
05209-00024	10/17/1980	$32,000.00	WD - Warranty Deed	Unqualified	Improved
05659-00899	5/16/1983	$3,300.00	QC - Quit Claim	Unqualified	Improved
07012-01532	12/7/1990	$33,200.00	WD - Warranty Deed	Qualified	Improved
08227-00120	11/13/1995	$55,600.00	WD - Warranty Deed	Qualified	Improved
08501-00116	11/18/1996	$100.00	QC - Quit Claim	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPPR7	Fireplace Prefab	1	0	0	1.00	$629.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0103	RES RURAL 2 OR LESS UNITS PER AC	RR-ACRE	0.00	0.00	Common	2.08	Acreage	$63,045.00

Legal

LN	Legal Description
1	5-93 08-3S-25E 2.08
2	JACKSONVILLE HEIGHTS
3	PT TRACT 13 RECD O/R 20174-913
4	BEING PARCEL 1 BLK 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.

JORDAN SHAWRONDA ET AL
9747 NOROAD
JACKSONVILLE, FL 32210
CALLAWAY KATRINA

Primary Site Address
0 CHAPFIELD PL
Jacksonville FL 32210-

Official Record Book/Page
20174-00913

Tile #
5508

0 CHAPFIELD PL

Property Detail

RE #	012934-0000
Tax District	GS
Property Use	0000 Vacant Res < 20 Acres
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00019 JAX HEIGHTS SEC
Total Area	406883

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)	$86,812.00	$86,812.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$86,812.00	$86,812.00
Assessed Value	$86,812.00	$86,812.00
Cap Diff/Portability Amt	$0.00 / $0.00	$0.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$86,812.00	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
20174-00913	2/28/2022	$190,000.00	WD - Warranty Deed	Unqualified	Vacant
08501-00118	11/18/1996	$25,000.00	WD - Warranty Deed	Qualified	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	0103	RES RURAL 2 OR LESS UNITS PER AC	RR-ACRE	0.00	0.00	Common	5.00	Acreage	$85,312.00
2	9602	SWAMP	RR-ACRE	0.00	0.00	Common	5.00	Acreage	$1,500.00

Legal

LN	Legal Description
1	5-93 08-3S-25E 9.34
2	JACKSONVILLE HEIGHTS
3	TRACT 4 BLK 1

Buildings

No data found for this section

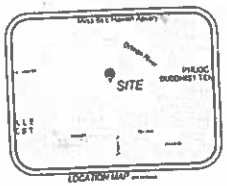
2024 Notice of Proposed Property Taxes Notice (TRIM Notice)

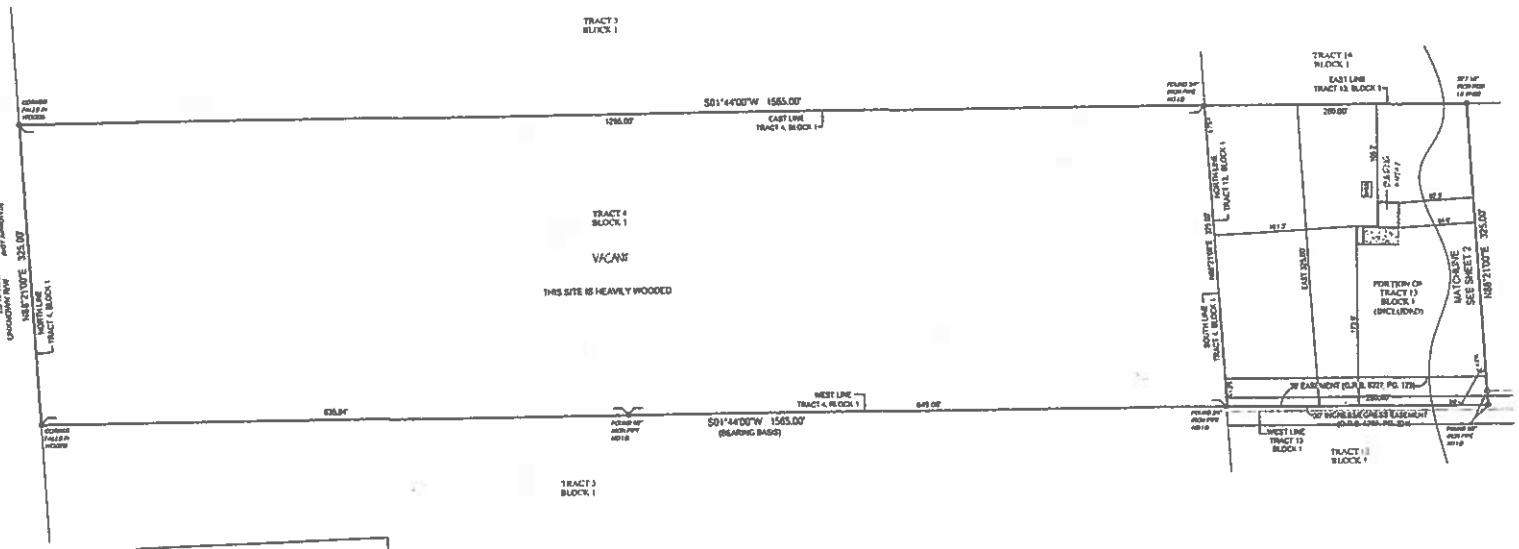
Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B & B	$86,812.00	$0.00	$86,812.00	$899.69	$982.44	$951.46
Public Schools: By State Law	$86,812.00	$0.00	$86,812.00	$253.05	$268.42	$273.37

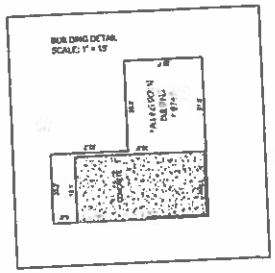
BOUNDARY SURVEY OF
XX 9747 NORDA
JACKSONVILLE, FL 32210

PREPARED FOR
JOHN GRAY

FLOOD ZONE: X
COMMUNITY NUMBER: 120077
PANEL: 12031C0340
SUFFIX: H
BASE FLOOD ELEVATION: N.A.V.D. 88
FIRM DATE: 06-03-2013







LEGAL DESCRIPTION:

TRACT 4, BLOCK 1, SECTION 9, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

TOGETHER WITH:

THE NORTH 289 FEET OF THE EAST 325 FEET OF TRACT 13, BLOCK 1, SECTION 9, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CONTAINING IN ALL 50,736 SQUARE FEET / 1.1 65 ACRES, MORE OR LESS.

ABBREVIATIONS

ID.	IDENTIFICATION
LB	LICENSED BUSINESS
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
PSM	PROFESSIONAL SURVEYOR MAPPER
R/W	RIGHT OF WAY

REVISIONS:
1. ADD 30' EASEMENT PER CLIENT'S REQUEST: 02-22-22
2. ADD INGRESS/EGRESS EASEMENT: 02-24-2022
3. ADDED 2ND SHEET SHOWING ACCESS ALL THE WAY TO NORDAD: 02-25-22

NOTES:
1. LEGAL DESCRIPTION PROVIDED BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
5. THE BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY PROPERTY LINE, ASSUMED TO BEAR S01°44'00"W.

KENNETH OSBORNE
Digitally signed by KENNETH OSBORNE
Date: 2022.02.25 10:19:07 -05'00'
Kenneth J. Osborne PSM #6415
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Project	C-19034
Date	05-07-2020
Scale	1" = 60'
Sheet	1 OF 2

COMPASS SURVEYING
www.compasssurveying.net

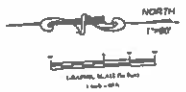
6230 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE: 561.640.4800
FAX: 561.640.0576

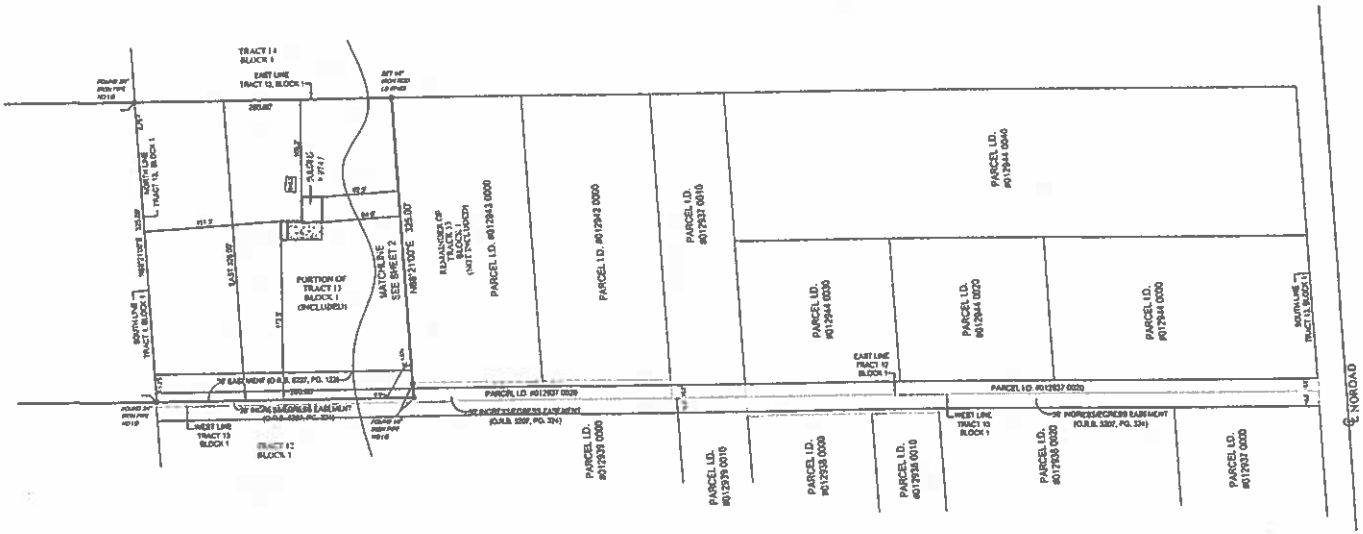
LB #7463

BOUNDARY SURVEY OF
XX # 97-17 NORD AD
JACKSONVILLE, FL 32210

PREPARED FOR
JOHN GRAY

FLOOD ZONE: X
COMMUNITY NUMBER: 120077
PANEL: 12031C0340
SUFFIX: H
BASE FLOOD ELEVATION: N.A.V.D. 88
FIRM DATE: 08-03-2013





LEGAL DESCRIPTION

TRACT 4, BLOCK 1, SECTION B, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

TOGETHER WITH:

THE NORTH 280 FEET OF THE EAST 325 FEET OF TRACT 13, BLOCK 1, SECTION B, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 83, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CONTAINING IN ALL 30,738 SQUARE FEET / 11.96 ACRES, MORE OR LESS.

ABBREVIATION DESCRIPTION

I.D.	IDENTIFICATION
LB	LICENSED BUSINESS
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
PSM	PROFESSIONAL SURVEYOR MAPPER
R/W	RIGHT OF WAY

REVISIONS

1. ADD 30' EASEMENT PER CLIENT'S REQUEST; 07-27-22
2. ADD INGRESS/EGRESS EASEMENT: 09-24-2022

NOTES

1. LEGAL DESCRIPTION PROVIDED BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE.
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
5. THE BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY PROPERTY LINE, ASSUMED TO BEAR S01°44'00"W.

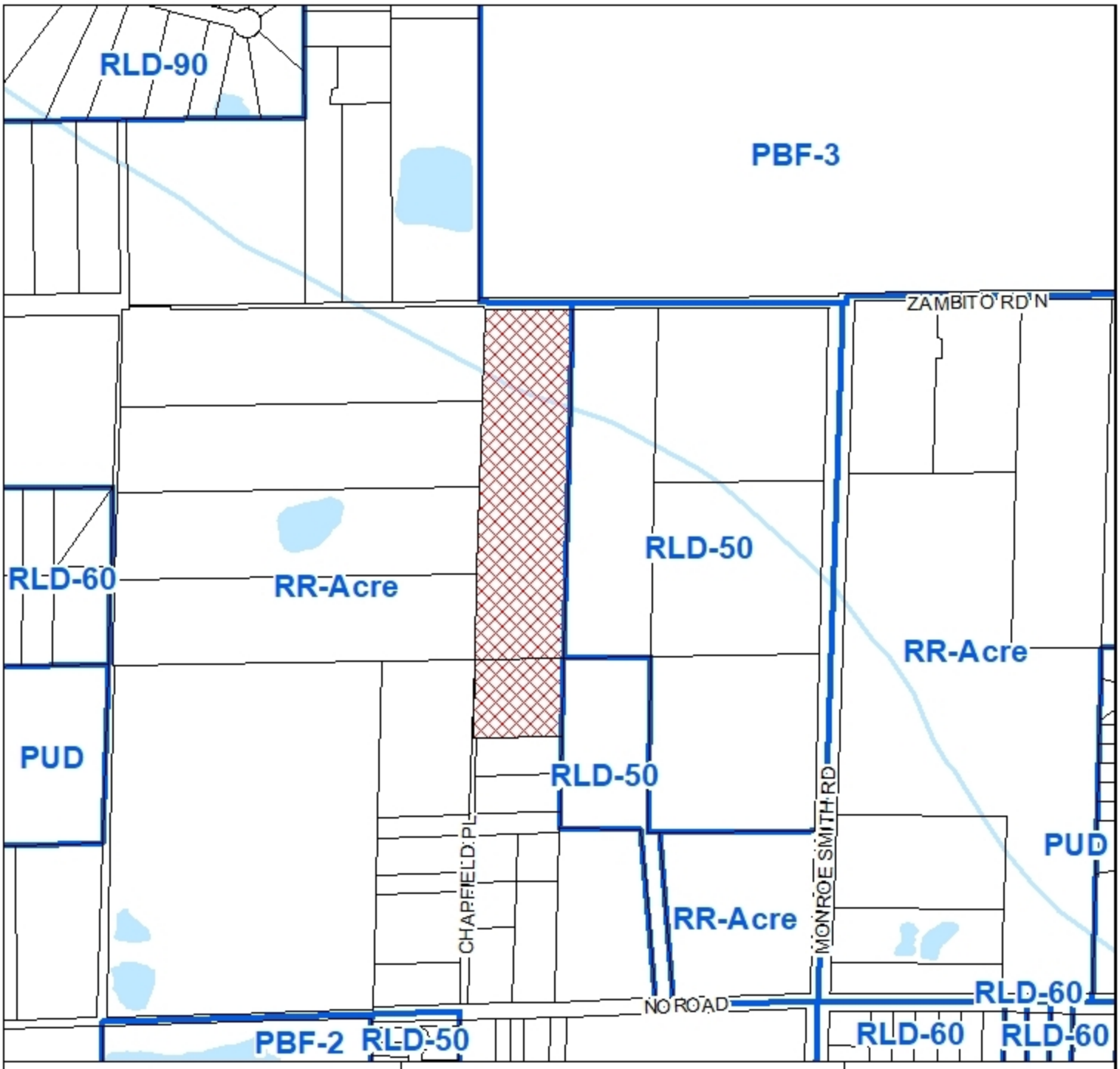
Kenneth J. Dibiase PSM #6615
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Project	C-19034
Date	05-07-2020
Scale	1" = 60'
Sheet	2 OF 2

COMPASS SURVEYING
WWW.COMPASSSURVEYING.NET

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE: 561.640.4800
FAX: 561.640.0576

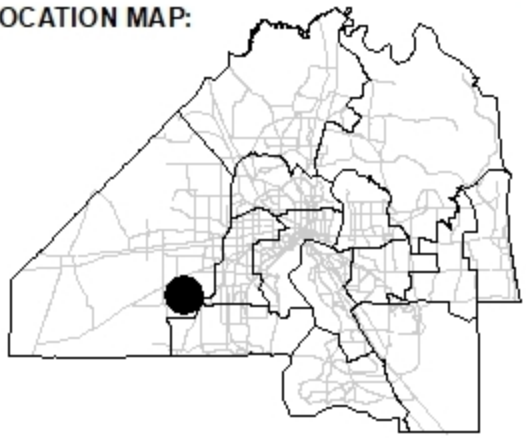
LB #3463



REQUEST SOUGHT:

EXCAVATION FOR A POND IN AN RR-ACRE ZONING DISTRICT

LOCATION MAP:



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TRACKING NUMBER

E-25-29

EXHIBIT 2
PAGE 1 OF 1

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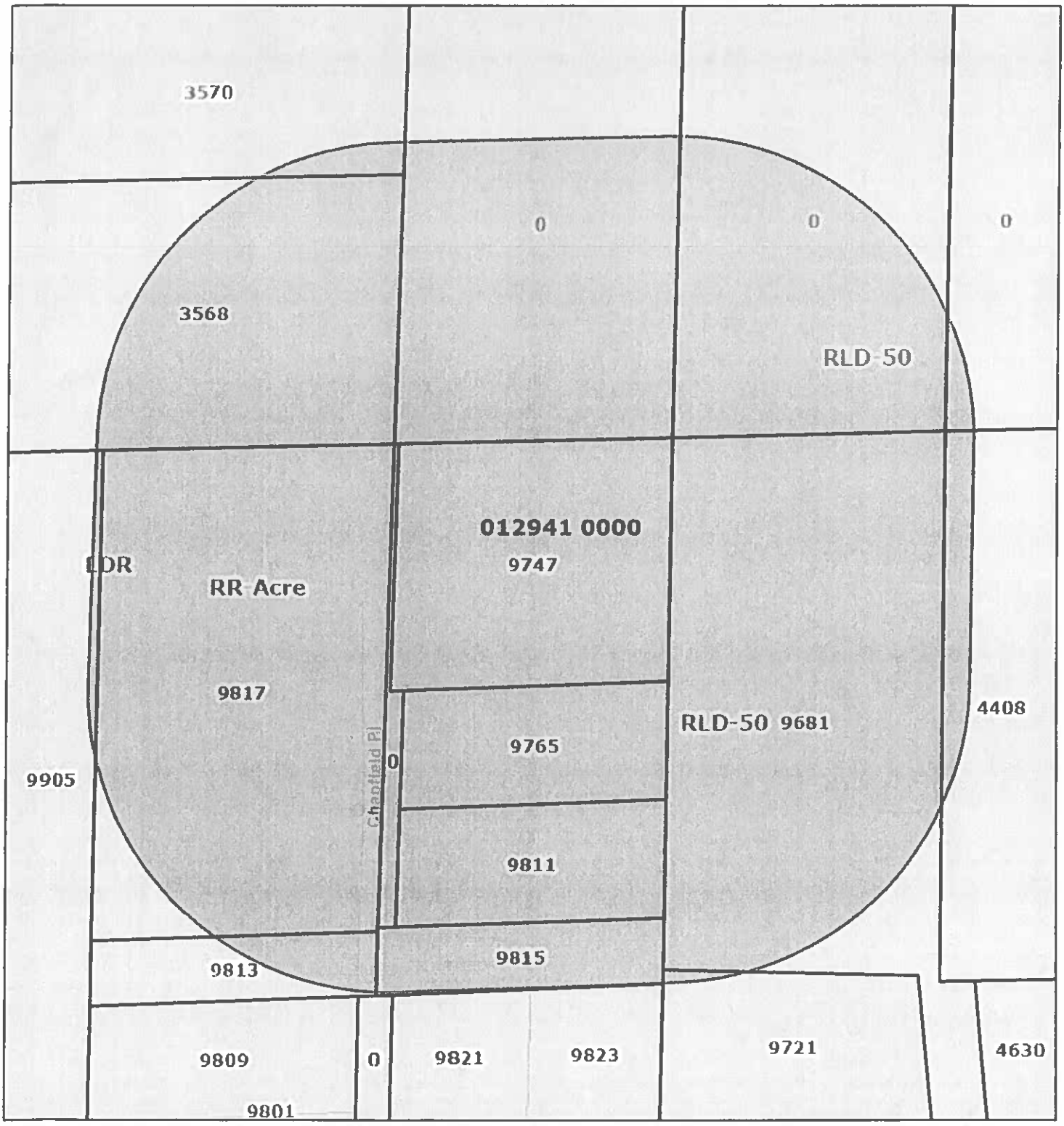
Land Development Review



June 9, 2025

1:2,257

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0 0.03 0.05 0.1 km

Parcels

Address Points

Height Restriction Zones

HORIZONTAL SURFACE ELEV 150'

Land Use

Panel Index

Zoning

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	A	B	C	D	E	F	G	H	I
1	RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADD	MAIL_CITY	MA	MAIL_ZIP
2	012943 0000	ONG PHILIPE		10668 PLUM HOLLOW DR			JACKSONVILLE	FL	32222
3	012945 0010	HERRERA SANDY ERMESTO BERNAL ET AL		9721 NOROAD			JACKSONVILLE	FL	32210
4	012937 0020	ELLISON JOHN A		C/O JOHN T ELLISON	9813 NOROAD		JACKSONVILLE	FL	32210-9025
5	012939 0000	PEREZ ROBERT D III		9817 NOROAD			JACKSONVILLE	FL	32210
6	012935 0000	FULLWOOD TERRI LYNN		9905 NOROAD			JACKSONVILLE	FL	32210-9027
7	012942 0000	MOREL DAVID		14052 MISTIC LN			JACKSONVILLE	FL	32250
8	012946 0000	GLP HOMES LLC		PO BOX 11508			JACKSONVILLE	FL	32239
9	012924 0400	BROOKSHIRE RONALD		3570 STRATTON RD			JACKSONVILLE	FL	32221
10	012939 0010	BARDIN CHRISTOPHER		9813 NOROAD			JACKSONVILLE	FL	32210
11	012924 0300	MCCLURE KEVIN		3568 STRATTON RD			JACKSONVILLE	FL	32221
12	012937 0010	HOLLIDAY BARBARA GAIL		9815 NOROAD			JACKSONVILLE	FL	32210-9025
13		SOUTHWEST	CHRISTINA PURDY	6008 LAKE COVE AV			JACKSONVILLE	FL	32222
14		WEST JAX CIVIC ASSOCIATION	PAUL CARNEAL	886 CRESSWELL LN W			JACKSONVILLE	FL	32221

11
x 7
77 Notice
+ 1161 Fee
$1,238. Total

E-24-41

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 Balch and Bingham, LLP 50 N Laura Street, Suite 2100 Jacksonville, FL 32202
Owner:	William Agricola Lignum Vitae Timberlands LLC 960194 Gateway Blvd 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):

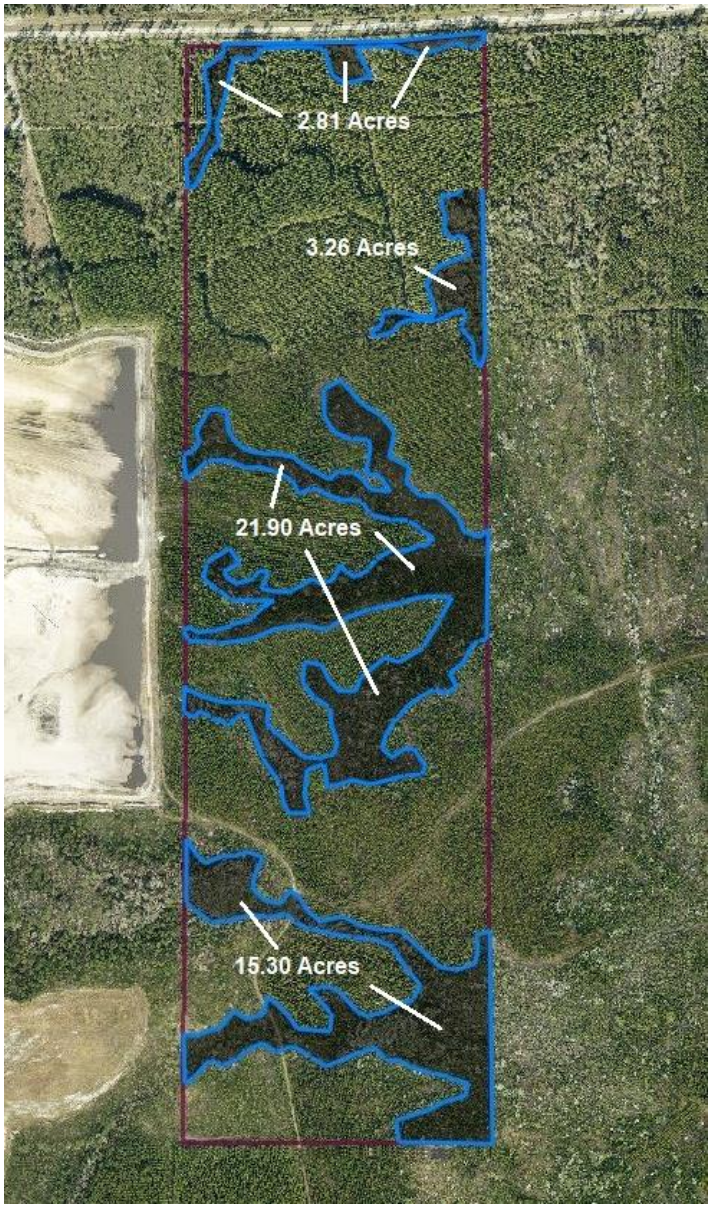
According to the St. Johns River Water Management District web site, no application has been submitted for a Wetland Boundary Determination and/or an Environmental Resource Permit.

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

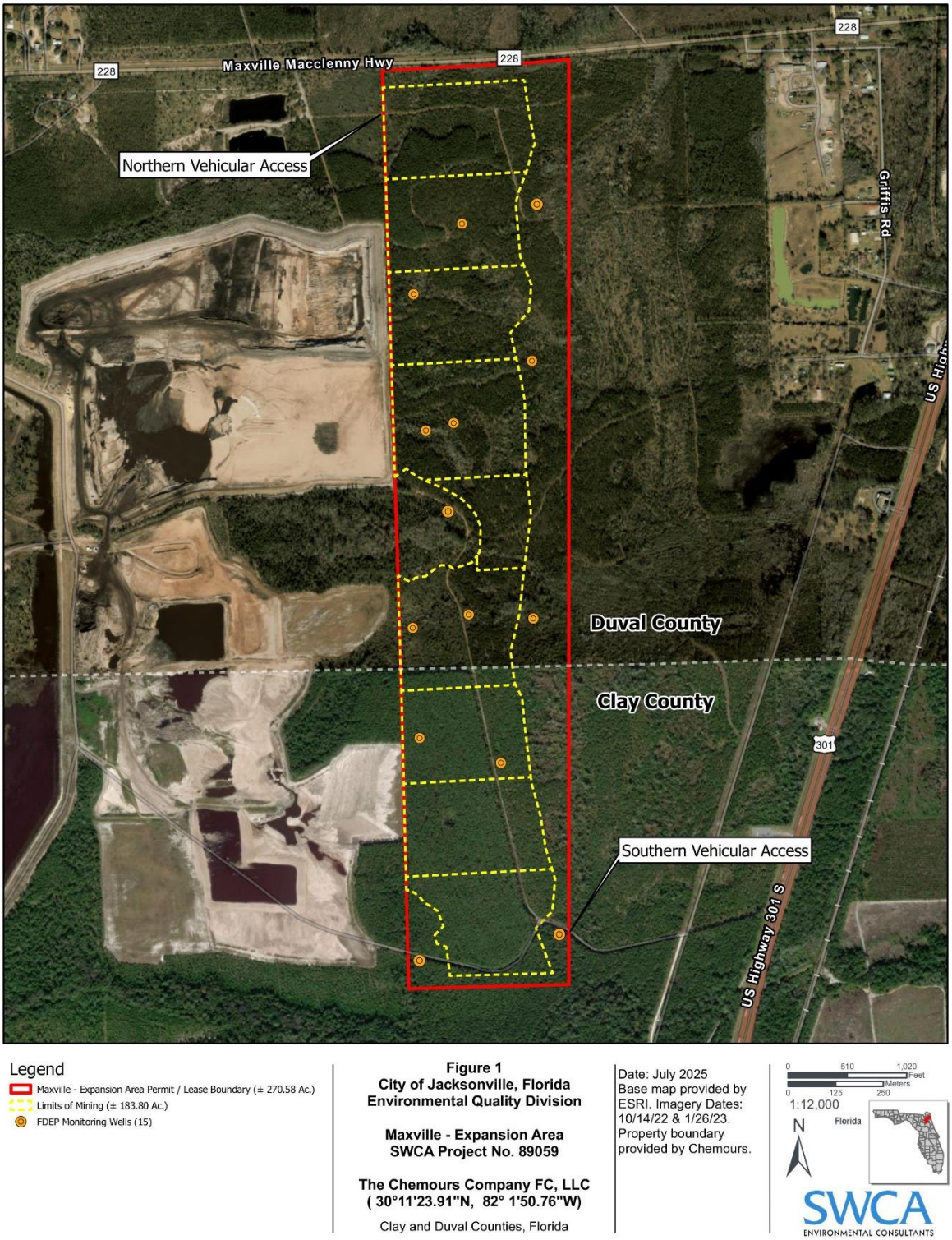
Based on the foregoing, it is the recommendation of the Planning Department that Application for Zoning Exception **E-25-41** be **APPROVED**.

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

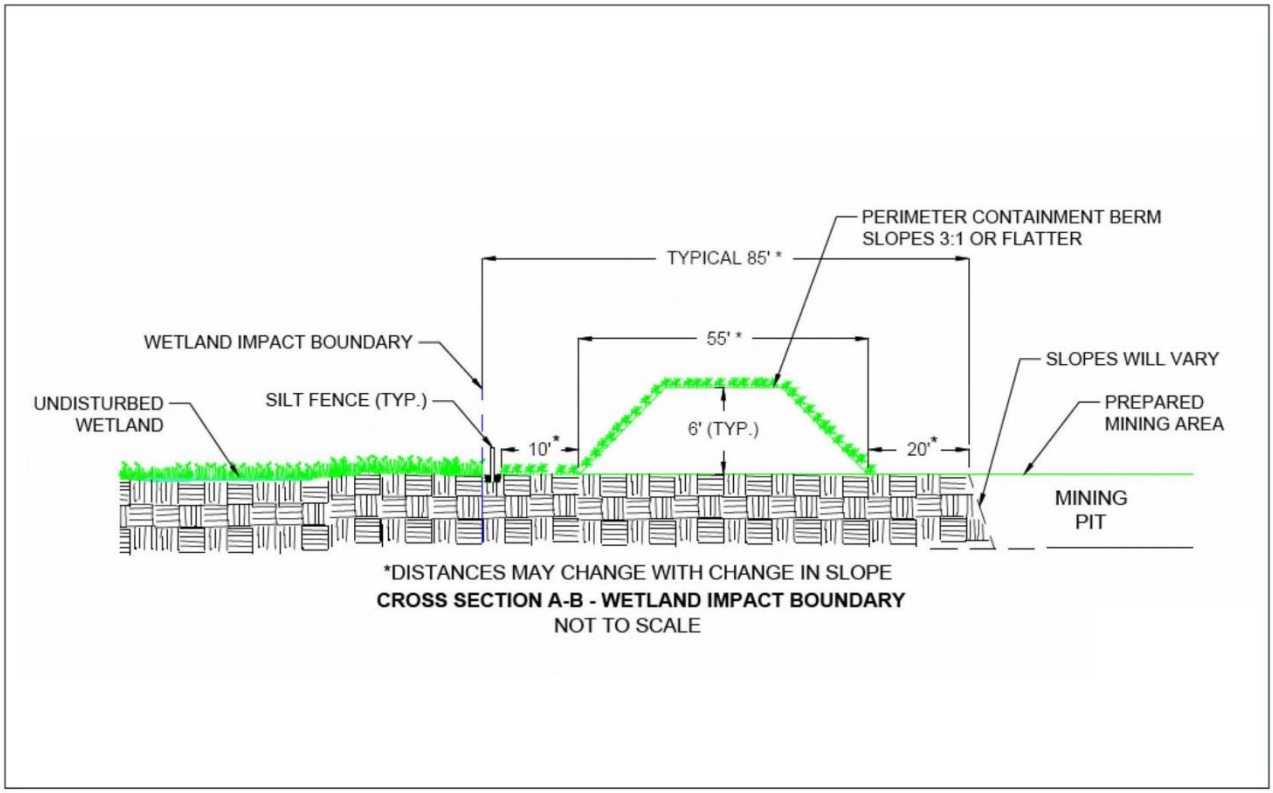


Figure 9A: Typical Cross Section A - B
FDEP ERP Application

Maxville - Expansion Area
SWCA Project No. 89059

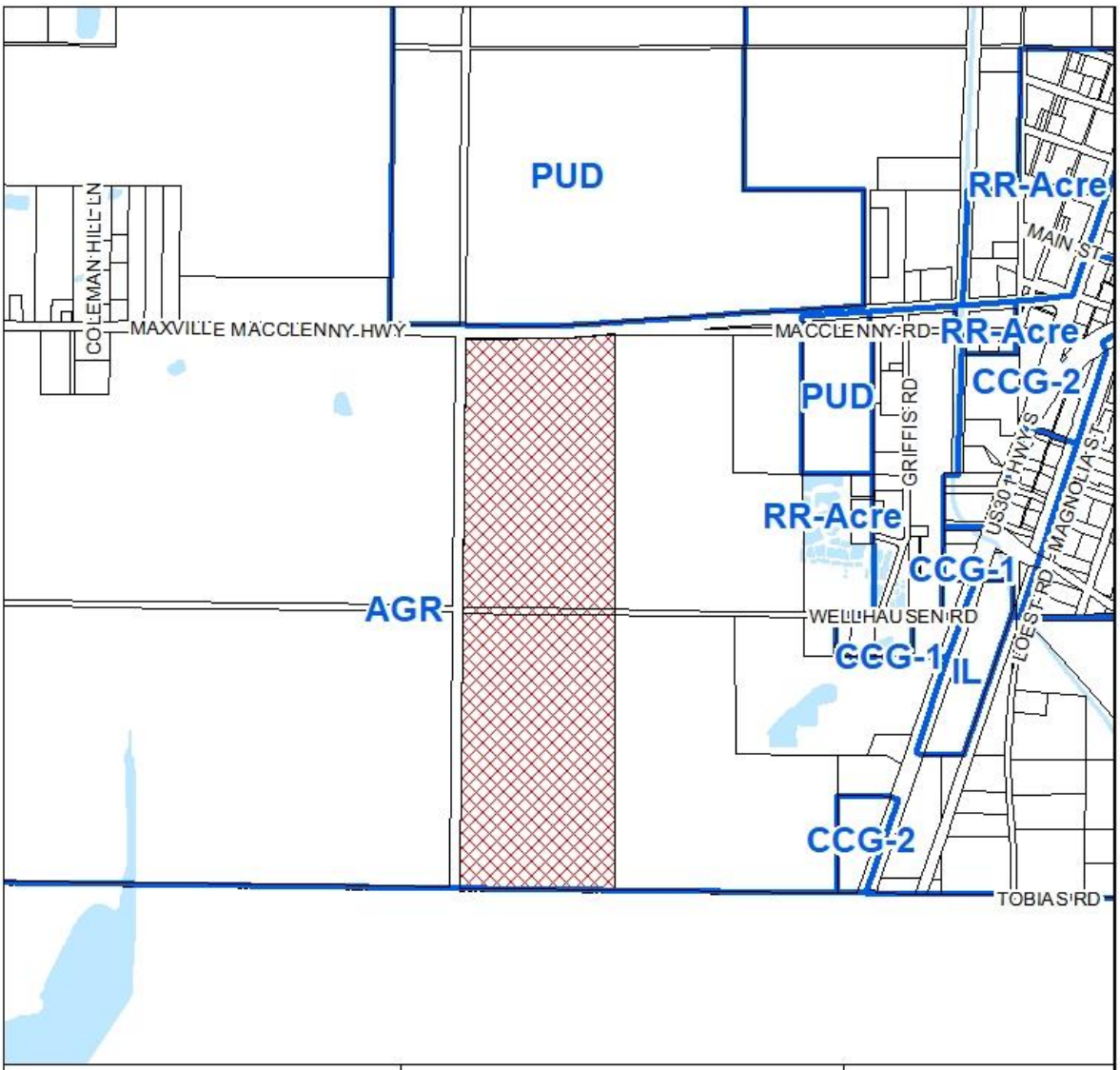
The Chemours Company FC, LLC

Clay and Duval Counties, Florida

SWCA
ENVIRONMENTAL CONSULTANTS

Source: Provided by Applicant

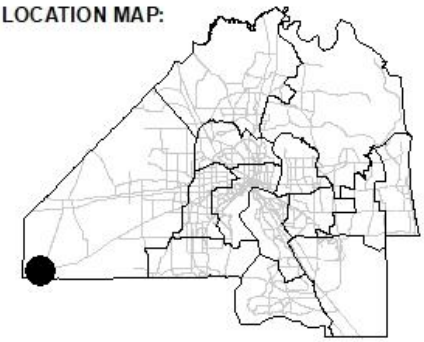
Figure E: Legal Description



REQUEST SOUGHT:

EXCAVATION PROJECT

LOCATION MAP:



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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.

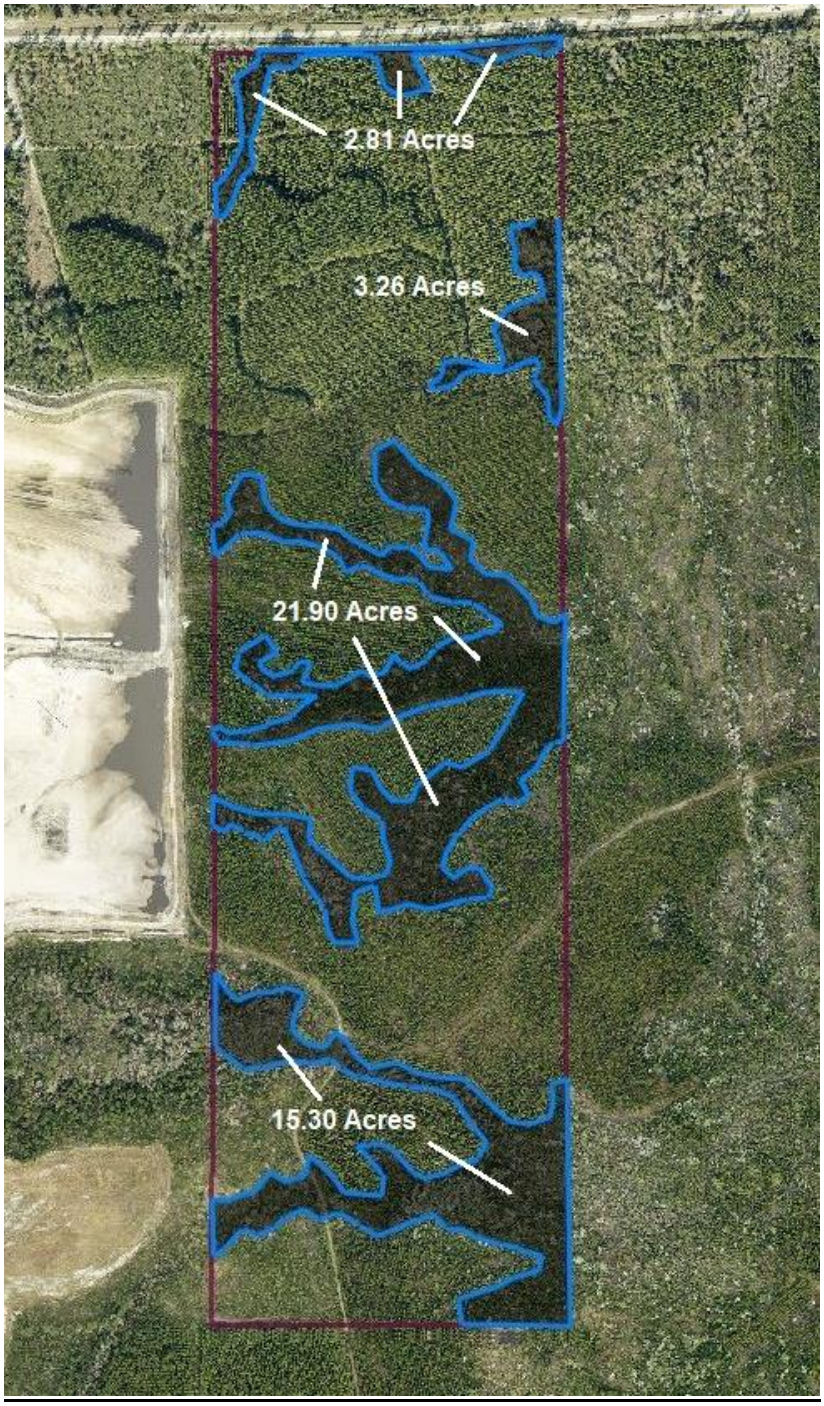
(b) Agricultural uses, provided the following standards are met:

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.

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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.

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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
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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.

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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

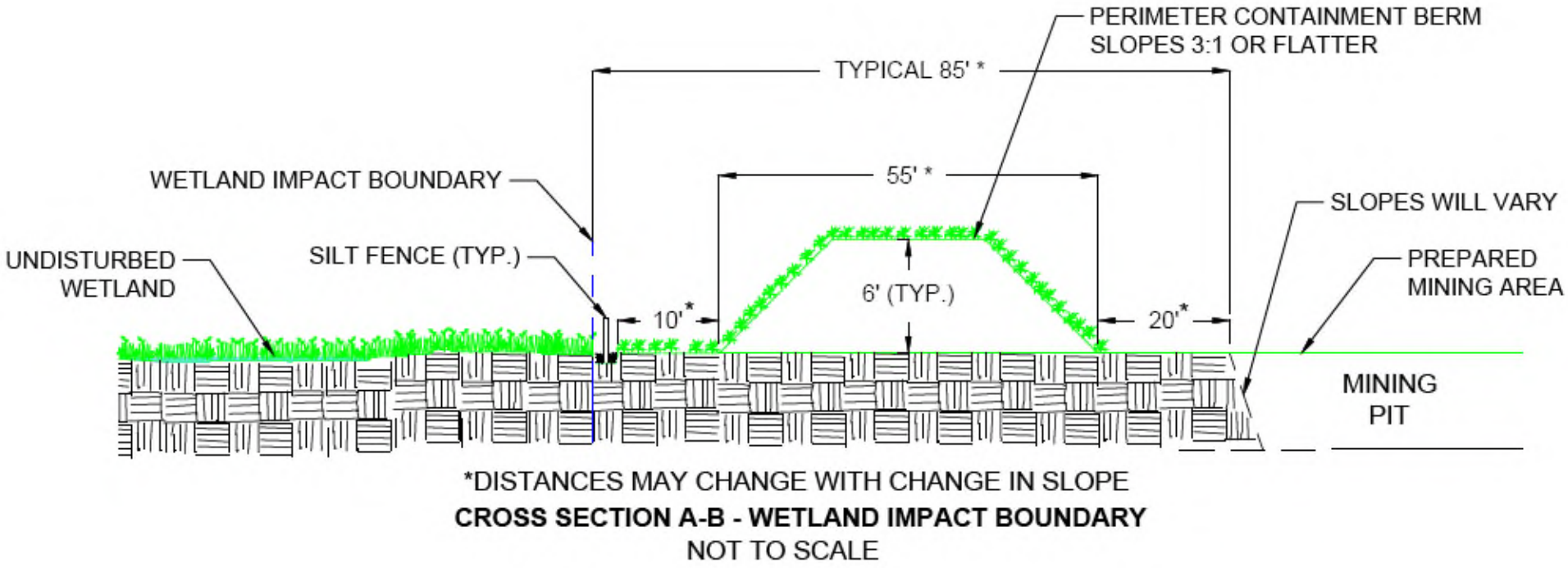


Figure 9A: Typical Cross Section A - B
FDEP ERP Application

Maxville - Expansion Area
SWCA Project No. 89059

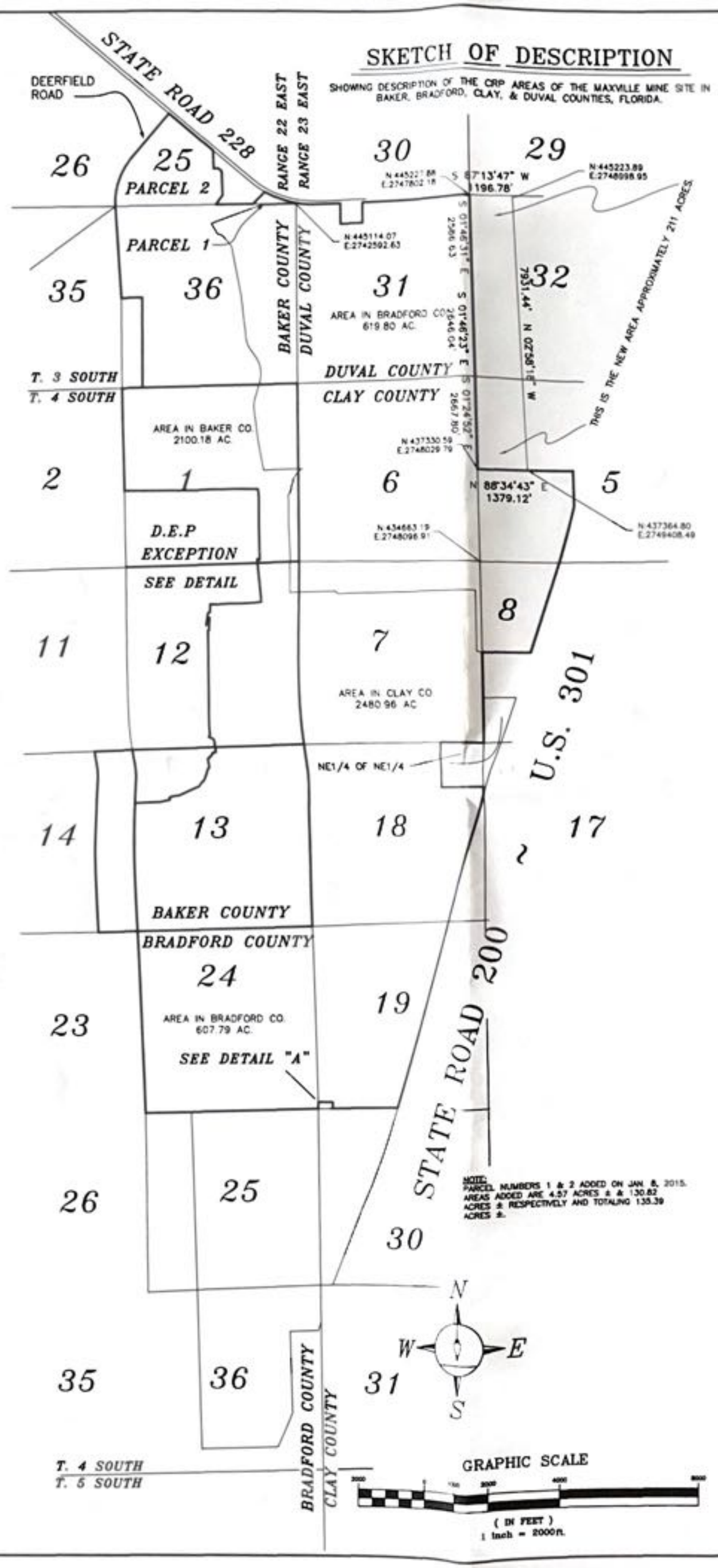
The Chemours Company FC, LLC

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

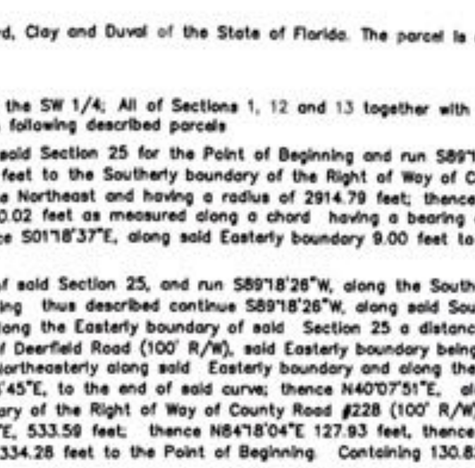
BRADFORD COUNTY

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.

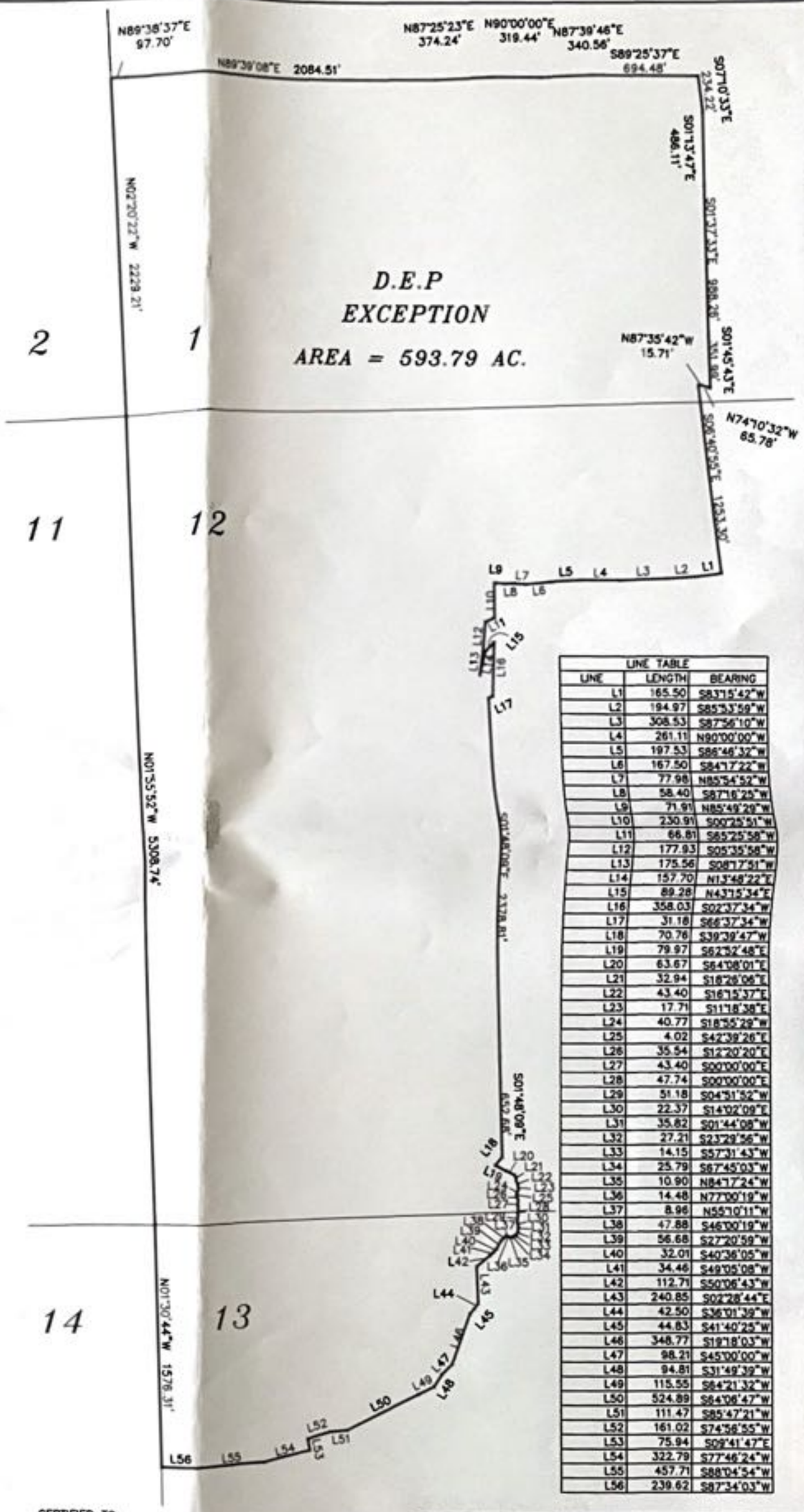
NOTES

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

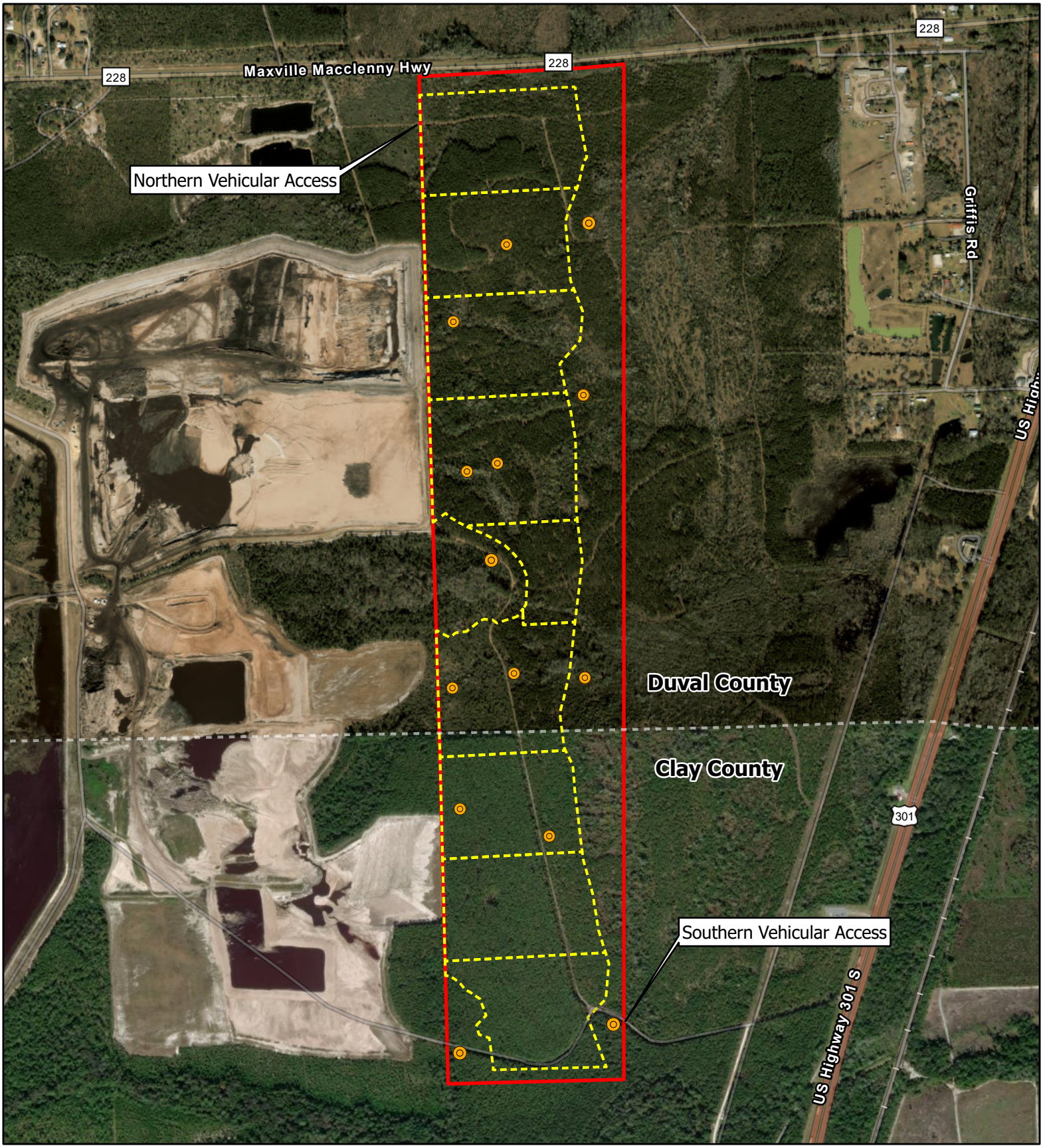
I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

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

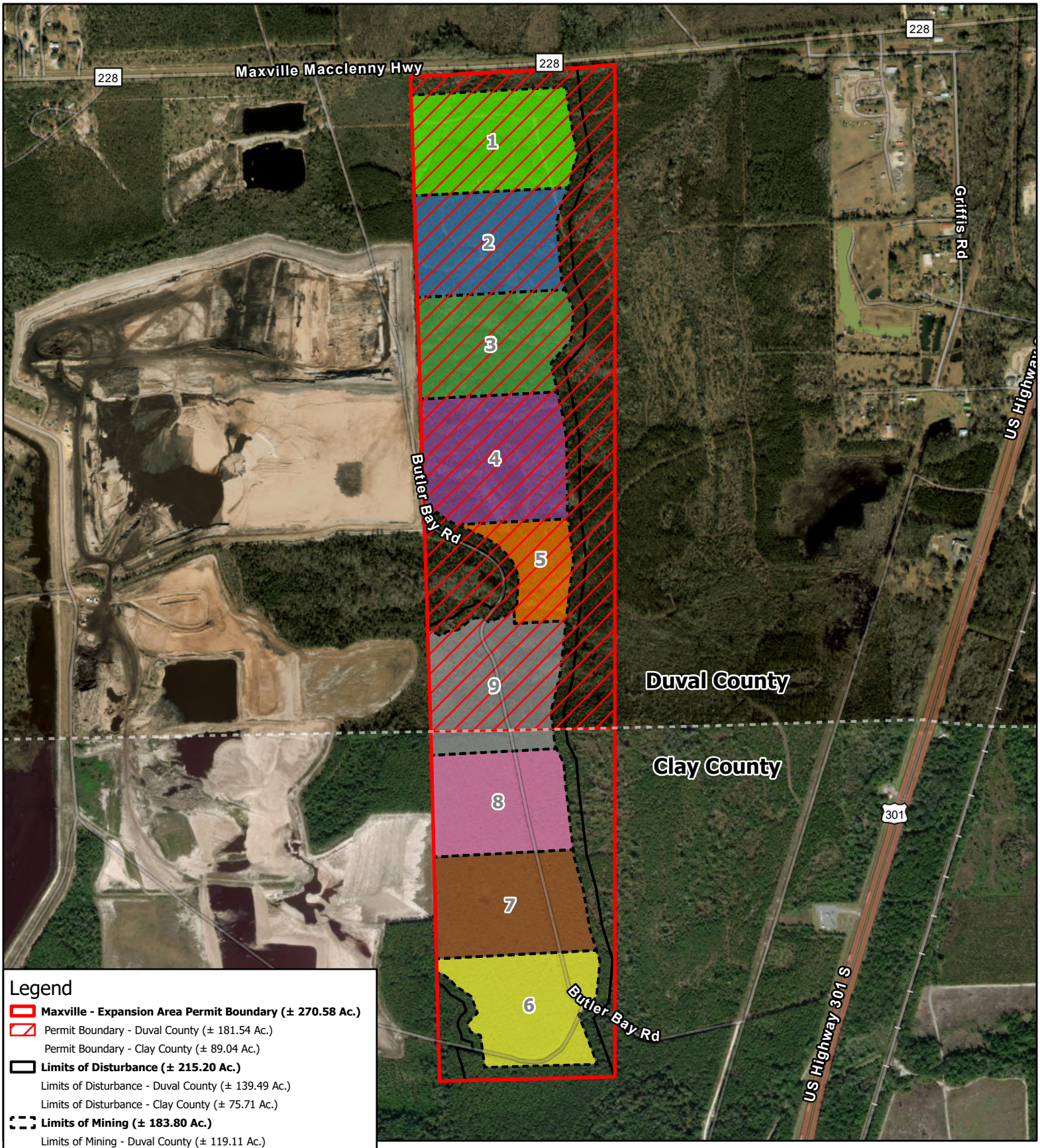
Date: July 2025
Base map provided by ESRI. Imagery Dates: 10/14/22 & 1/26/23.
Property boundary provided by Chemours.

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

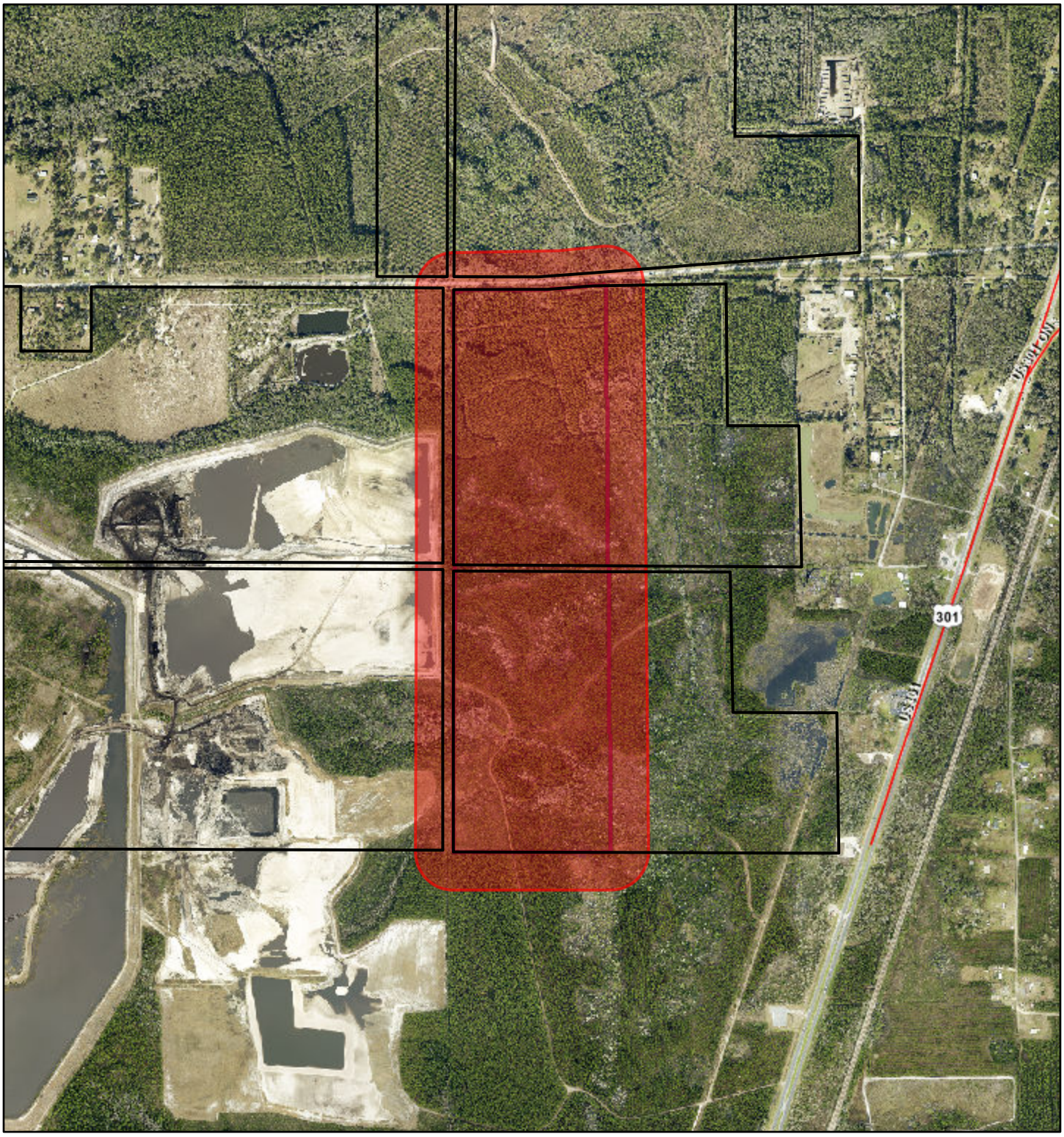
Florida

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-25-54

E-25-54
STN

REPORT OF THE PLANNING DEPARTMENT

APPLICATION FOR ZONING EXCEPTION E-25-54

NOVEMBER 20TH, 2025

Location:	11201 New Berlin Rd Between Faye Road and Island Drive
Real Estate Number:	108705-0010
Zoning Exception Sought:	Essential Services (Natural Gas Facility)
Present Zoning:	Public Buildings and Facilities-1 (PBF-1)
Current Land Use Category:	Public Buildings and Facilities (PBF)
Planning District:	6 - North
City Council District:	2
Owner:	Jacksonville Electric Authority 225 Pearl Street North Jacksonville, FL 32202
Agent:	Brenna Durden 245 Riverside Avenue, Suite 510 Jacksonville, Florida 32202
Staff Recommendation:	**APPROVE**

GENERAL INFORMATION

Application for Zoning Exception **E-25-54** seeks to allow for natural gas facility as an essential service within the PBF-1 Zoning district. The immediate use of the property is a proposed advanced-class 7HA.03 1x1 Combined Cycle natural gas-powered electrical generation plant and all associated equipment. In the past, the subject property has been utilized as a JEA powerplant, but was demolished in 2020 and has been vacant since then. The subject property is located within the Industrial Sanctuary Overlay zone.

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) of the Zoning Code, the Planning 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 297.81-acre subject site is located at 11201 New Berlin Road, between Island Drive and Hecksher Drive. According to the City's Function Highway Classification map, New Berlin Road is classified as a collector roadway, Island Drive is classified as a local roadway, and Hecksher Drive is classified as an FDOT minor arterial roadway. The site is located within the PBF land use category and the PBF-1 zoning district. Additionally, the site is located in Planning District 6 (North) and City Council District 2, within the Suburban Development Area.

According to the Category Description within the Future Land Use Element (FLUE), Public Buildings and Facilities (PBF) is intended to accommodate major public use or community service activities. Siting public/semi-public facilities that are allowed in commercial, light and heavy industrial, residential and institutional categories as supporting uses will not require plan amendment. Some major uses, however, because of their scale and potential community impacts, may only be sited in this plan category. Activities that provide community service functions vary in character and locational need. A primary consideration in locating these uses is to ensure that each use will function as intended, as an important part of the urban service delivery system. With the exception of utility substations and other similar non-trip generating uses, community and regional serving public/semi-public sites should abut a roadway classified as a collector or higher on the adopted highway functional classification system map.

Essential services are allowed as a primary use in the PBF land use category. As such, the proposed exception for a essential services in consistent with the PBF Land Use category as defined in the 2045 Comprehensive 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.

Objective 1.6
The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

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. 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
A portion of the site is located within the 500-foot Height and Hazard Zone for the Jacksonville International Airport. Zoning will limit development in this portion 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).

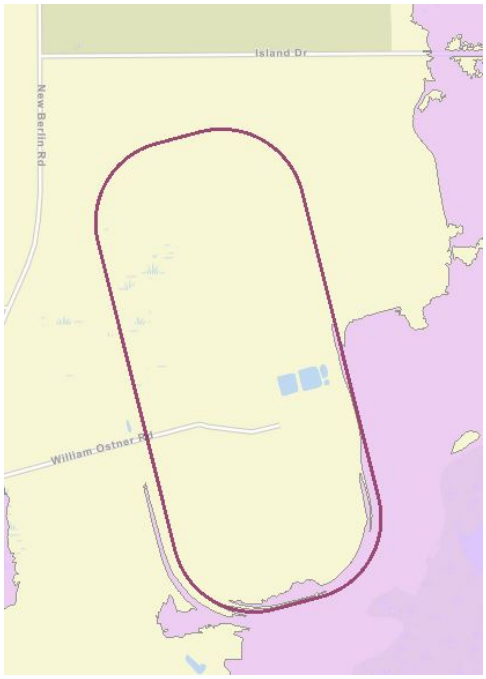
INDUSTRIAL SANCTURARY OVERLAY (ITAC)
The subject property is in an area identified on the Industrial Preservation Map as an Industrial Sanctuary. Industrial uses are crucial to the long-term economic well-being of the City and these areas are presumed to be appropriate for industrial land use categories, subject to FLUE Objective 3.2 and supporting policies as well as other applicable objectives and policies. The Industrial Sanctuary is defined as a distinct geographical area predominately consisting of industrial uses and zoning districts and strategically located

for future expansion and economic development.

ADAPTATION ACTION AREA (AAA)

Approximately 10.50 acres of the application 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.



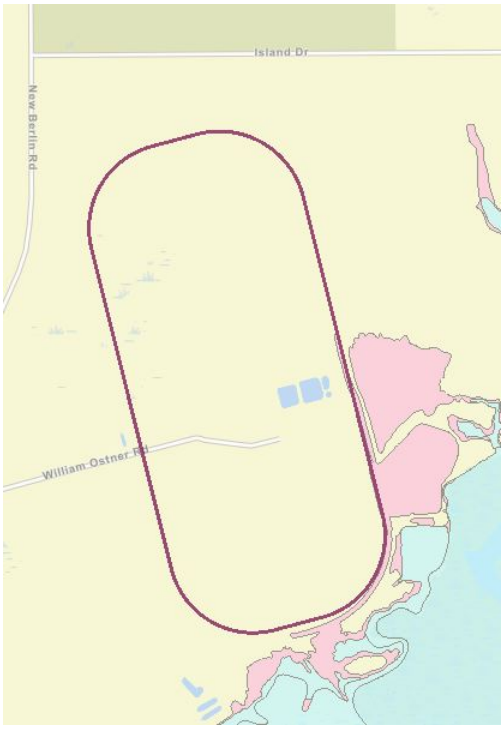
Adaption Action Area Map

FLOOD ZONES

Approximately 0.96 of an acre is within the 0.2 Percent Chance Annual Hazard Area (X Flood Zone) of the application site. 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.

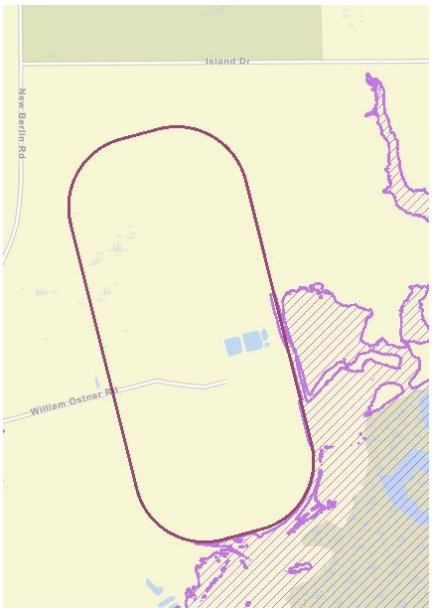
The 0.2 PCT Annual Chance Flood Hazard area is within the 500-year floodplain and outside of the SFHA. Flood insurance is not mandatory within these flood zones. The areas are deemed to be subject to moderate flood hazards.



Flood Zone Map

COASTAL HIGH HAZARD AREA (CHHA)

Approximately 1.07 acres of the subject site is located within a Coastal High Hazard Area (CHHA), as defined by Sections 163.3178(2)(h) and 163.3164(1), Florida Statutes. The Coastal High Hazard Area (CHHA) is the area below the elevation of the Category 1 storm surge line as established by the Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model as established by the most current Northeast Florida Hurricane Evacuation Study. It is shown on The Coastal High Hazard Areas (CHHA) and Hurricane Evacuation Zones Map.



Coastal High Hazard Zone

(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 subject property is currently in use as the Trail Ridge landfill and is surrounded by the following uses:

Adjacent Category	Land Use District	Zoning Property	Current Use
North	PBF	PBF-1	Vacant Governmental
East	PBF	CSV	Vacant Governmental
South	PBF	PBF-1	JEA Facility
West	HI	IH	Vacant Governmental

The subject property contains approximately 297.81 acres, and it is currently vacant. The natural gas facility will be on a small portion of the property within the old rail circle located on the property. The property to the south is another JEA power facility, while all other property boundaries are currently vacant. If granted, the natural gas facility 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. This exception is for a new natural gas facility has been determined to be necessary for maintaining necessary service for the residents of the city of Jacksonville. A new natural gas facility will provide an essential service and is consistent with the health, safety and welfare of the community. The applicant has stated that this facility will service up to 300,000 homes within the North Florida area.

(iv) Will the proposed use have a detrimental effect on vehicular or pedestrian traffic, or parking conditions? 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 generate more than a few trips and is not expected to have a detrimental effect on vehicular or pedestrian traffic, or parking conditions. The proposed exception will be consistent with the health, safety and 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 exception will not have a detrimental effect on the future development of contiguous properties or the general area since the majority of the surrounding parcels are either vacant, out of city jurisdiction, or agricultural uses. The site plan depicts a small facility relative to the large size of the parcel with no detrimental effects on future development or the general 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 exception for a new natural gas facility on the subject property will not create objectionable or excessive noise, lights, vibrations, fumes, odors, dust or physical activities inconsistent with the surrounding uses.

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

No. The proposed exception would be a complimentary use to the existing landfill on the property and not overburden existing public services and facilities.

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

Yes. The subject property has sufficient frontage along New Berlin Road to allow entry onto the property for fire, police, rescue, and other service vehicles.

(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. As more fully set forth in the foregoing findings and conclusions, the proposed exception meets the standards for a water booster station pursuant to Section 656.332 I Public Building and Facilities-1 (b) Permissible uses by exception (1) Essential Services. In addition, the exception meets the standards and criteria of Section 656.401 Performance standards and development criteria of Part 4 Supplementary Regulations (2) Essential Services of the Zoning Code.

The grant of this exception is consistent with the 2045 Comprehensive Plan, and the proposed use is in keeping with the character of the surrounding area.

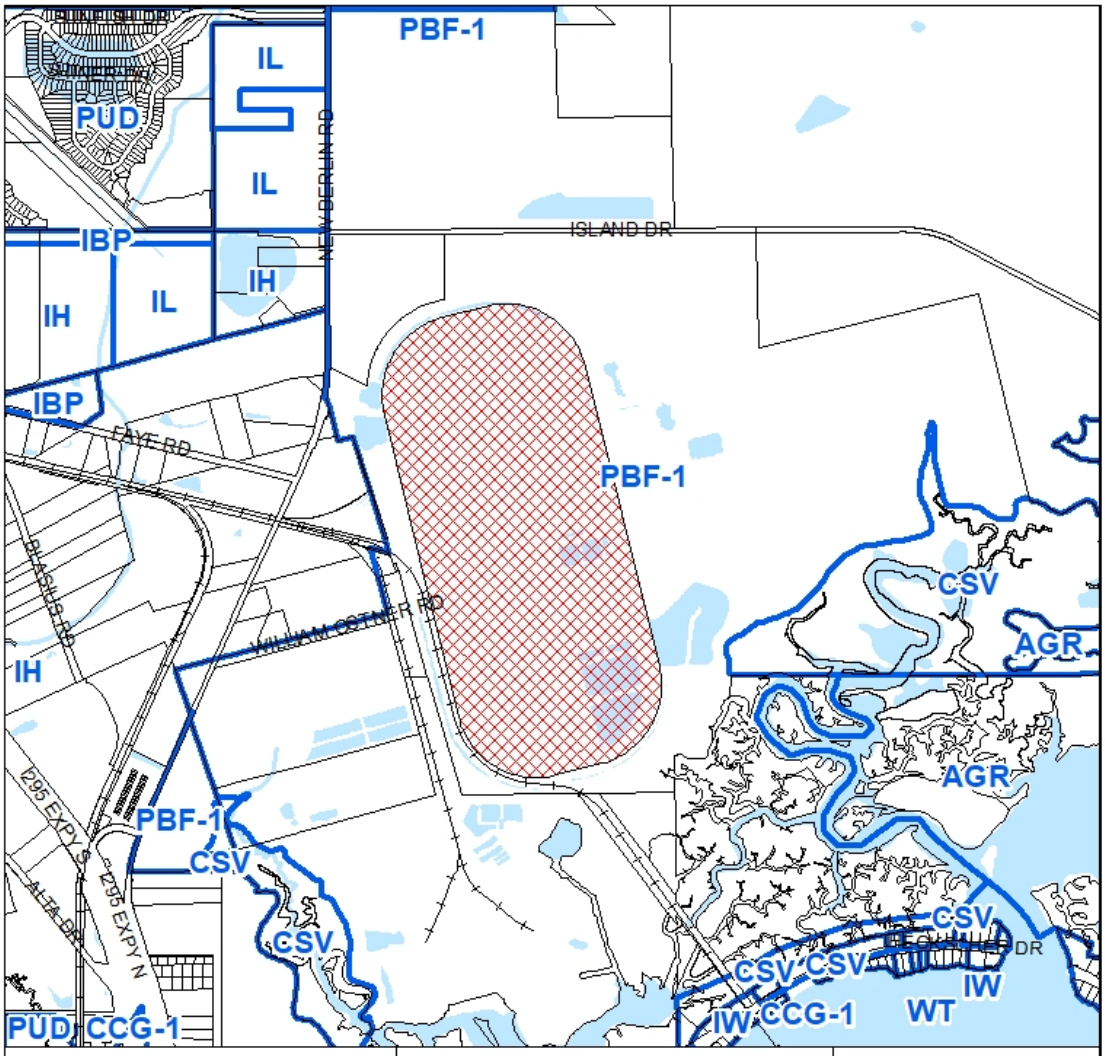
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on November 5th, 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-25-54** be **APPROVED**.

Aerial View


PBF-1
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NATURAL GAS/ELECTRIC
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COUNCIL DISTRICT:
2
TRACKING NUMBER
E-25-54
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: Stephen Nagbe III
Current Planning Division

FROM: Sophie Fogg
Community Planning Division

RE: E-25-54 – Exception for Essential Services

DATE: November 3, 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:	Public Buildings and Facilities (PBF)
LU Companion Application:	N/A
Current Zoning:	Public Buildings and Facilities-1 (PBF-1)
Proposed Zoning:	Exception
Acres:	297.81 acres
Land Development Area:	Suburban 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] **NO** [ ]

ZONING REQUEST:
The request is for an exception to allow for the use of essential services including water sewer, gas, telephone, radio, and electric meeting the performance standard and development criteria set forth in Part 4 of the Zoning Code.

LAND USE CATEGORY CONSISTENCY REVIEW:
The 297.81-acre subject site is located at 11201 New Berlin Road, between Island Drive and Hecksher Drive. According to the City's Function Highway Classification map, New Berlin Road is classified as a collector roadway, Island Drive is classified as a local roadway, and Hecksher Drive is classified as an FDOT minor arterial roadway. The site is located within the PBF land use category and the PBF-1 zoning district. Additionally, the site is located in Planning District 6 (North) and City Council District 2, within the Suburban Development Area.

According to the Category Description within the Future Land Use Element (FLUE), Public Buildings and Facilities (PBF) is intended to accommodate major public use or community service activities. Siting public/semi-public facilities that are allowed in commercial, light and heavy industrial, residential and institutional categories as supporting uses will not require plan amendment. Some major uses, however, because of their scale and potential community impacts, may only be sited in this plan category. Activities that provide community service functions vary in character and locational need. A primary consideration in locating these uses is to ensure that each use will function as intended, as an important part of the urban service delivery system. With the exception of utility substations and other similar non-trip generating uses, community and regional serving public/semi-public sites should abut a roadway classified as a collector or higher on the adopted highway functional classification system map.

Essential services are allowed as a primary use in the PBF land use category. As such, the proposed exception for a essential services in consistent with the PBF 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.
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.

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. 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

A portion of the site is located within the 500-foot Height and Hazard Zone for the Jacksonville International Airport. Zoning will limit development in this portion 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.

INDUSTRIAL SANCTURARY OVERLAY (ITAC)

The subject property is in an area identified on the Industrial Preservation Map as an Industrial Sanctuary. Industrial uses are crucial to the long-term economic well-being of the City and these areas are presumed to be appropriate for industrial land use categories, subject to FLUE Objective 3.2 and supporting policies as well as other applicable

objectives and policies. The Industrial Sanctuary is defined as a distinct geographical area predominately consisting of industrial uses and zoning districts and strategically located for future expansion and economic development.

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 3.2.23 Where there is not an adopted neighborhood plan and/or study recommending the contrary, areas identified on the Industrial Preservation Map as Industrial Sanctuary shall not be converted to non-industrial land uses.

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.

ADAPTATION ACTION AREA (AAA)

Approximately 10.50 acres of the application 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.

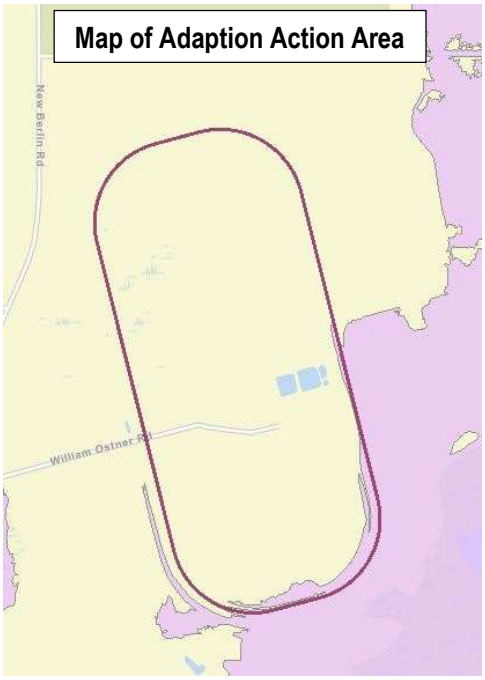
The applicant is encouraged to consider site design measures, such as clustering development away from the AAA, to protect development from the impacts of flooding.

Conservation/Coastal Management Element

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.



FLOOD ZONES

Approximately 0.96 of an acre is within the 0.2 Percent Chance Annual Hazard Area (X Flood Zone) of the application site. 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 0.2 PCT Annual Chance Flood Hazard area is within the 500-year floodplain and outside of the SFHA. Flood insurance is not mandatory within these flood zones. The areas are deemed to be subject to moderate flood hazards.

<u>Conservation /Coastal Management Element (CCME)</u>

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.

COASTAL HIGH HAZARD AREA (CHHA)

Approximately 1.07 acres of the subject site is located within a Coastal High Hazard Area (CHHA), as defined by Sections 163.3178(2)(h) and 163.3164(1), Florida Statutes. The Coastal High Hazard Area (CHHA) is the area below the elevation of the Category 1 storm surge line as established by the Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model as established by the most current Northeast Florida Hurricane Evacuation Study. It is shown on The Coastal High Hazard Areas (CHHA) and Hurricane Evacuation Zones Map.

Conservation/Coastal Management Element (CMME)

Policy 7.2.3 In the event that the Chief of Emergency Preparedness determines that the shortage of shelter space requires mitigation, then policies 7.2.5, 7.2.6 and 7.2.7 shall apply.

Policy 7.2.5 The City shall require that all new development located in the Coastal High Hazard Area in land use categories that permit residential density greater than Low Density Residential shall contribute to the cost of emergency shelter space in existing school sites.

Policy 7.2.6 For purposes of determining an owner's assessment for the cost of emergency shelter space in new and existing school sites and community centers, the City shall use a quantitative formula where:

A equals the total number of residential units proposed;
B equals number of persons per household; and
C equals average cost to retrofit one shelter space;
D owners assessment
A X B X C = D Owner's Assessment

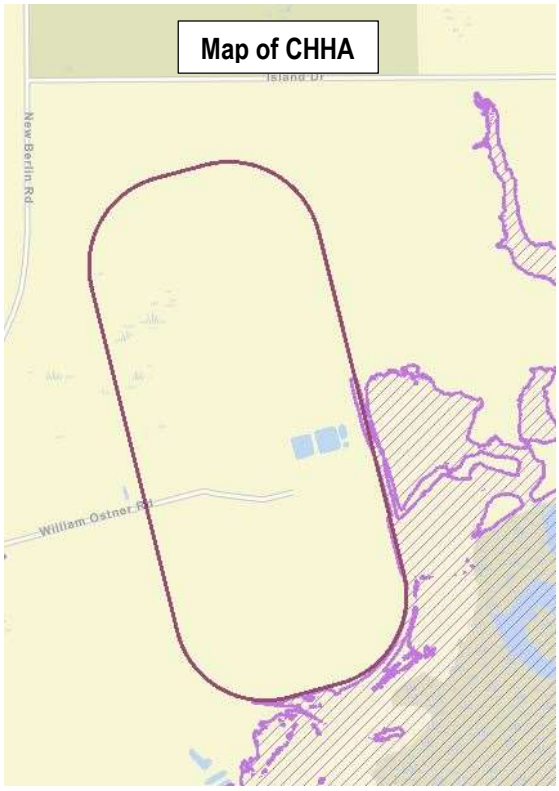
Policy 7.2.7 The City shall use the most recent U.S. Census data related to average household size, population in households and households. In calculating the assessment owed, the City shall use the full unit count of the proposed development, the county-wide average household size from the U. S. Census, and the average shelter retrofit cost as provided by the City's Emergency Preparedness Division in consultation with the Duval County School District Facilities Services Division. The City shall not allow a reduction of the shelter space required based on assumptions of smaller household sizes than the county-wide census data or reduced uses of public shelters for certain developments. These factors shall be updated as warranted by the City to ensure accuracy of costs and population factors.

The City will continue to enforce building standards and requirements to minimize structural damage to property in hazardous coastal areas. Future City expenditures for infrastructure improvements will be limited to meeting the needs of existing residents and resource protection. Land use decisions will direct new development to areas outside of hazardous coastal areas.

Objective 7.4 Limit development density and intensity within the Coastal High Hazard Area (CHHA) and direct it outside of the CHHA and mitigate the impact of natural hazards in the area.

Policy 7.4.8 The City shall promote, in instances where a proposed project is located within the CHHA, the clustering of uses. Such clustering will be used to limit the acreage within the CHHA that will be affected by the proposed development and will serve to limit the amount of infrastructure provided within the CHHA. To demonstrate compliance with the clustering concept identified in this policy, proposed site plans may be required to include conditions that restrict future development on any other portion of the site within the CHHA and /or place a conservation easement on any remaining wetlands within the CHHA not already proposed for impacts.

Map of CHHA



Date Submitted:	
Date Filed:	10/21/25

Application Number:	E-25-54
Public Hearing:	11.20.25

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: PBF-1/CSV	Current Land Use Category: PBF	
Exception Sought: ESSENTIAL SERVICES MTL PART 4 - NATURAL GAS/ELEC.	Applicable Section of Ordinance Code: 656.332 A(1.)(b)(1)	
Council District: 2	Planning District: 6	
Previous Zoning Applications Filed (provide application numbers): NA		
Notice of Violation(s): NA		
Number of Signs to Post: 2	Amount of Fee: $1,271.	Zoning Asst. Initials:
Neighborhood Associations: MM DARLY, THE EDEN GROUP, NPS TIMUCUAN ECOLOGICAL & HISTORIC PRESERVE		
Overlay:		

PROPERTY INFORMATION	
1. Complete Property Address: 11201 New Berlin Rd., Jacksonville, FL 32226	2. Real Estate Number: 108705 0010 (portion)
3. Land Area (Acres): 297.81 acres	4. Date Lot was Recorded: 1982
5. Property Located Between Streets: Heckscher Drive and Island Drive	6. Utility Services Provider: City Water / City Sewer ☑ Well / Septic ☐
7. Current Property Use: Former St. Johns River Power Park	
8. Exception Sought: §656.332.I(b)(1) – See attached	
9. In whose name will the Exception be granted: JEA	

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)	
10. Name: JEA - Jordan Pope	11. E-mail: popeja@jea.com
12. Address (including city, state, zip): 225 N. Pearl Street Jacksonville, FL 32202	13. Preferred Telephone: (904) 631-2188

APPLICANT'S INFORMATION (if different from owner)	
14. Name: Brenna M. Durden	15. E-mail: bdurden@llw-law.com
16. Address (including city, state, zip): 245 Riverside Ave, Suite 510 Jacksonville, FL 32202	17. Preferred Telephone: (904) 353-6410

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; 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.

See attached

PLANNING AND DEVELOPMENT DEPARTMENT
214 N. Hogan Street, Suite 300 | Jacksonville, FL 32202 | Phone: 904.255.7800 | Fax: 904.255.7884 | www.coj.net

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.

- [ ] 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 Non-residential Districts: $1,173.00	$7.00 per Addressee	Billed directly to owner/agent

PLANNING AND DEVELOPMENT DEPARTMENT
214 N. Hogan Street, Suite 300 | Jacksonville, FL 32202 | Phone: 904.255.7800 | Fax: 904.255.7884 | www.coj.net

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: _____ Signature: _____	**Applicant or Agent (if different than owner)** Print name: Brenna M. Durden Signature: Brenna M. Durden **An agent authorization letter is required if the application is made by any person other than the property owner.*
Owner(s) 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, Zoning Section
214 North Hogan Street, 2nd Floor
Jacksonville, Florida 32202
(904) 255-8300

Standards and Criteria Applicable to
JEA Special Exception for Essential Services

Specific Use Requested

- Essential Services including water, sewer, gas and electric, including without limitation, the construction, operation and maintenance of regional electrical generation facilities, other utilities, associated facilities, and ancillary activities and equipment.

Current Zoning and Supplementary Performance Standards - Proposed Special Exception Complies with Zoning and Performance Standards

- PBF-1 zoning district authorizes "Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and criteria set forth in Part 4" as permissible uses by exception (§656.332.I(b)(1), Zoning Code).
- Part 4 performance standards and criteria for essential services (§656.401(i)(2))

  Essential services which are permissible by exception in the Zoning Code are limited to certain installations of water, sewer, gas, telephone, radio, television and electric systems which could include regional service installations such as electric or gas generating plants or water pumping or aeration facilities or cellular telephone towers or radio towers.

Special Exception Criteria

(i) Consistent with Comprehensive Plan – FLUM designation PBF – allows essential services/electrical and other utilities.

(ii) Compatible with existing contiguous uses or zoning/general character of area – Contiguous uses – industrial/warehouse/distribution. Heavy industrial and additional PBF-1 zoning. The site is the same location as the former St. Johns River Power Park.

(iii) Environmental impact – project will comply with all federal, state and local environmental regulations, consistent with health, safety and welfare of community.

(iv) No detrimental effect on vehicular/pedestrian traffic – project will generate very little traffic. Approximately 12-15 employees anticipated to operate the project.

(v) No detrimental effect on future development of contiguous properties or general area – Property lies within the City's Industrial Sanctuary Overlay Area – designated areas to specifically protect development of industrial uses such as the proposed project.

(vi) Will not create objectionable/excessive noise, lights, vibrations, fumes, odors, dust or physical activities taking into account existing uses or zoning – Property and the area are expressly included within Industrial Sanctuary set aside for protection of industrial uses such as the project. The site is the same location as the former St. Johns River Power Park.

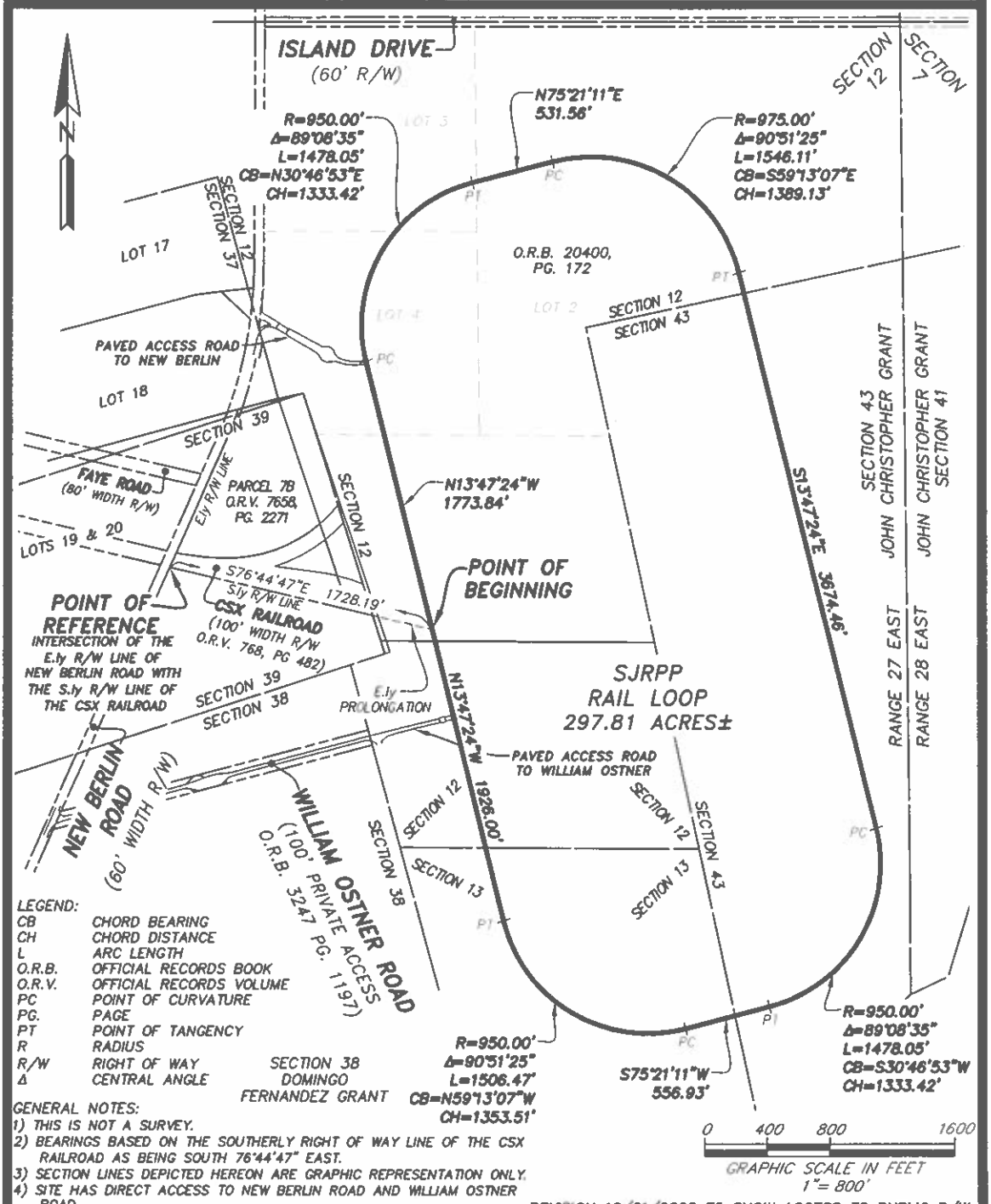
(vii) No burden on existing public facilities and services. Project will improve electrical/utility services for residents and businesses in Jacksonville.

(viii) Adequate access via New Berlin Road and William Ostner Road for emergency services.

(ix) Consistent with Comprehensive Plan and Zoning Code provisions, as described above.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTIONS 12 AND 13, TOGETHER WITH A PORTION OF SECTION 43 OF THE JOHN CHRISTOPHER GRANT, ALL LYING IN TOWNSHIP 1 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 20400, PAGE 172, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



LEGEND:

CB	CHORD BEARING
CH	CHORD DISTANCE
L	ARC LENGTH
O.R.B.	OFFICIAL RECORDS BOOK
O.R.V.	OFFICIAL RECORDS VOLUME
PC	POINT OF CURVATURE
PG.	PAGE
PT	POINT OF TANGENCY
R	RADIUS
R/W	RIGHT OF WAY
Δ	CENTRAL ANGLE

GENERAL NOTES:

1) THIS IS NOT A SURVEY.
2) BEARINGS BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF THE CSX RAILROAD AS BEING SOUTH 76°44'47" EAST.
3) SECTION LINES DEPICTED HEREON ARE GRAPHIC REPRESENTATION ONLY.
4) SITE HAS DIRECT ACCESS TO NEW BERLIN ROAD AND WILLIAM OSTNER ROAD.

REVISION 10/01/2025 TO SHOW ACCESS TO PUBLIC R/W

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.

Digitally signed by
Gilmore C Colyer III
Date: Oct 1, 2025

ETM
SURVEYING & MAPPING
Trusted Advisors, Creating Community.
14775 Old St. Augustine Rd.
Jacksonville, Florida 32258
(904) 642-8550
www.etminc.com
Certificate of Authorization No. LB 3624

SCALE: 1"=800'
DATE: SEPTEMBER 18, 2025

G. C. COLYER III
PROFESSIONAL SURVEYOR AND MAPPER
STATE of FLORIDA LS No. 6963

ORDER NO.: 25-390.00 FILE NO.: 131D-03.00A DRAWN BY: ASH CAD FILE: I:\Survey\RMApro\JEA\St Johns River Power Park\Sketches\Loop Road\SJRPP Rail Loop.dwg

Legal Description
Exhibit 1

A portion of Sections 12 and 13, together with a portion of Section 43 of the John Christopher Grant, all lying in Township 1 South, Range 27 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 20400, page 172, 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 Easterly right of way line of New Berlin Road, a 60 foot right of way as presently established, with the Southerly right of way line of the CSX Railroad, a 100 foot right of way as recorded in Official Records Volume 768, page 482, of said current Public Records; thence South 76°44'47" East, along said Southerly right of way line and its Easterly prolongation, 1728.19 feet to the Point of Beginning.

From said Point of Beginning, thence North 13°47'24" West, 1773.84 feet to the point of curvature of a curve concave Southeasterly having a radius of 950.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 89°08'35", an arc length of 1478.05 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 30°46'53" East, 1333.42 feet; thence North 75°21'11" East, 531.56 feet to the point of curvature of a curve concave Southwesterly having a radius of 975.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 90°51'25", an arc length of 1546.11 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 59°13'07" East, 1389.13 feet; thence South 13°47'24" East, 3674.46 feet to the point of curvature of a curve concave Northwesterly having a radius of 950.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 89°08'35", an arc length of 1478.05 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 30°46'53" West, 1333.42 feet; thence South 75°21'11" West, 556.93 feet to the point of curvature of a curve concave Northeasterly having a radius of 950.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 90°51'25", an arc length of 1506.47 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 59°13'07" West, 1353.51 feet; thence North 13°47'24" West, 1926.00 feet to the Point of Beginning.

Containing 297.81 acres, more or less.

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

JEA
Owner Name

11201 New Berlin Road, Jacksonville, FL 32226
Address(es) for Subject Property

108705-0010
Real Estate Parcel Number(s) for Subject Property

Brenna M. Durden
Appointed or Authorized Agent(s)

Special Exception
Type of Request(s)/Application(s)

STATE OF FLORIDA

COUNTY OF DUVAL

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

1. Affiant is the Sr. VP, Administrative Services of JEA, a body politic and corporate (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.

Jordan Pope
Signature of Affiant

Jordan Pope
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 7th day of October, 2025, by Jordan Pope, as Sr. VP, Administrative Services for JEA, who is ☑ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced _____.

[NOTARY SEAL]

EILEEN M. CONNOLLY
Notary Public - State of Florida
Commission # HH 592668
My Comm. Expires Sep 27, 2028
Bonded through National Notary Assn.

Eileen M. Connolly
Notary Public Signature

EILEEN M. CONNOLLY
Printed/Typed Name – Notary Public

My commission expires: 9/27/28

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 B - Agent Authorization Affidavit – Property Owner

Date: October 7, 2025

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

Re: Agent Authorization for the following site location:
11201 New Berlin Road, Jacksonville, FL 32208

To Whom It May Concern:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Brenna M. Durden of Lewis, Longman & Walker, P.A. to act as agent to file application(s) for Rezoning Exception 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.

JEA, a Body Politic and Corporate

By _____
Jordan Pope, Senior Vice President
Administrative Services

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

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of ~~September~~ OCTOBER, 2025, by Jordan Pope, as Senior Vice President of Administrative Services of JEA, who is personally known to me or who has produced _____ as identification.

EILEEN M. CONNOLLY
Notary Public - State of Florida
Commission # HH 592668
My Comm. Expires Sep 27, 2028
Bonded through National Notary Assn.

_____
NOTARY PUBLIC, State of Florida
Print name: _____
Commission No. _____
Commission expires: _____

April 11, 2025

SUBJECT: Designation of Real Property Procurement Officer

FROM: Vickie Cavey, Managing Director/CEO

TO: Jordan Pope, Senior Vice President, Administrative Services

CC: Jody Brooks, Chief Administrative Officer; Regina Ross, Chief Legal Officer, Office of General Counsel; Christine Valliere, Office of General Counsel; & Jenny McCollum, Director, Procurement Services

---

Effective as of April 11, 2025

I hereby designate Jordan Pope as the Real Property Procurement Officer for real property transactions made under the authority of the JEA Real Estate Services Procurement Directive.

Vickie Cavey

Vickie Cavey
Managing Director/CEO
Date: May 2, 2025

Proof of Ownership

JACKSONVILLE ELECTRIC AUTHORITY
225 N PEARL ST
JACKSONVILLE, FL 32202

Primary Site Address
11201 NEW BERLIN RD
Jacksonville FL 32226-

Official Record Book/Page
20400-00172

Tile #
8307

11201 NEW BERLIN RD

Property Detail

RE #	108705-0010
Tax District	GS
Property Use	8600 County
# of Buildings	2
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	41770881

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	$35,844.00	$33,459.00
Extra Feature Value	$4,201.00	$4,198.00
Land Value (Market)	$28,514,361.00	$28,514,361.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$28,554,406.00	$28,552,018.00
Assessed Value	$28,554,406.00	$28,552,018.00
Cap Diff/Portability Amt	$0.00 / $0.00	$0.00 / $0.00
Exemptions	$28,554,406.00	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		SJRWMD/FIND Taxable Value		School Taxable Value	
Assessed Value	$28,552,018.00	Assessed Value	$28,552,018.00	Assessed Value	$28,552,018.00
Jacksonville Elect Authority (904)	- $28,552,018.00	Jacksonville Elect Authority (904)	- $28,552,018.00	Jacksonville Elect Authority (904)	- $28,552,018.00
Taxable Value	**$0.00**	**Taxable Value**	**$0.00**	**Taxable Value**	**$0.00**

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
20400-00172	8/10/2022	$100.00	SW - Special Warranty	Unqualified	Improved
09017-01458	5/13/1998	$3,800.00	MS - Miscellaneous	Unqualified	Improved
07472-00658	7/21/1992	$162,983.00	SW - Special Warranty	Unqualified	Vacant
05637-02244	4/13/1983	$876,800.00	WD - Warranty Deed	Unqualified	Vacant
05573-00085	9/20/1982	$4,137,500.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FWIC1	Fence Wrought Iron	1	0	0	1,116.00	$234.00
2	FCLC1	Fence Chain Link	1	0	0	1,394.00	$56.00
3	PVAC1	Paving Asphalt	1	0	0	483,933.00	$2,276.00
4	FCBC1	Fence Chain Barbed	1	0	0	4,403.00	$200.00
5	FCBC1	Fence Chain Barbed	1	0	0	26,269.00	$1,432.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	7000	INSTITUTIONAL	PBF-1	0.00	0.00	Common	37,957,748.00	Square Footage	$28,468,311.00
2	9612	SALT WATER MARSH	CSV	0.00	0.00	Common	165.00	Acreage	$28,050.00
3	9602	SWAMP	PBF-1	0.00	0.00	Common	60.00	Acreage	$18,000.00

Legal

LN	Legal Description
1	12-1S-27E 1096.39
2	) CHRISTOPHER GRANT(EX PT IN RD,
3	EX O/R 2095-361,2388-157,
4	2581-78,2748-340,3247-1197,R/W
5	O/R 7811-1700),
6	LOTS 1,2,LOTS 5,6,PT NE1/4 OF NW1/4
7	SEC 12 RECD O/R 5637-2244,
8	LOTS 1,2,PT UNSURVEYED SEC 13,SEC 43
9	RECD O/R BK 5572-85,BEING PAR L,
10	PT LOTS 19,20 FERNANDEZ GRANT
11	SEC 39-1S-27E RECD O/R 5550-2109,
12	GOV LOTS 1 TO 7,FRAC NW 1/4
13	SEC 7-1S-28E,SEC 41-1S-28E

Buildings

Building 1
Building 1 Site Address
11201 NEW BERLIN RD Unit
Jacksonville FL 32226-

Building Type	4803 - WHSE STORAGE
Year Built	1985
Building Value	$33,396.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1920	1920	1920
Total	1920	1920	1920

Element	Code	Detail
Exterior Wall	17	17 C.B. Stucco
Roof Struct	12	12 Reinfrcd Conc
Roofing Cover	4	4 Built Up/T&G
Interior Wall	7	7 None
Int Flooring	3	3 Concrete Fin
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Comm Htg & AC	1	1 Not Zoned
Comm Frame	3	3 C-Masonry

Element	Code	Detail
Baths	3.000	
Stories	1.000	
Rooms / Units	1.000	
Avg Story Height	12.000	
Restrooms	1.000	

2025 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.
2024

- 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

Jim Overton
Duval County
Date/Time: 10/21/2025 10:12AM
Drawer: P06
Clerk: JMH
Transaction: 2022050

Item
CR Processing
CR793920
EA - JORDAN POPE
11201 NEW BERLIN RD
JACKSONVILLE, FL
32228
Total
Receipt: 272-26-00385868
Check
#75081
Cash
By: JEA

$1,271.00
$1,271.00
$1,271.00
$1,271.00
$0.00

al County, City Of Jacksonville
Jim Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Date: 10/15/2025
Email: CRule@coj.net

EA - JORDAN POPE
s: 11201 NEW BERLIN RD JACKSONVILLE, FL 32228
tion: APPLICATION FOR ZONING EXCEPTION

	Activity	Interfund	Future	Debit Amount	Credit Amount
	00000000	00000	0000000	1271.00	0.00
	00000000	00000	0000000	0.00	1271.00

Total Due: $1,271.00

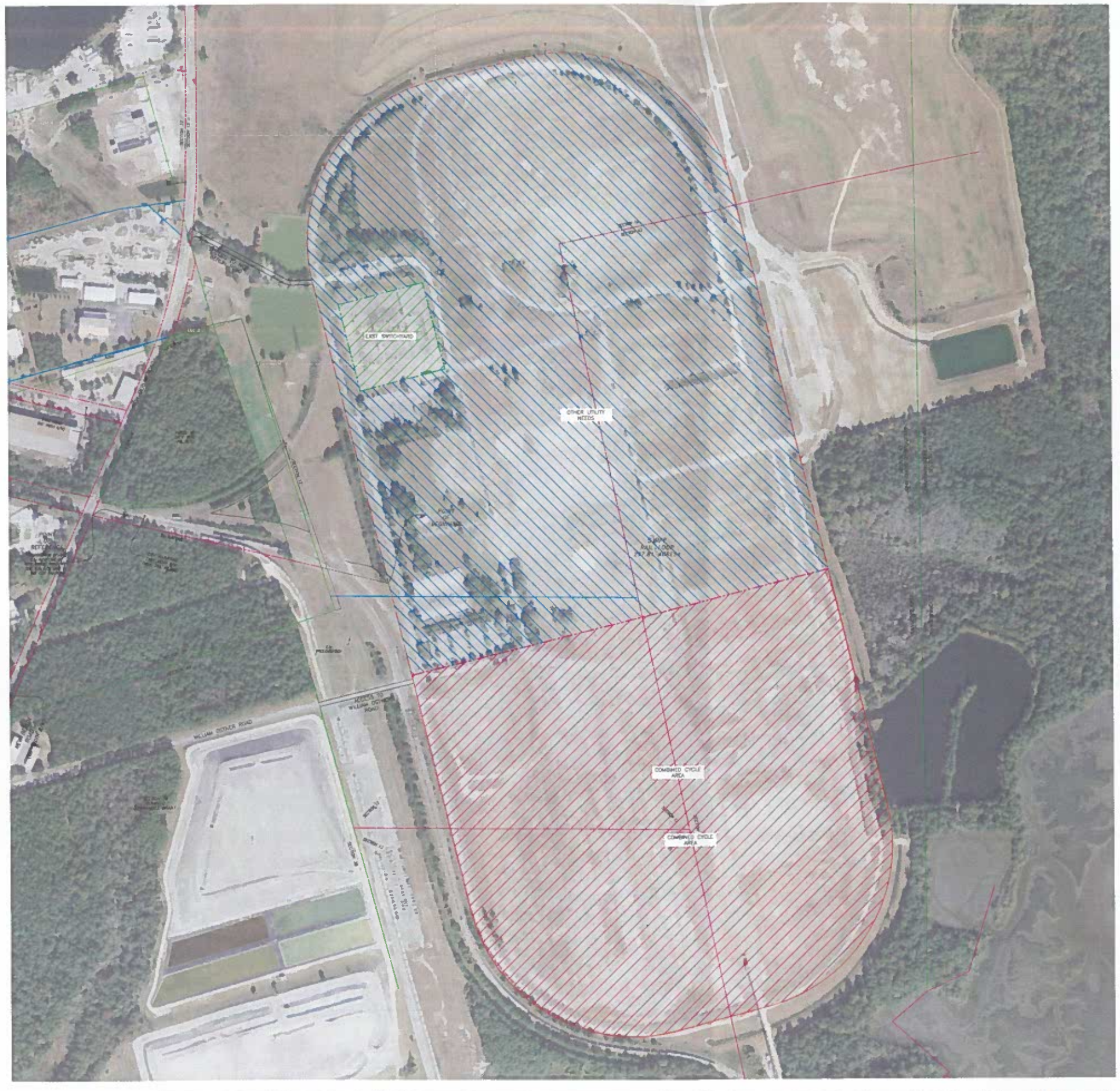
Jim Overton , Tax Collector
General Collections Receipt
City of Jacksonville, Duval County

Account No: CR793920
REZONING/VARIANCE/EXCEPTION

Date: 10/15/2025

Name: JEA - JORDAN POPE
Address: 11201 NEW BERLIN RD JACKSONVILLE, FL 32228
Description: APPLICATION FOR ZONING EXCEPTION

Total Due: $1,271.00



GENERAL NOTES

1. THE FACILITIES SHOWN ON THIS DRAWING ARE CONCEPTUAL IN NATURE, AND SHOULD ONLY BE USED FOR PLANNING PURPOSES ONLY.

NOT TO BE USED FOR CONSTRUCTION

THE DISTRIBUTION AND USE OF THE NATIVE FORMAT CAD FILE OF THIS DRAWING IS UNCONTROLLED. THE USER SHALL VERIFY TRACEABILITY OF THIS DRAWING TO THE LATEST CONTROLLED VERSION.

NO	DATE	REVISIONS AND RECORD OF ISSUE	DRN	DES	CHK	POE	APP
B	29/SEP/2025	ISSUED FOR CLIENT REVIEW	DAS	DAS		JCB	
A	17/SEP/2025	ISSUED FOR CLIENT REVIEW	DAS	JCB		JCB	

1" = 300'

BLACK & VEATCH
11401 LAMAR AVE
OVERLAND PARK, KS

ENGINEER JCB	DRAWN DAS	JEA	PROJECT NUMBER 424014-D5-1002
CHECKED	DATE	COMBINED CYCLE STUDY	DRAWING NUMBER
		SITE ARRANGEMENT	CODE
		EXCEPTION ZONING	AREA

REV B

REFERENCE DWG NUMBER

STD452304 ACAD 18.2s (US Imp) 1st UPDATED PER STANDARDS

E-25-55

(Companion V-25-24 & AD-25-71)

REPORT OF THE PLANNING DEPARTMENT

APPLICATION FOR ZONING EXCEPTION E-25-55

NOVEMBER 20th, 2025

Location:	2626 Part Street
Real Estate Number:	065252-0600
Zoning Exception Sought:	Retail sale in CRO
Current Zoning District:	Commercial Residential and Office (CRO)
Current Land Use Category:	Residential Professional Institutional (RPI)
Planning District:	5 - Northwest
Council District:	District 7
Applicant/Owner:	Bassam Iskandar 7144 Andalusia Avenue Jacksonville, Florida 32217
Staff Recommendation:	**APPROVE**

GENERAL INFORMATION

Application for Exception **E-25-55** seeks to permit retail sales in the form of an antique shop in a CRO zoning district.

This Zoning Exception has two companion applications, an Administrative Deviation AD-25-71 and a Zoning Variance V-25-24. The Administrative Deviation request is to reduce the width of the driveway from 12 feet minimum to 7 feet and 10 inches, reduce the perimeter landscape buffer area between vehicle use area and abutting property from 5 feet minimum width required along the west boundary to 1 foot and the east boundary to 0 feet, and reduce the uncomplimentary land use buffer width from 10 feet wide required along the south property boundary to 0 feet. The Variance request is to allow for an increase in structure use from 50% to 100% for retail sales in CRO.

The subject property is within the Riverside Historic district and the Riverside overlay and is approximately 0.15 acres. Within the general area there are multiple establishments that provide

retail sales in the form of antique shops. Notable examples:

- Southern Crossing Antique Mall, located at 2718 Park Street.
- Antique Emporium at Park, located at 2762 Park Street.
- La Vie En Rose Antiques & Estate Sales, located at 2762 Park Street.

If approved the exception will be granted in the name of Bassam Iskandar.

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) of the Zoning Code, the Planning 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 subject site is 0.15 acres and is located between Barrs and King Street at 2626 Park Street, North of the Park Street and King Street intersection. Park Street is a collector road and is located within the planning district 5 (Northwest), council district 7, and within the riverside overlay and urban development area.

The site currently has a land use designation of Residential Professional Institutional (RPI). RPI in the urban area is intended to accommodate medium density residential and professional office uses. Limited neighborhood commercial retail and service establishments which serve a diverse set of neighborhoods may also be a part of single or mixed-used development to reduce the number of Vehicles Miles Traveled.

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.

The subject property is located in a commercial area in historic

riverside and is located near other commercial zoning districts. The approval of this exception will not create a use out of character for the area and will not hinder the character of the City's neighborhoods or residential areas but would rather serve the surrounding residential neighborhoods with additional commercial uses.

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.

The proposed is consistent with the types of uses, intensities of uses and location of uses within the commercial land use categories identified in the 2045 Comprehensive plan. Allowing the subject exception will have a positive impact on the commercial viability of the immediate area.

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

The proposed reproposes a single-family dwelling in a commercial planning district into a commercial use and encourages infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

Historic District:
The project site is located within the boundaries of the Riverside Historic District. Vertical construction and changes to existing structures on site must be reviewed by the Planning and Development Department, and potentially the Jacksonville Historic Preservation Commission.

(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 use will be compatible with the existing contiguous uses and zoning, in that it is surrounded by several commercial areas and residential neighborhood areas.

Adjacent Property	Land Use Category	Zoning Districts	Current Property Use
North	NC	CN	Businesses/Offices
South	CGC	CGC-1	Mixed use/Shopping area

East	CGC	CGC-1	Mixed use/Shopping area
West	RPI	CRO	Residential/Single Family

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

No. The request for retail sales in CRO will take place within a developed structure that was built in 1915. This exception will not have an environmental impact inconsistent with the health, safety, and welfare of the community. The applicant will be required to meet all applicable environmental regulations.

(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?

No. The primary structure was built in 1915 and has always allowed for safe movement of traffic for the proposed uses on the property. The site is accessible to vehicle and pedestrian traffic from Park Street. This Zoning Exception application has a companion Administrative Deviation application (AD-25-71) that traffic has reviewed and approved the parking and landscaping.

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

No. The proposed exception will not have a detrimental effect on the future development of contiguous properties or the general area since the area is mostly developed with a mix of commercial and residential uses. It is not expected that an antique shop in CRO will have a negative impact on the surrounding properties as there are other establishments that offer similar retail sales along Park Street.

(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 of retail sales in CRO will not result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, dust, or physical activities out of character for the surrounding area.

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

No. The proposed use will not overburden existing public services or facilities. This property is located in a CRO zoning district and has commercial properties on the east and west of the property. Therefore, there will not be an increased demand for public services.

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

Yes. The subject property is accessible from Park Street to permit adequate access for fire, police, rescues, and other service 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. 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, 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

Upon visual inspection of the subject property on **November 3rd, 2025**, by the Planning Department, the 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-25-55** be **APPROVED.**

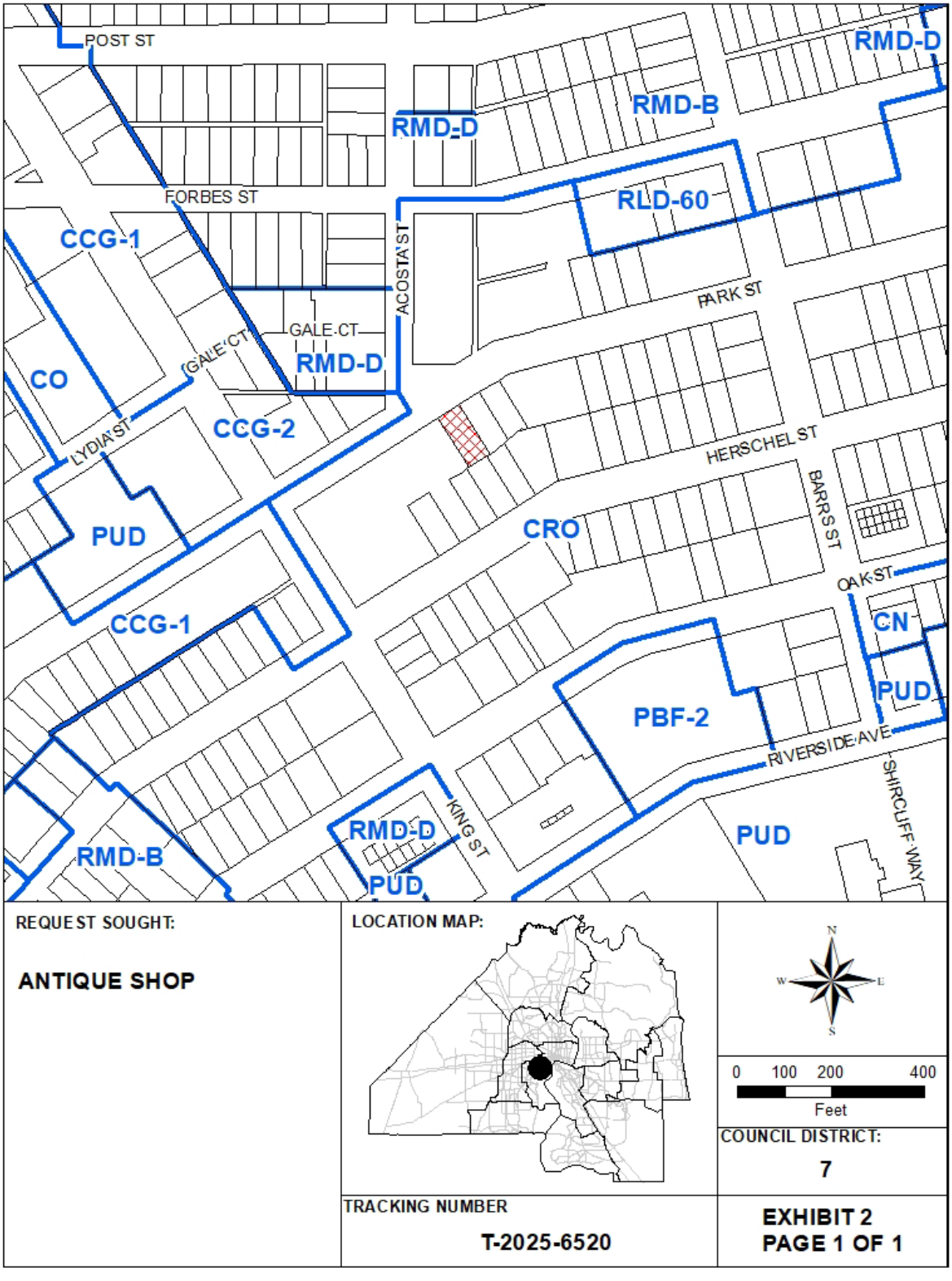
Figure A:

Aerial view of subject property 2626 Park Street (RE#065252-0600)
Source: Planning Department, 2025

Figure B:

View of subject property at 2626 Park Street (RE#065252-0600)
Source: Planning Department, November 2025

Figure C:



Legal Map

Planning and Development Department

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

M E M O R A N D U M

TO: Mikayla Batteh
Current Planning Division

FROM: Eric Hinton
Community Planning Division

RE: Z-6520

DATE: October 29, 2025

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

Description of Proposed Exception Application

Current Land Use	Residential-Professional-Institutional (RPI)
LU Companion Application	Not Applicable
Current Zoning	Commercial-Residential-Office (CRO)
Proposed Zoning	Exception
Land Development Area	Urban Development Area
Acres	0.15 of an acre

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:
This request is for a zoning exception for retail sale in the CRO zoning district and in the RPI land use category. The applicant provides that they are seeking to operate an antique shop.

LAND USE CATEGORY CONSISTENCY REVIEW:
The 0.15 of an acre site is located at 2626 Park Street, a collector road, between Barrs Street and King Street. The site is within the Residential Professional Institutional (RPI) land use category, Commercial-Residential-Office (CRO) zoning district, and the Urban Development Area. The property is in Council District 7 and Planning District 5 (Northwest). The site is also in the Riverside Zoning Overlay

RPI in the Urban Area is intended to provide compact medium density residential development. Development which includes medium density residential and professional 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.

The proposed exception for Retail Sale in CRO is consistent with the RPI land use category.

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 1.1.7
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.

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 3.2.2
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 exception has been identified as being related to the following issues identified in the 2045 Comprehensive Plan. Based on this relationship, the exception 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- and 500-foot Height and Hazard Zones for the Jacksonville Naval Air Station and the 500-foot Height and Hazard Zone for Herlong Recreational Airport. Zoning will limit development to a maximum height of 300 or 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.

Historic District

The project site is located within the boundaries of the Riverside Historic District. Vertical construction and changes to existing structures on site must be reviewed by the Planning and Development Department, and potentially the Jacksonville Historic Preservation Commission.

Historic Preservation Element

Policy 1.1.3 The City shall continue to implement the Certificate of Appropriateness review process for plans that will physically alter the appearance of a designated site, property or historic district through either the administrative process or submission to the Historic Preservation Commission.

Application For Zoning Exception

Planning and Development Department Info

Application # E-25-55 **Staff Sign-Off/Date** MMB / 10/23/2025
Filing Date 10/24/2025 **Number of Signs to Post** 1
Current Land Use Category RPI
Exception Sought RETAIL SALE IN CRO
Applicable Section of Ordinance Code 656.131(C), 656.311, 656.399.18, 656.604
Notice of Violation(s) N/A
Hearing Date 11/20/2025
Neighborhood Association RIVERSIDE AVONDALE PRESERVATION SOCIETY, PARK & KING AREA ASSOCIATION
Overlay RIVERSIDE

Application Info

Tracking #	6520	**Application Status**	PAID
Date Started	09/10/2025	**Date Submitted**	09/10/2025

General Information On Applicant

Last Name	First Name	Middle Name
ISKANDAR	BASSAM	

Company Name

Mailing Address
7144 ANDALISIA AVENUE

City	State	Zip Code
JACKSONVILLE	FL	32217

Phone	Fax	Email
2039470556		BASSAMISK@GMAIL.COM

General Information On Owner(s)

Last Name	First Name	Middle Name
ISKANDAR	BASSAM	

Company/Trust Name

Mailing Address
7144 ANDALISIA AVENUE

City	State	Zip Code
JACKSONVILLE	FL	32217

Phone	Fax	Email
2039470556		BASSAMISK@GMAIL.COM

Property Information

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

Map	RE#	Council District	Planning District	Current Zoning District(s)
Map	065252 0600	7	5	CRO

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

Current Property Use
SINGLE FAMILY

Exception Sought
RETAIL SALE IN CRO

In Whose Name Will The Exception Be Granted
BASSAM ISKANDAR

Location Of Property

General Location
RIVERSIDE

House #	Street Name, Type and Direction	Zip Code
2626	PARK ST	32204

Between Streets
and

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.

CURRENT ZONING IS CRO. CCG-2 ZONING RIGHT ACROSS. SEVERAL SIMILAR SHOPS AROUND AND WITHIN WALKING DISTANCE.

(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 AREA IS MOSTLY COMMERCIAL WITH CCG-2 ZONING RIGHT ACROSS THE STREET. I HAVE WORKED WITH THE HISTORIC PRESERVATION COMMITTEE WHILE RENOVATING THE PROPERTY AND MADE SURE THAT ALL THE HISTORIC ASPECTS ARE PRESERVED. ALL DOORS, WINDOWS, ETC. HAVE BEEN RESTORED NOT REPLACED. THE PLACE RIGHT NOW LOOKS SO BEAUTIFUL; ALL THE NEIGHBORS ARE HAPPY WITH HOW IT TURNED OUT. I WILL NOT CHANGE ANYTHING IN ITS APPEARANCE.

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

SURELY NOT. IT WILL BE A CLEAN, UPSCALE ANTIQUE SHOP.

(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.
SURELY NOT. I ALREADY HAVE 5 PARKING SPACES IN THE BACK OF THE PROPERTY. THE AREA IS MOSTLY FOR WALKING CLIENTELE. SHOP IS MEANT FOR SELECTIVE CLIENTS WHO ARE INTERESTED IN SUCH ITEMS, SO THERE WILL DEFINITELY BE NO ISSUES WITH TRAFFIC OR PARKING CONDITIONS.

(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.
SURELY NOT. THE PROPERTY HAS EXISTED SINCE 1912. IT WILL REMAIN THE SAME AND WITH A MUCH BETTER APPEARANCE.

(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.
SURELY NOT. IT WILL BE A QUIET, UPSCALE ANTIQUE/NOVELTY PLACE.

(vii) Will not overburden existing public services and facilities.
SURELY NOT. AS EXPLAINED, SELECTIVE CLIENTS, PARKING AVAILABLE.

(viii) Will be sufficiently accessible to permit entry onto the property by fire, police, rescue and other services.
FOR SURE. DRIVEWAY AND PARKING AREA ARE WIDE ENOUGH.

(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.
FOR SURE.

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	
44 Notifications @ $7.00/each:	$308.00
3) Total Application Cost:	$1,481.00

*** 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

September 10, 2025

The Easterly 53 feet of Lot 1, Block 5, Plan of Riverside Annex, as per plat thereof, recorded in Plat Book 1, Page(s) 106, of the former 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
Corporation/Partnership/Trust/Other Entity

Bassam Iskandar
Owner Name

2626 Park St. Jacksonville, FL 32204
Address(es) for Subject Property

065252-0600
Real Estate Parcel Number(s) for Subject Property

Appointed or Authorized Agent(s)

Zoning Exception
Type of Request(s)/Application(s)

STATE OF FL
COUNTY OF Duval

BEFORE ME, the undersigned authority, this day personally appeared Bassam Iskandar, 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 2626 Park St LLC, 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

Bassam Iskandar

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 12, day of Sept., 2025, by Bassam Iskandar, as Manager for 2626 park St LLC, who is ☐ personally known to me or ☒ has produced identification and who took an oath.

Type of identification produced Driver License.

Notary Public Signature

[NOTARY SEAL]

MAGEDA D ALYAZGI
Notary Public - State of Florida
Commission # HH 431264
My Comm. Expires Aug 8, 2027

Mageda D. Alyazgi

Printed/Typed Name – Notary Public

My commission expires: 08/08/2027

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

Florida Limited Liability Company
2626 PARK ST. LLC

Filing Information

Document Number	L22000087218
FEI/EIN Number	N/A
Date Filed	02/23/2022
Effective Date	02/22/2022
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	05/02/2022
Event Effective Date	NONE

Principal Address

2626 PARK STREET
JACKSONVILLE, FL 32204

Mailing Address

7144 ANDALUSIA AVE.
JACKSONVILLE, FL 32217

Changed: 03/05/2024

Registered Agent Name & Address

ISKANDAR, BASSAM
7144 ANDALUSIA AVE
JACKSONVILLE, FL 32217

Address Changed: 03/11/2025

Authorized Person(s) Detail

Name & Address

Title AMBR

ZADE, NANCY
7024 ANDALUSIA AVE
JACKSONVILLE, FL 32217

Title AMBR

ISKANDAR, BASSAM
7024 ANDALUSIA AVE.
JACKSONVILLE, FL 32217

Annual Reports

Report Year	Filed Date

2023	01/26/2023
2024	03/05/2024
2025	03/11/2025

Document Images

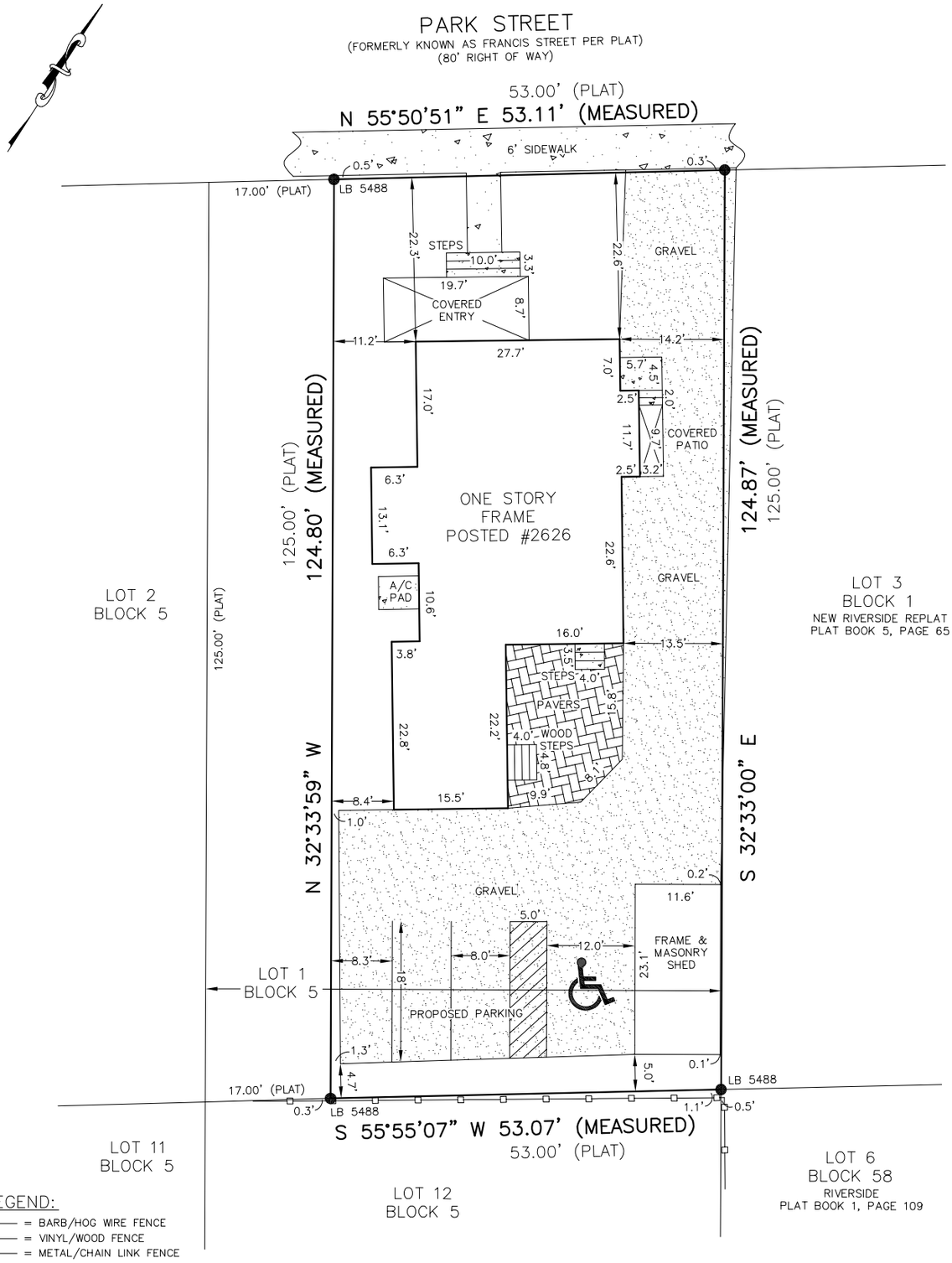
03/11/2025 -- ANNUAL REPORT	View image in PDF format
03/05/2024 -- ANNUAL REPORT	View image in PDF format
01/26/2023 -- ANNUAL REPORT	View image in PDF format
05/02/2022 -- LC Amendment	View image in PDF format
02/23/2022 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

MAP SHOWING BOUNDARY SURVEY OF

EAST 53 FEET OF LOT 1, BLOCK 5, RIVERSIDE ANNEX, AS RECORDED IN PLAT BOOK 1, PAGE 106, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:



LEGEND:

- x = BARB/HOG WIRE FENCE
- = VINYL/WOOD FENCE
- = METAL/CHAIN LINK FENCE
- = CONCRETE
- ○ = SET 1/2" REBAR STAMPED PSM#6146
- ● = FOUND 1/2" IRON PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
- ■ = 4"x4" CONCRETE MONUMENT

A/C = AIR CONDITIONER

PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
PRC = POINT OF REVERSE CURVATURE
PCC = POINT OF COMPOUND CURVATURE

NOTES:

1. BEARINGS ARE BASED ON THE ASSUMED BEARING OF S 32°33'00" E ALONG THE EASTERLY BOUNDARY LINE OF SUBJECT PARCEL.
2. BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE " X ", AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED NOVEMBER 2, 2018, COMMUNITY NUMBER 120077, PANEL 0362 J.
3. THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT OR OTHER DOCUMENTS PROVIDED BY CLIENT, IF SUPPLIED. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
4. THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

REVISIONS

DATE	DESCRIPTION

JOB # 46143 | DATE OF FIELD SURVEY: 10-04-25 | SCALE: 1" = 20'

Ray Thompson SURVEYING, Inc.

Going the DISTANCE for You

1825 University Boulevard West
Jacksonville, Florida 32217
(Phone) 904-448-5125
(Fax) 904-448-5178

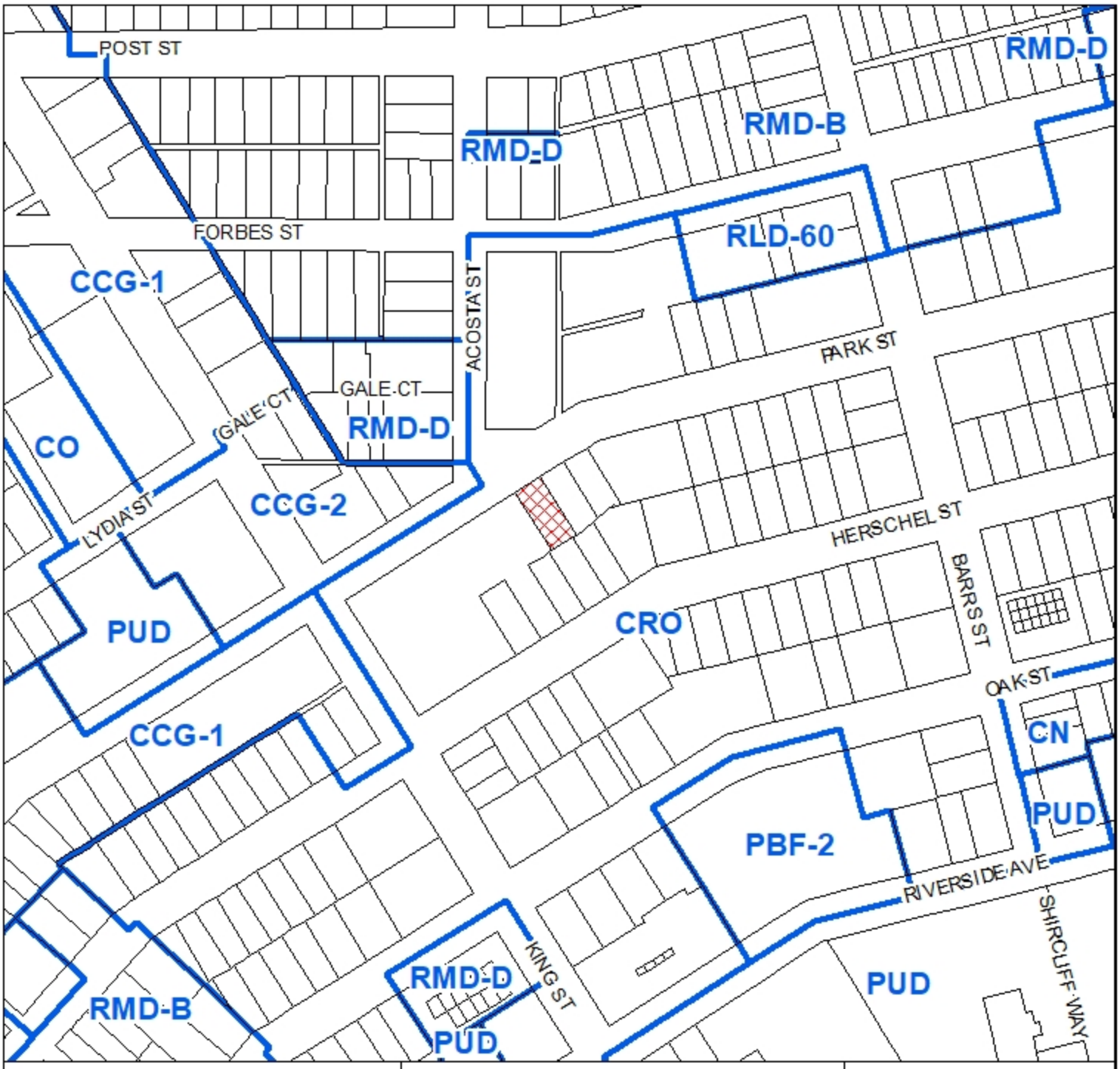
CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

RAYMOND THOMPSON
REGISTERED SURVEYOR AND MAPPER # 6146
STATE OF FLORIDA LICENSE BUSINESS No. 7469

STATE OF FLORIDA — RAYMOND THOMPSON — CERTIFICATE NO. 6146 — PROFESSIONAL SURVEYOR AND MAPPER

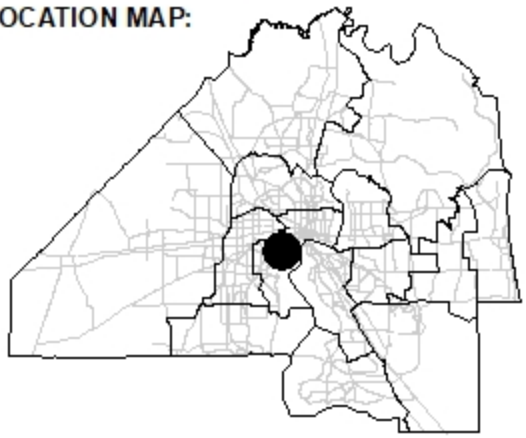
LAND SURVEYS ○ CONSTRUCTION SURVEYS ○ SUBDIVISIONS



REQUEST SOUGHT:

ANTIQUE SHOP

LOCATION MAP:



N
W
E
S

0 100 200 400

Feet

COUNCIL DISTRICT:

7

TRACKING NUMBER

T-2025-6520

EXHIBIT 2
PAGE 1 OF 1

Duval County, City Of Jacksonville
Jim Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Account No: CR794836 Date: 10/23/2025
User: Batteh, Mikayla - PDCU Email: MBatteh@coj.net
REZONING/VARIANCE/EXCEPTION

Name: Bassam Iskandar
Address: 7144 Andalisia Avenue Jacksonville, Florida 32217
Description: Z-6520 (Zoning Exception): $1,481.00 Z-6628 (Administrative Deviation): $952.00 Z-6629 (Zoning Variance): $1,173.00 2626 Park Street Jacksonville, Florida 32204 RE#065252-0600

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	3606.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	3606.00

Control Number: 7934038 | Paid Date: 10/24/2025 **Total Due: $3,606.00**

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

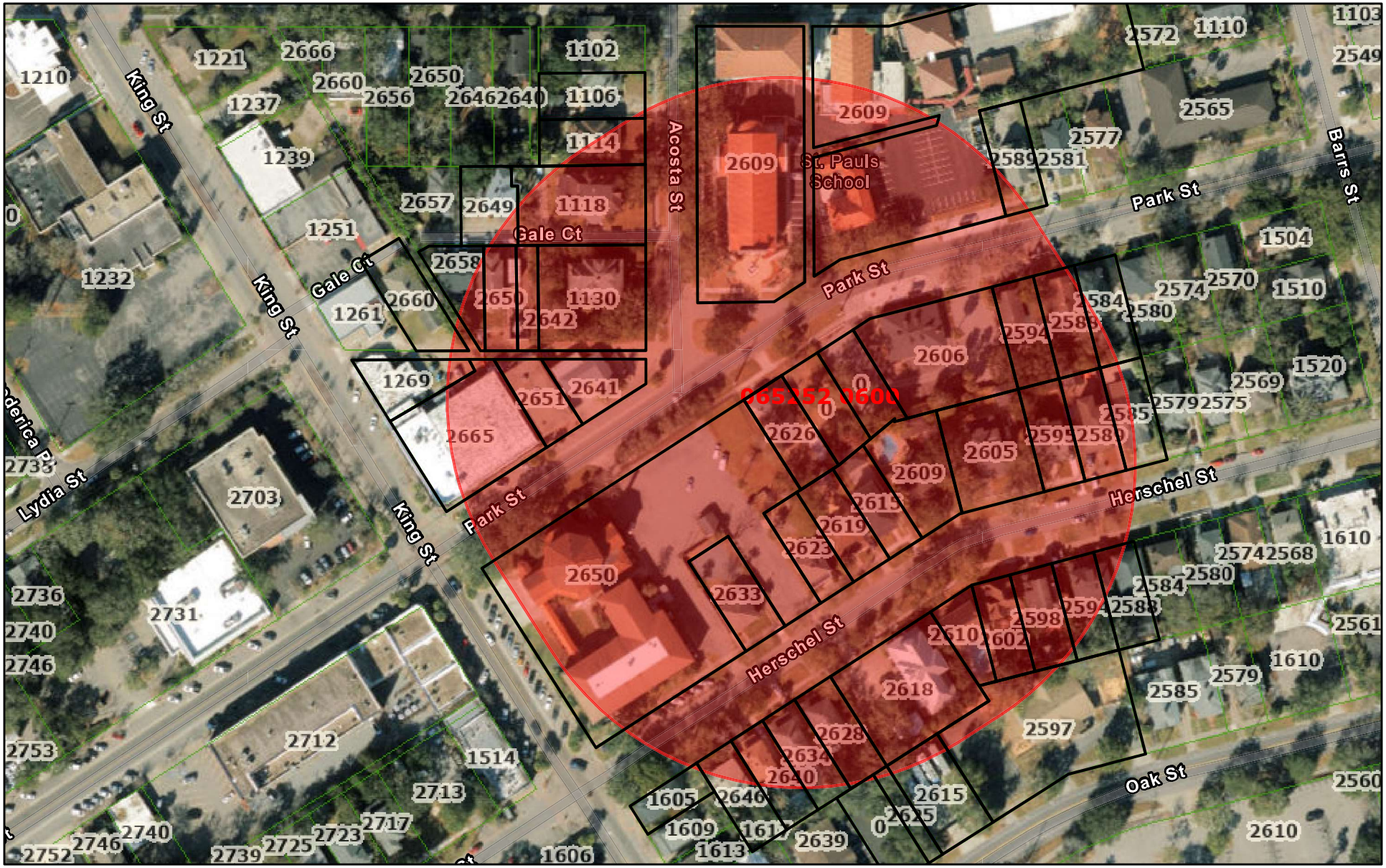
Account No: CR794836 Date: 10/23/2025
REZONING/VARIANCE/EXCEPTION

Name: Bassam Iskandar
Address: 7144 Andalisia Avenue Jacksonville, Florida 32217
Description: Z-6520 (Zoning Exception): $1,481.00 Z-6628 (Administrative Deviation): $952.00 Z-6629 (Zoning Variance): $1,173.00 2626 Park Street Jacksonville, Florida 32204 RE#065252-0600

Total Due: $3,606.00

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
090768 0000	2597 OAK STREET LLC		3948 3RD ST S SUITE 406			JACKSONVILLE BEACH	FL	32250
065232 0010	2618 HERSCHEL STREET LLC		2358 RIVERSIDE AVE UNIT 1204			JACKSONVILLE	FL	32204
065252 0600	2626 PARK ST LLC		7024 ANDALUSIA AVE			JACKSONVILLE	FL	32217
065259 0000	BLANDING OUTPARCEL LLC		2469 N JOHN YOUNG PKWY UNIT C D			ORLANDO	FL	32804
065253 0000	BRICK HAUS SALON INC		2633 HERSCHEL ST			JACKSONVILLE	FL	32204
090771 0000	COMPTON SARAH H ET AL		2598 HERSCHEL ST			JACKSONVILLE	FL	32204-
064154 0030	DOORENBOS MARK JR ET AL		C/O MICHELLE GUCKES FERNANDEZ	2615 HERSCHEL ST		JACKSONVILLE	FL	32204
065245 0500	FRI ORLANDO HOLDINGS LLC		95 COLUMBIA ST			ORLANDO	FL	32806-1101
090973 0000	FYRE HOLDINGS LLC		227 S 7TH ST			FERNANDINA BEACH	FL	32034
064275 0000	GRULLON JULIO CESAR		2649 GALE CT			JACKSONVILLE	FL	32204
064154 0020	HASHTAG REALTY GROUP LLC		1708 WALNUT ST			JACKSONVILLE	FL	32206
090783 0000	HERSCHEL INVESTMENTS LLC		2585 HERSCHEL ST			JACKSONVILLE	FL	32204
064271 0500	JACKSONVILLE ELECTRIC AUTHORITY		225 N PEARL ST			JACKSONVILLE	FL	32202
064271 0000	KUZEL KEVIN M		1130 ACOSTA ST			JACKSONVILLE	FL	32204-4264
065239 0000	MCNEILL REED HOLDINGS LLC		1605 KING ST			JACKSONVILLE	FL	32204
090791 0000	MYATT MICHAEL S ET AL		2594 PARK ST			JACKSONVILLE	FL	32205
065257 0000	NORMANDY BOULEVARD LLC		8650 OLD KINGS RD S STE 12			JACKSONVILLE	FL	32217
065235 0000	OLSEN ERIK PREBEN		2634 HERSCHEL ST			JACKSONVILLE	FL	32204
065255 0000	PETTY PATRICK S		2619 HERSCHEL ST			JACKSONVILLE	FL	32204
090772 0000	R & R 2500 RENTALS LLC		4269 TIMUQUANA RD			JACKSONVILLE	FL	32210-8535
064276 0000	REVENAUGH TIMOTHY G		1114 ACOSTA ST			JACKSONVILLE	FL	32204-4219
065254 0000	RIVERSIDE AVONDALE PRESERVATION INC		2623 HERSCHEL ST			JACKSONVILLE	FL	32204-4511
065252 0620	RIVERSIDE BAPTIST CHURCH		2650 PARK ST			JACKSONVILLE	FL	32204-4520
064270 0000	RIVERSIDE COLLECTION LLC		1920 DEAN RD STE 9			JACKSONVILLE	FL	32216
065252 0500	RNTJ LLP		2606 PARK ST			JACKSONVILLE	FL	32204
065256 0000	ROSSI JOHN V		2641 PARK ST			JACKSONVILLE	FL	32204-4519
064272 0100	SETTLE STEVEN		1615 OSCEOLA ST			JACKSONVILLE	FL	32204
064276 0010	SEYMOUR AUDREY R		1106 ACOSTA ST			JACKSONVILLE	FL	32204
090773 0000	SHEEPCO HOLDINGS LLC		4207 BIRCHWOOD AVE			JACKSONVILLE	FL	32207
064273 0000	SINCLAIR DALE		1650-302 MARGARET ST	PMB #160		JACKSONVILLE	FL	32204
090770 0000	SINCLAIR RICHARD BRUCE III		2602 HERSCHEL ST			JACKSONVILLE	FL	32204
090769 0000	SOLANS PAUL		2610 HERSCHEL ST			JACKSONVILLE	FL	32204
064157 0000	ST PAULS CHURCH & SCHOOL		2609 PARK ST			JACKSONVILLE	FL	32204-4555
065246 0000	ST VINCENTS MEDICAL CENTER INC		1 SHIRCLIFF WAY ROOM 1928			JACKSONVILLE	FL	32204
090792 0000	STOOPS DAVID LEE		2054 FORBES ST			JACKSONVILLE	FL	32204-3802
090785 0000	STRICKLAND SARAH		2595 HERSCHEL ST			JACKSONVILLE	FL	32204
064272 0000	STRYCHARZ ABIR ET AL		75125 CHICORY CT			YULEE	FL	32097
065238 0000	SUSLAK WALTER A		1850 POWELL PL			JACKSONVILLE	FL	32205-8804
090790 0000	TAPPOUNI MARY G		2588 PARK ST			JACKSONVILLE	FL	32204
090784 0000	TILLEY HENRY M		2589 HERSCHEL ST			JACKSONVILLE	FL	32204-4557
065236 0000	TJKH PROPERTIES LLC		2628 HERSCHEL ST			JACKSONVILLE	FL	32204
065237 0000	TURNER ANA THOMAS		2640 HERSCHEL ST			JACKSONVILLE	FL	32204-4512
090786 5000	VARON JARED		2609 HERSCHEL ST			JACKSONVILLE	FL	32204-4511
090786 0000	WEST JOSHUA		2605 HERSCHEL ST			JACKSONVILLE	FL	32204
	NORTHWEST	VICTOR COLEMAN	2118 18TH ST W			JACKSONVILLE	FL	32209
	OPEN VOLUNTEER	RANDALL JACKSON	5807 GILCHRIST OAKS CT			JACKSONVILLE	FL	32219
	PARK & KING AREA ASSOCIATION	JIM LOVE	2730 COLLEGE ST			JACKSONVILLE	FL	32205-7412
	RIVERSIDE AVONDALE PRESERVATION SOCIETY	SHANNON BLANKINSHIP	2623 HERSCHEL ST.			JACKSONVILLE	FL	32204
	ST. PAUL'S CATHOLIC CHURCH	FR LEONARD CHUWA	2609 PARK ST			JACKSONVILLE	FL	32204

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

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

V-25-24

(Companion E-25-44 & AD-25-71)

REPORT OF THE PLANNING DEPARTMENT

APPLICATION FOR ZONING VARIANCE V-25-24

NOVEMBER 20th, 2025

Location:	2626 Park Street
Real Estate Number(s):	065252-0600
Zoning Variance Sought:	To increase use of the structure from 50% to 100% for retail sales
Current Zoning District:	Commercial Residential and Office (CRO)
Current Land Use Category:	Residential Professional Institutional (RPI)
Planning District:	5 - Northwest
City Council District:	District 7
Applicant/owner:	Bassam Iskandar 7144 Andalusia Avenue Jacksonville, Florida 32217
Staff Recommendation:	**APPROVE**

GENERAL INFORMATION

Application for Zoning Variance **V-25-24** is being requested for an increase in structure use from 50% to 100% for retail sales in CRO.

This variance application is one of two companion applications for a Zoning Exception that is seeking retail sales in a CRO zoning district in the form of an antique shop. The second companion application is an Administrative Deviation that is seeking to reduce the perimeter landscape buffers on the east and west boundaries to 0 feet and 1 foot, reduce the minimum driveway width from 12 feet to 7 feet and 10 inches to keep the existing conditions on the property, and reduce the uncomplimentary land use buffer width from 10 feet to 0 feet on the south property line to provide more space vehicle use area. The applicant is also requesting to reduce the uncomplimentary land use buffer width from 10 feet to 0 feet on the south property line to provide more space vehicle use area.

The subject's parcel was built in 1915 and is 0.15 acres, and the primary structure is approximately 1,532 square feet in size. The parcel is located on Park Street in planning district 5. Part 3 subpart C section 656.311 (3)(D)(14) states that retail outlets within CRO cannot exceed 50 percent of the gross floor area of the buildings of which they are a part, in this case 766 square feet. The property is requesting an additional 50% (766 square feet) than permitted by code, 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 Zoning Code for retail outlets in CRO is unnecessary given that there are similar retail outlets within the area. Examples of other antique retail outlets in the area include:

Southern Crossing Antique Mall	2718 Park Street	065288-0000

Antique Emporium at Park	2762 Park Street	065294-0000
La Vie En Rose Antiques & Estate sales	2762 Park Street	065294-0000

(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 retail outlets in the area. The applicant's proposed variance will allow them to use the whole primary structure as an antique shop.

(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 increase in structure use will allow the owner to repurpose the primary structure into an antique shop in the historic riverside area.

(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 are similar size antique shops in the area. The proposed antique shop will repurpose the building and will not alter the character of the area. The applicant received a COA in 2022 to fix up the outside of the primary structure. Additionally, staff found several other antique shops along Park Street, percentage usage would not be accurately determined for comparative analysis. However, they are presumed to be comparable in size to the properties' primary structure.

Moreover, while the subject property is zoned CRO, it is located around commercial use properties. This leads staff to surmise that imposing the strict letter of code would significantly reduce the applicants' use of their lot, while providing no tangible benefit to neighboring property owners.

(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.

(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 this historic area.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **November 3rd, 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-25-24** be **APPROVED**.

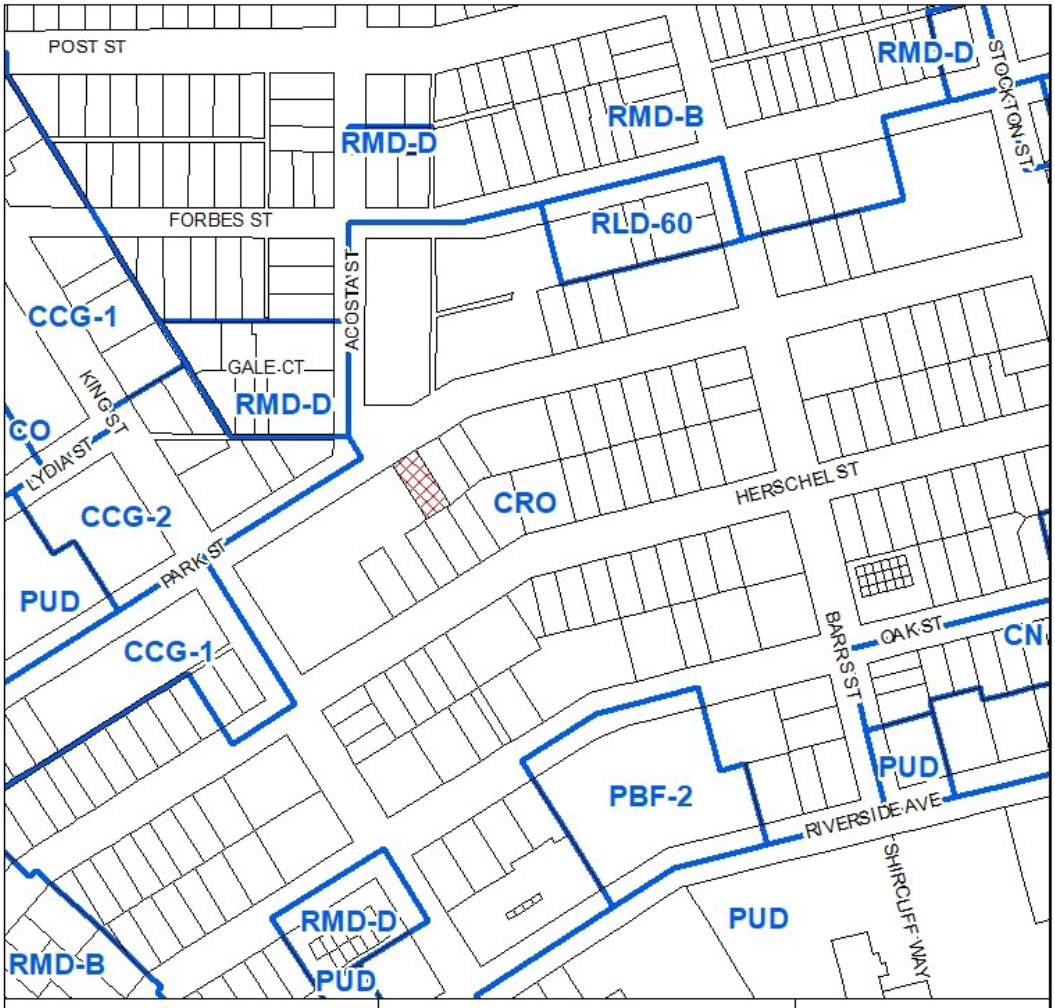
Figure A:

Aerial view of the Subject parcel 2626 Park Street (RE#065252-0600)
Source: Planning Department, 2025

Figure B:

View of subject property 2626 Park Street (RE#065252-0600)
Source: Planning Department, November 2025

Figure C:



Legal Map

Application For Zoning Variance

Planning and Development Department Info

Application # V-25-24 **Staff Sign-Off/Date** MMB / 10/23/2025
Filing Date 10/24/2025 **Number of Signs to Post** 1
Current Land Use Category RPI
Exception Sought INCREASE RETAIL SALE IN CRO FROM 50% TO 100%
Applicable Section of Ordinance Code 656.311(3)(D)(14)
Notice of Violation(s) N/A
Hearing Date 11/20/2025
Neighborhood Association RIVERSIDE AVONDALE PRESERVATION SOCIETY, PARK & KING AREA ASSOCIATION
Overlay RIVERSIDE

Application Info

Tracking #	6629	**Application Status**	PAID
Date Started	10/20/2025	**Date Submitted**	10/20/2025

General Information On Applicant

Last Name	First Name	Middle Name
ISKANDAR	BASSAM	

Company Name

Mailing Address
7144 ANDALISIA AVENUE

City	State	Zip Code
JACKSONVILLE	FL	32217

Phone	Fax	Email
2039470556		BASSAMISK@GMAIL.COM

General Information On Owner(s)

Last Name	First Name	Middle Name
ISKANDAR	BASSAM	

Company/Trust Name

Mailing Address
7144 ANDALISIA AVENUE

City	State	Zip Code
JACKSONVILLE	FL	32217

Phone	Fax	Email
2039470556		BASSAMISK@GMAIL.COM

Property Information

Previous Zoning Application Filed? ☑
If Yes, State Application No(s)
Z-6520 / Z - 6628

Map	RE#	Council District	Planning District	Current Zoning District(s)
Map	065252 0600	7	5	CRO

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

Current Property Use
SINGLE FAMILY

Exception Sought
INCREASE RETAIL SALE IN CRO FROM 50% TO 100%

In Whose Name Will The Exception Be Granted
BASSAM ISKANDAR

Location Of Property

General Location
RIVERSIDE

House #	Street Name, Type and Direction	Zip Code
2626	PARK ST	32204

Between Streets
and

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.

(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

(vi) The effect of the proposed variance is in harmony with the spirit and intent 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	
44 Notifications @ $7.00/each:	$308.00
3) Total Application Cost:	$1,173.00

*** 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

September 10, 2025

The Easterly 53 feet of Lot 1, Block 5, Plan of Riverside Annex, as per plat thereof, recorded in Plat Book 1, Page(s) 106, of the former 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
Corporation/Partnership/Trust/Other Entity

Bassam Iskandar
Owner Name

2626 Park St. Jacksonville, FL 32204
Address(es) for Subject Property

065252-0600
Real Estate Parcel Number(s) for Subject Property

Appointed or Authorized Agent(s)

Zoning Exception
Type of Request(s)/Application(s)

STATE OF FL
COUNTY OF Duval

BEFORE ME, the undersigned authority, this day personally appeared Bassam Iskandar, 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 2626 Park St LLC, 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

Bassam Iskandar

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 12, day of Sept., 2025, by Bassam Iskandar, as Manager for 2626 park St LLC, who is ☐ personally known to me or ☒ has produced identification and who took an oath.

Type of identification produced Driver License.

Notary Public Signature

[NOTARY SEAL]

MAGEDA D ALYAZGI
Notary Public - State of Florida
Commission # HH 431264
My Comm. Expires Aug 8, 2027

Mageda D. Alyazgi

Printed/Typed Name – Notary Public

My commission expires: 08/08/2027

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

Florida Limited Liability Company
2626 PARK ST. LLC

Filing Information

Document Number	L22000087218
FEI/EIN Number	N/A
Date Filed	02/23/2022
Effective Date	02/22/2022
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	05/02/2022
Event Effective Date	NONE

Principal Address

2626 PARK STREET
JACKSONVILLE, FL 32204

Mailing Address

7144 ANDALUSIA AVE.
JACKSONVILLE, FL 32217

Changed: 03/05/2024

Registered Agent Name & Address

ISKANDAR, BASSAM
7144 ANDALUSIA AVE
JACKSONVILLE, FL 32217

Address Changed: 03/11/2025

Authorized Person(s) Detail

Name & Address

Title AMBR

ZADE, NANCY
7024 ANDALUSIA AVE
JACKSONVILLE, FL 32217

Title AMBR

ISKANDAR, BASSAM
7024 ANDALUSIA AVE.
JACKSONVILLE, FL 32217

Annual Reports

Report Year	Filed Date

2023	01/26/2023
2024	03/05/2024
2025	03/11/2025

Document Images

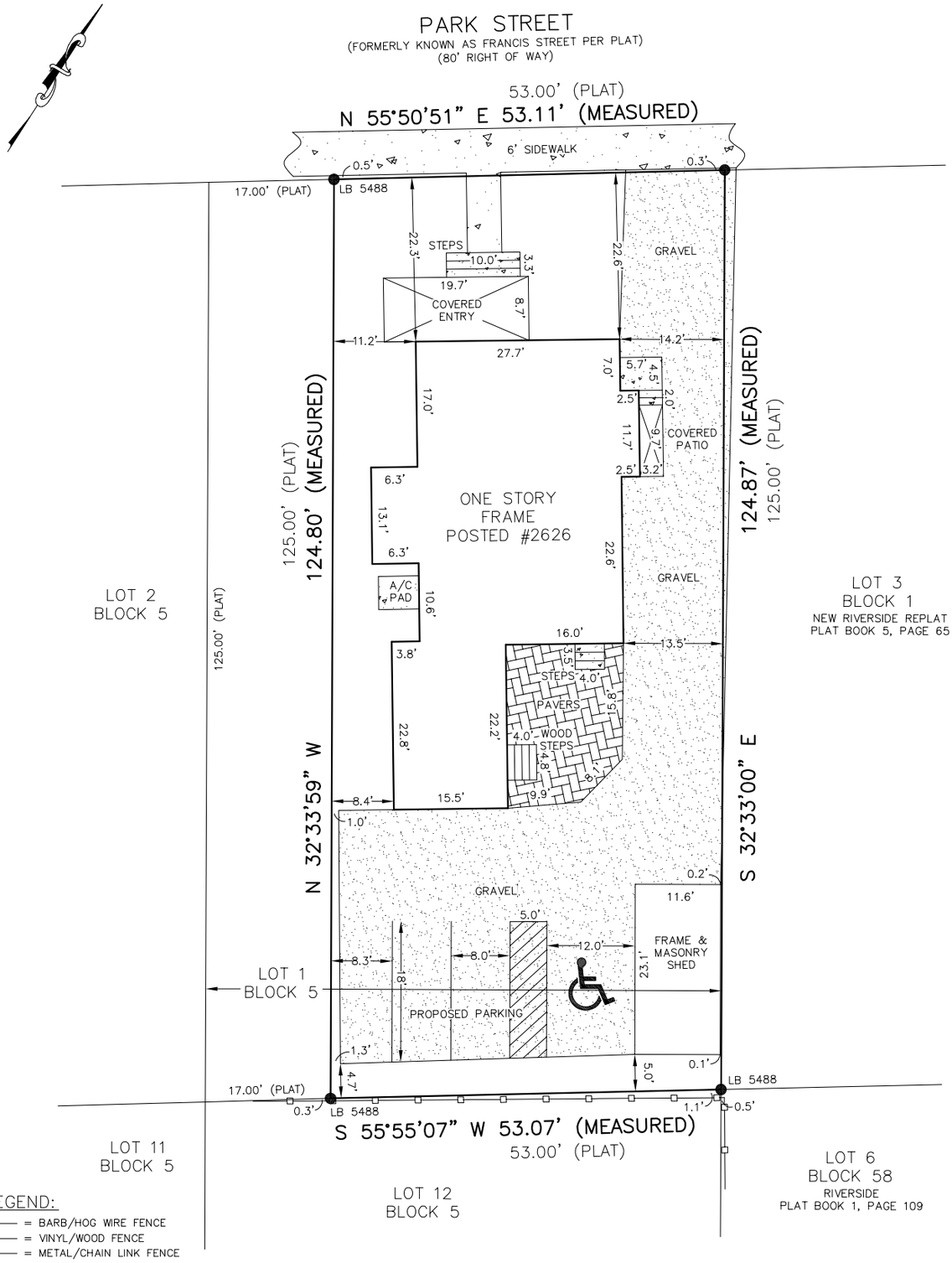
03/11/2025 -- ANNUAL REPORT	View image in PDF format
03/05/2024 -- ANNUAL REPORT	View image in PDF format
01/26/2023 -- ANNUAL REPORT	View image in PDF format
05/02/2022 -- LC Amendment	View image in PDF format
02/23/2022 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

MAP SHOWING BOUNDARY SURVEY OF

EAST 53 FEET OF LOT 1, BLOCK 5, RIVERSIDE ANNEX, AS RECORDED IN PLAT BOOK 1, PAGE 106, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:



LEGEND:

- x = BARB/HOG WIRE FENCE
- = VINYL/WOOD FENCE
- = METAL/CHAIN LINK FENCE
- = CONCRETE
- ○ = SET 1/2" REBAR STAMPED PSM#6146
- ● = FOUND 1/2" IRON PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
- ■ = 4"x4" CONCRETE MONUMENT

A/C = AIR CONDITIONER

PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
PRC = POINT OF REVERSE CURVATURE
PCC = POINT OF COMPOUND CURVATURE

NOTES:

1. BEARINGS ARE BASED ON THE ASSUMED BEARING OF S 32°33'00" E ALONG THE EASTERLY BOUNDARY LINE OF SUBJECT PARCEL.
2. BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE " X ", AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED NOVEMBER 2, 2018, COMMUNITY NUMBER 120077, PANEL 0362 J.
3. THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT OR OTHER DOCUMENTS PROVIDED BY CLIENT, IF SUPPLIED. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
4. THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

REVISIONS

DATE	DESCRIPTION

JOB # 46143 | DATE OF FIELD SURVEY: 10-04-25 | SCALE: 1" = 20'

Ray Thompson SURVEYING, Inc.

Going the DISTANCE for You

1825 University Boulevard West
Jacksonville, Florida 32217
(Phone) 904-448-5125
(Fax) 904-448-5178

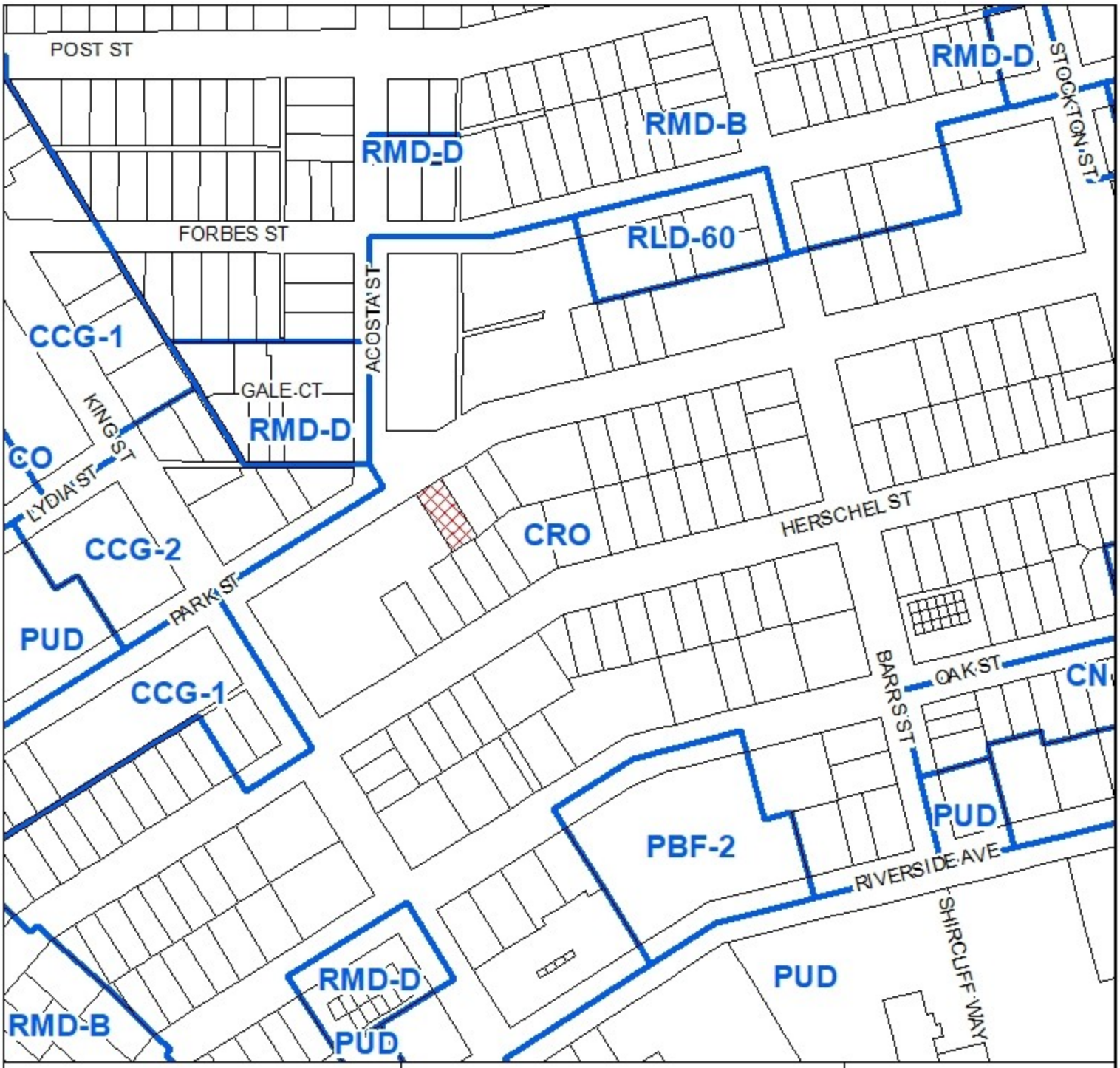
CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

RAYMOND THOMPSON
REGISTERED SURVEYOR AND MAPPER # 6146
STATE OF FLORIDA LICENSE BUSINESS No. 7469

STATE OF FLORIDA — RAYMOND THOMPSON — CERTIFICATE NO. 6146 — PROFESSIONAL SURVEYOR AND MAPPER

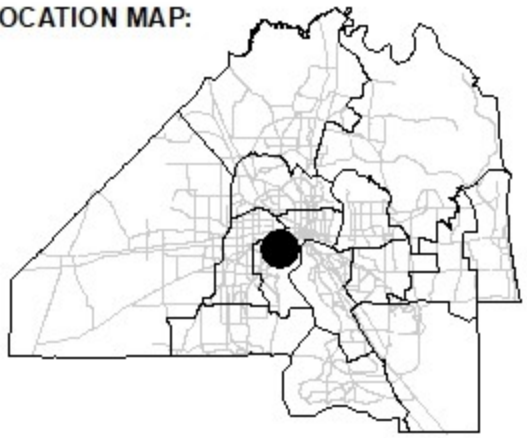
LAND SURVEYS ○ CONSTRUCTION SURVEYS ○ SUBDIVISIONS



REQUEST SOUGHT:

INCREASE USE FROM 50% TO 100%

LOCATION MAP:



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COUNCIL DISTRICT:

7

TRACKING NUMBER

T-2025-6629

EXHIBIT 2
PAGE 1 OF 1

Duval County, City Of Jacksonville
Jim Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Account No: CR794836 Date: 10/23/2025
User: Batteh, Mikayla - PDCU Email: MBatteh@coj.net
REZONING/VARIANCE/EXCEPTION

Name: Bassam Iskandar
Address: 7144 Andalisia Avenue Jacksonville, Florida 32217
Description: Z-6520 (Zoning Exception): $1,481.00 Z-6628 (Administrative Deviation): $952.00 Z-6629 (Zoning Variance): $1,173.00 2626 Park Street Jacksonville, Florida 32204 RE#065252-0600

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	3606.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	3606.00

Control Number: 7934038 | Paid Date: 10/24/2025 **Total Due: $3,606.00**

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

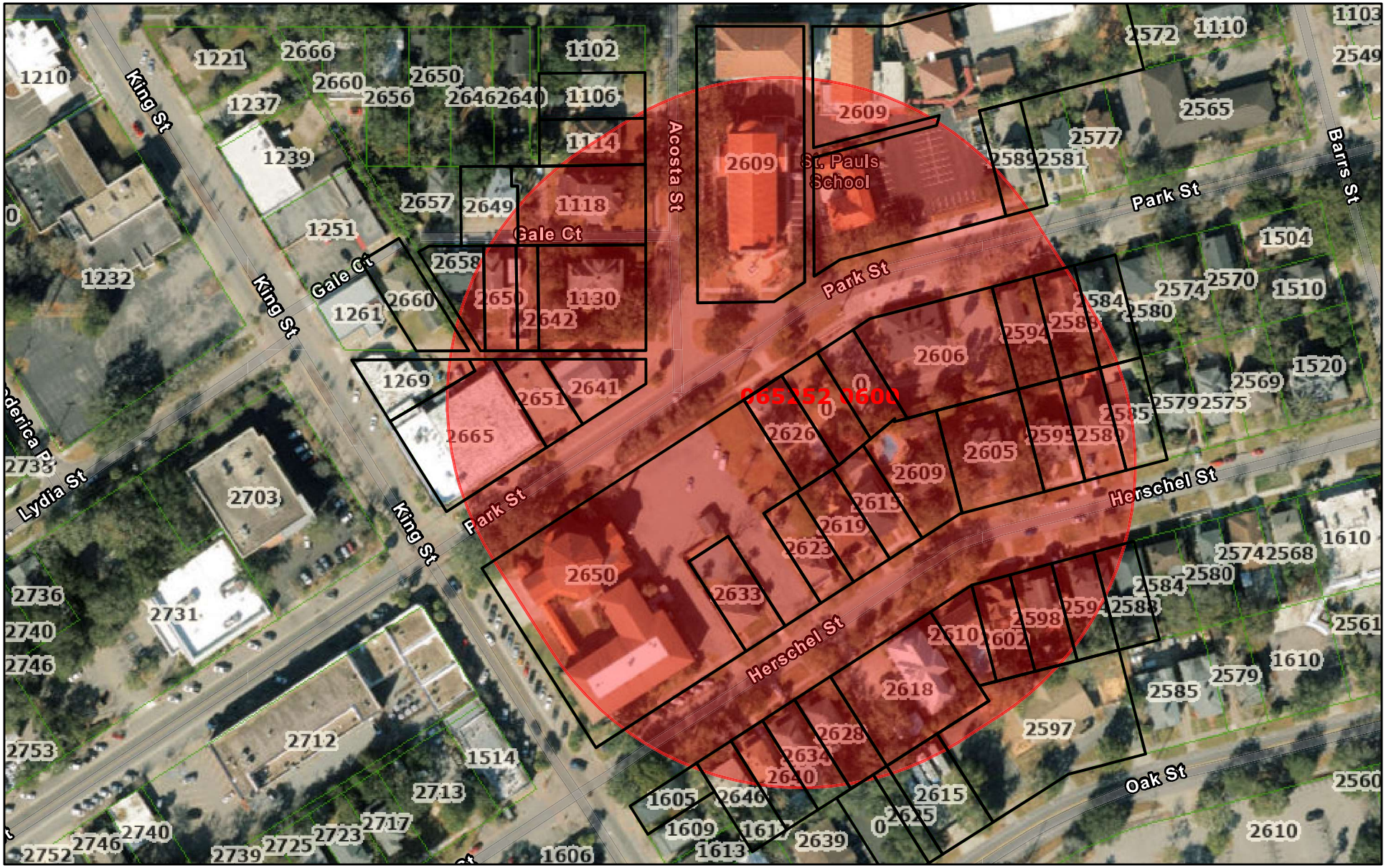
Account No: CR794836 Date: 10/23/2025
REZONING/VARIANCE/EXCEPTION

Name: Bassam Iskandar
Address: 7144 Andalisia Avenue Jacksonville, Florida 32217
Description: Z-6520 (Zoning Exception): $1,481.00 Z-6628 (Administrative Deviation): $952.00 Z-6629 (Zoning Variance): $1,173.00 2626 Park Street Jacksonville, Florida 32204 RE#065252-0600

Total Due: $3,606.00

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
090768 0000	2597 OAK STREET LLC		3948 3RD ST S SUITE 406			JACKSONVILLE BEACH	FL	32250
065232 0010	2618 HERSCHEL STREET LLC		2358 RIVERSIDE AVE UNIT 1204			JACKSONVILLE	FL	32204
065252 0600	2626 PARK ST LLC		7024 ANDALUSIA AVE			JACKSONVILLE	FL	32217
065259 0000	BLANDING OUTPARCEL LLC		2469 N JOHN YOUNG PKWY UNIT C D			ORLANDO	FL	32804
065253 0000	BRICK HAUS SALON INC		2633 HERSCHEL ST			JACKSONVILLE	FL	32204
090771 0000	COMPTON SARAH H ET AL		2598 HERSCHEL ST			JACKSONVILLE	FL	32204-
064154 0030	DOORENBOS MARK JR ET AL		C/O MICHELLE GUCKES FERNANDEZ	2615 HERSCHEL ST		JACKSONVILLE	FL	32204
065245 0500	FRI ORLANDO HOLDINGS LLC		95 COLUMBIA ST			ORLANDO	FL	32806-1101
090973 0000	FYRE HOLDINGS LLC		227 S 7TH ST			FERNANDINA BEACH	FL	32034
064275 0000	GRULLON JULIO CESAR		2649 GALE CT			JACKSONVILLE	FL	32204
064154 0020	HASHTAG REALTY GROUP LLC		1708 WALNUT ST			JACKSONVILLE	FL	32206
090783 0000	HERSCHEL INVESTMENTS LLC		2585 HERSCHEL ST			JACKSONVILLE	FL	32204
064271 0500	JACKSONVILLE ELECTRIC AUTHORITY		225 N PEARL ST			JACKSONVILLE	FL	32202
064271 0000	KUZEL KEVIN M		1130 ACOSTA ST			JACKSONVILLE	FL	32204-4264
065239 0000	MCNEILL REED HOLDINGS LLC		1605 KING ST			JACKSONVILLE	FL	32204
090791 0000	MYATT MICHAEL S ET AL		2594 PARK ST			JACKSONVILLE	FL	32205
065257 0000	NORMANDY BOULEVARD LLC		8650 OLD KINGS RD S STE 12			JACKSONVILLE	FL	32217
065235 0000	OLSEN ERIK PREBEN		2634 HERSCHEL ST			JACKSONVILLE	FL	32204
065255 0000	PETTY PATRICK S		2619 HERSCHEL ST			JACKSONVILLE	FL	32204
090772 0000	R & R 2500 RENTALS LLC		4269 TIMUQUANA RD			JACKSONVILLE	FL	32210-8535
064276 0000	REVENAUGH TIMOTHY G		1114 ACOSTA ST			JACKSONVILLE	FL	32204-4219
065254 0000	RIVERSIDE AVONDALE PRESERVATION INC		2623 HERSCHEL ST			JACKSONVILLE	FL	32204-4511
065252 0620	RIVERSIDE BAPTIST CHURCH		2650 PARK ST			JACKSONVILLE	FL	32204-4520
064270 0000	RIVERSIDE COLLECTION LLC		1920 DEAN RD STE 9			JACKSONVILLE	FL	32216
065252 0500	RNTJ LLP		2606 PARK ST			JACKSONVILLE	FL	32204
065256 0000	ROSSI JOHN V		2641 PARK ST			JACKSONVILLE	FL	32204-4519
064272 0100	SETTLE STEVEN		1615 OSCEOLA ST			JACKSONVILLE	FL	32204
064276 0010	SEYMOUR AUDREY R		1106 ACOSTA ST			JACKSONVILLE	FL	32204
090773 0000	SHEEPCO HOLDINGS LLC		4207 BIRCHWOOD AVE			JACKSONVILLE	FL	32207
064273 0000	SINCLAIR DALE		1650-302 MARGARET ST	PMB #160		JACKSONVILLE	FL	32204
090770 0000	SINCLAIR RICHARD BRUCE III		2602 HERSCHEL ST			JACKSONVILLE	FL	32204
090769 0000	SOLANS PAUL		2610 HERSCHEL ST			JACKSONVILLE	FL	32204
064157 0000	ST PAULS CHURCH & SCHOOL		2609 PARK ST			JACKSONVILLE	FL	32204-4555
065246 0000	ST VINCENTS MEDICAL CENTER INC		1 SHIRCLIFF WAY ROOM 1928			JACKSONVILLE	FL	32204
090792 0000	STOOPS DAVID LEE		2054 FORBES ST			JACKSONVILLE	FL	32204-3802
090785 0000	STRICKLAND SARAH		2595 HERSCHEL ST			JACKSONVILLE	FL	32204
064272 0000	STRYCHARZ ABIR ET AL		75125 CHICORY CT			YULEE	FL	32097
065238 0000	SUSLAK WALTER A		1850 POWELL PL			JACKSONVILLE	FL	32205-8804
090790 0000	TAPPOUNI MARY G		2588 PARK ST			JACKSONVILLE	FL	32204
090784 0000	TILLEY HENRY M		2589 HERSCHEL ST			JACKSONVILLE	FL	32204-4557
065236 0000	TJKH PROPERTIES LLC		2628 HERSCHEL ST			JACKSONVILLE	FL	32204
065237 0000	TURNER ANA THOMAS		2640 HERSCHEL ST			JACKSONVILLE	FL	32204-4512
090786 5000	VARON JARED		2609 HERSCHEL ST			JACKSONVILLE	FL	32204-4511
090786 0000	WEST JOSHUA		2605 HERSCHEL ST			JACKSONVILLE	FL	32204
	NORTHWEST	VICTOR COLEMAN	2118 18TH ST W			JACKSONVILLE	FL	32209
	OPEN VOLUNTEER	RANDALL JACKSON	5807 GILCHRIST OAKS CT			JACKSONVILLE	FL	32219
	PARK & KING AREA ASSOCIATION	JIM LOVE	2730 COLLEGE ST			JACKSONVILLE	FL	32205-7412
	RIVERSIDE AVONDALE PRESERVATION SOCIETY	SHANNON BLANKINSHIP	2623 HERSCHEL ST.			JACKSONVILLE	FL	32204
	ST. PAUL'S CATHOLIC CHURCH	FR LEONARD CHUWA	2609 PARK ST			JACKSONVILLE	FL	32204

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

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

AD-25-71

(Companion V-25-24 & E-25-55)

AD-25-71

LOCATION: 2626 Park Street

REAL ESTATE NUMBER: 065252-0600

DEVIATION SOUGHT:

1. Reduce the width from 12 feet minimum required to 7 feet and 10 inches.
2. Reduce the perimeter landscape buffer area between vehicle use area and abutting property from 5 feet minimum width required along: west boundary to 1-foot, east boundary to 0 feet.
3. Reduce the uncomplimentary land use buffer width from 10 feet wide required along: the south property boundary to 0 feet.

PRESENT ZONING: CRO **CURRENT LAND USE: RPI**

PLANNING DISTRICT: 5 **COUNCIL DISTRICT: 7** **SIGNS POSTED: 1**

OWNER/APPLICANT:
Bassam Iskandar
7144 Andalusia Avenue
Jacksonville, Florida 32217

STANDARDS, CRITERIA AND FINDINGS

1. Is this situation unique or similar to other properties in the neighborhood?	**Recommendation:** Similar. The subject property is a 0.15-acre lot located on Park Street. The primary structure was built in 1915, and its intended use is single-family, and has commercial businesses to the east and west. This lot is located within a CRO zoning district with a land use of RPI. The applicant is seeking to redevelop an old historic property for commercial use. The lot size limits the ability for the property to meet today's code requirements. This application is seeking to reduce the perimeter landscape buffers on the east and west boundaries to 0 feet and 1 foot, reduce the minimum driveway width

	from 12 feet to 7 feet and 10 inches to keep the existing conditions on the property. The applicant is also requesting to reduce the uncomplimentary land use buffer width from 10 feet to 0 feet on the south property line to provide more space vehicle use area. This application is one out of two companion applications to Zoning Exception E-25-55. The Zoning Exception is seeking retail sales in a CRO zoning district in the form of an antique shop. The second companion application is a Zoning Variance requesting an increase in structure use from 50% to 100% for retail sales in CRO. **Findings:**
2. There are practical and economic difficulties in carrying out the strict letter of the regulation in that…	**Recommendation:** Yes. There is practical difficulty in carrying out the strict letter of regulation in this Administrative Deviation is the property owners only feasible option to ensure that the proposed landscape reduction and driveway width conforms with the zoning code. This property is located within the riverside historic area, and this Administrative Deviation will help keep the character if the area without altering the outside of the house. **Findings:**
3. The request is not based exclusively upon a desire to reduce the cost of developing the site but would accomplish a result that is in the public interest.	**Recommendation:** Yes. The request is not based on a desire to reduce the cost of development but rather request is reflective of the existing conditions of the area. The Planning Department finds that the request is entirely reasonable, given the area is zoned CRO, located in historic

	Riverside, and has commercial uses to the east and west of the property. **Findings:**
4. The proposed deviation will not substantially diminish property values in, nor alter the essential character of the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the deviation, in that…	**Recommendation:** Yes. The proposed deviation will not dimmish the property value in, nor alter the essential character of the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the deviations. The proposed deviations are to keep the existing conditions of the property the same. **Findings:**
5. The proposed deviation 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, in that…	**Recommendation:** Yes. The requested deviation is unlikely to have a detrimental effect on public health, safety, or welfare nor create a public expense. The proposed deviations will allow the site to be utilized as an antique shop. The traffic engineers reviewed the site plan and stated that he approves the plan with conditions that the ADA parking space and driveway are paved and the south property line buffer is reduced to 0 feet to allow for more space for vehicle use area. **Findings:**
6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.	**Recommendation:** Yes. The proposed deviation is in harmony with the spirit and intent of the Zoning Code. The zoning codes intent is to promote the health, safety, morals, and

	welfare of the public. Staff finds that the proposed deviation will not have a negative impact on health, safety, or welfare of the public and is in harmony with the intent of the code. **Findings:**
7. The city landscape architect (has/has not) recommended the proposed deviation.	The city landscape architect has recommended approval for the proposed deviation. His comments can be seen on the landscape memo dated November 3rd, 2025.
8. The existing violation was not created by the applicant with an intent to violate the Zoning Code.	N/A

PLANNER RECOMMENDATION: APPROVE

DATE OF REPORT: November 20th, 2025

ZONING ADMINISTRATORS' DECISION:

DATE:

Figure A:

Aerial view of subject parcel at 2626 Park Street (RE#065252-0600)

Source: Planning Department, 2025

Figure B:

Upon visual inspection by the Planning Department on **November 3rd, 2025,** the required hearing signs **were** posted.

Figure C:

View of subject property at 2626 Park Street (RE#065252-0600)

Source: Planning Department, November 2025

Figure D:

View of subject property's West property line

Source: Planning Department, November 2025

Figure E:

View of subject property's East property line

Source: Planning Department, November 2025

Figure F:

Legal Map

A NEW DAY.

City of Jacksonville, Florida
Donna Deegan, Mayor

Planning & Development Department
214 N. Hogan St., Suite 300
Jacksonville, FL 32202
(904) 630-CITY
Jacksonville.gov

MEMORANDUM

TO: Sean Kelly, Zoning Administrator

FROM: Jeffrey D. Lucovsky, Landscape Architect, Development Services

SUBJECT: AD Z-6628 / 2626 Park Street / RE #065252-0600

DATE: 12 November 2025

Scope:

Applicant seeks the following landscape relief:

- Sec. 656.1215(d): Reduce the minimum width of drive from **12** feet required to **7** feet.

- Sec. 656.1215(b)(1): Reduce the perimeter landscape buffer area between vehicle use area and abutting property from 5 foot minimum width required along:
  - **East** boundary to **1** foot;
  - **West** boundary to **1** foot.

- Sec. 656.1216(a): Reduce the uncomplimentary land use buffer width from **10** feet wide required along:
  - **South** property boundary to **0** feet wide.

Observations:

The 0.15-acre subject property (RE# 065252-0600) is zoned CRO and was built as a single-family home in 1915. Due to the small lot size and parking requirements, much of the rear yard will need to be paved to allow for parking spaces and vehicle maneuvering. The current narrow driveway to the east cannot be widened due to the location of the house and the neighboring property.

It should be noted that there may be difficulties meeting ADA requirements to enter the building from both the sidewalk fronting Park Street and from the provided ADA parking space in the rear of the lot.

Recommendation:

As the Landscape Architect for the City of Jacksonville, I understand the request contained in Application **AD Tracking #Z-6628** and forward my opinion to the Zoning Administrator via this memo. For the reasons cited above and others, I recommend that the request be **APPROVED**.

Signature: _____

Application For Administrative Deviation

Planning and Development Department Info

Application # AD-25-71 **Staff Sign-Off/Date** MMB / 10/23/2025
Filing Date 10/24/2025 **Number of Signs to Post** 1
Current Land Use Category RPI
Deviation Sought 1. REDUCE THE WIDTH FROM 12FT MINIMUM REQUIRED TO 7FT AND 10INCHES 2. REDUCE THE PERIMETER LANDSCAPE BUFFER AREA BETWEEN VEHICLE USE AREA AND ABUTTING PROPERTY FROM 5FT MINIMUM WIDTH REQUIRED ALONG: WEST BOUNDARY TO 1FOOT, EAST BOUNDARY TO 0FT. 3. REDUCE THE UNCOMPLIMENTARY LAND USE BUFFER WIDTH FROM 10FT WIDE REQUIRED ALONG: THE SOUTH PROPERTY BOUNDARY TO 0 FEET.
Applicable Section of Ordinance Code 656.311(3)
Notice of Violation(s) N/A
Hearing Date 11/20/2025
Neighborhood Association RIVERSIDE AVONDALE PRESERVATION SOCIETY, PARK & KING AREA ASSOCIATION
Overlay RIVERSIDE

Application Info

Tracking #	6628	**Application Status**	PAID
Date Started	10/20/2025	**Date Submitted**	10/21/2025

General Information On Applicant

Last Name ISKANDAR
First Name BASSAM
Middle Name
Company Name
Mailing Address 7144 ANDALISIA AVENUE
City JACKSONVILLE
State FL
Zip Code 32217
Phone 2039470556
Fax
Email BASSAMISK@GMAIL.COM

General Information On Owner(s)

Last Name ISKANDAR
First Name BASSAM
Middle Name
Company/Trust Name
Mailing Address 7144 ANDALISIA AVENUE
City JACKSONVILLE
State FL
Zip Code 32217
Phone 2039470556
Fax
Email BASSAMISK@GMAIL.COM

Property Information

Previous Zoning Application Filed? ☑
If Yes, State Application No(s) Z-6520

Map	RE#	Council District	Planning District	Current Zoning District(s)
Map	065252 0600	7	5	CRO

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

Total Land Area (Nearest 1/100th of an Acre) 6625.00

In Whose Name Will The Deviation Be Granted
BASSAM ISKANDAR

Is transferability requested? (•) **Yes** ( ) **No**
If approved, the administrative deviation is transferred with the property.

Location Of Property

General Location
RIVERSIDE

House # 2626 **Street Name, Type and Direction** PARK ST **Zip Code** 32204

Between Streets
and

Utility Services Provider
(•) City Water/City Sewer ( ) Well/Septic ( ) City Water/Septic ( ) City Sewer/Well

Deviation sought

Click on a check box to provide details pertaining to the deviation sought.

- [ ] Reduce required minimum lot area from ____ to ____ square feet.
- [ ] Increase maximum lot coverage from ____ % to ____ %.
- [ ] Increase maximum height of structure from ____ to ____ feet.
- [ ] Reduce required yard(s)

- [ ] Reduce minimum number of off-street parking spaces from ____ to ____.
- [ ] Increase the maximum number of off-street parking spaces from ____ to ____.
- [ ] 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 ____ feet.
- [ ] Reduce setback for any improvements other than landscaping, visual screening or retention in the CCG-2 zoning district from a residential zoning district from a minimum of **25** feet to ____ feet.
- [ ] Decrease minimum number of loading spaces from ____ required to ____ loading spaces.

Reduce the dumpster setback from the required **5** feet along:

- [ ] North to ____ feet;
- [ ] East to ____ feet;
- [ ] South to ____ feet;
- [ ] West to ____ feet.

- [ ] Decrease the minimum number of bicycle parking spaces from ____ required to ____ spaces.
- [x] Reduce the minimum width of drive from 12 feet required to 7 feet.
- [ ] Reduce vehicle use area interior landscape from ____ square feet to ____ square feet.

- [ ] Increase the distance from the vehicle use area to the nearest tree from **55** feet maximum to [ ] feet.
- [ ] Reduce the number of terminal island trees from [ ] terminal islands required to [ ] terminal islands.
- [ ] Reduce the landscape buffer between vehicle use area along [Enter Street Name] from **10** feet per linear feet of frontage and **5** feet minimum width required to [ ] feet per linear feet of frontage and [ ] feet minimum width.
- [ ] Reduce the number of shrubs along [Enter Street Name] from [ ] required to [ ] shrubs.
- [ ] Reduce the number of trees along [Enter Street Name] from [ ] required to [ ] trees.

Reduce the perimeter landscape buffer area between vehicle use area and abutting property from **5** feet minimum width required along:

- [ ] North boundary to [ ] feet;
- [x] East boundary to [1] feet;
- [ ] South boundary to [ ] feet;
- [x] West boundary to [1] feet.

Reduce the number of trees along:

- [ ] North property boundary from [ ] required to [ ] trees;
- [ ] East property boundary from [ ] required to [ ] trees;
- [ ] South property boundary from [ ] required to [ ] trees;
- [ ] West property boundary from [ ] required to [ ] trees.
- [ ] Increase the maximum width of the driveway access from [Enter Street Name] from (•) 24 ( ) 36 ( ) 48 feet required to [ ] feet.
- [ ] Decrease the minimum width of the driveway access from [Enter Street Name] from (•) 24 ( ) 36 ( ) 48 feet required to [ ] feet.

Increase the maximum width of the driveway access to adjoining property from **24** feet required along:

- [ ] North to [ ] feet;
- [ ] East to [ ] feet;
- [ ] South to [ ] feet;
- [ ] West to [ ] feet.

Decrease the minimum width of the driveway access to adjoining property from **24** feet required along:

- [ ] North to [ ] feet;
- [ ] East to [ ] feet;
- [ ] South to [ ] feet;
- [ ] West to [ ] feet.

Reduce the uncomplimentary land use buffer width from **10** feet wide required along:

- [ ] North property boundary to [ ] feet wide;
- [ ] East property boundary to [ ] feet wide;
- [x] South property boundary to [0] feet wide;
- [ ] West property boundary to [ ] feet wide.

Reduce the uncomplimentary land use buffer trees along:

☐ North property boundary from ____ required to ____ trees;

☐ East property boundary from ____ required to ____ trees;

☐ South property boundary from ____ required to ____ trees;

☐ West property boundary from ____ required to ____ trees.

Reduce the uncomplimentary land use buffer visual screen from **6** feet tall and **85** % opaque required along:

☐ North property boundary to ____ feet tall and ____ %;

☐ East property boundary to ____ feet tall and ____ %;

☐ South property boundary to ____ feet tall and ____ %;

☐ West property boundary to ____ feet tall and ____ %.

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

☐ Letter from the applicable Home Owner's Association, stating that the request meets their architectural and aesthetic requirements; or letter stating that the subject parcel is not within the jurisdiction of a Home Owner's Association - residential only

☐ Elevations, must be drawn to scale - height increase requests only

Criteria

Section 656.101(a), Ordinance Code, defines an administrative deviation as "a relaxation of the terms of the Zoning Code requirements for minimum lot area, yards, number of off-street parking spaces, landscaping, maximum lot coverage and maximum height of structures, including fences, which the Zoning Administrator is authorized to grant pursuant to the procedures set forth in Section 656.109(e) through (j)."

Section 656.109(e) through (j), Ordinance Code, provides that, with respect to action upon Applications for Administrative Deviations, the Zoning Administrator shall grant a deviation only if substantial competent evidence exists to support a positive finding based on each of the following criteria:

I. The need for the proposed deviation arises out of the physical surroundings, shape, topographic condition or other physical or environmental conditions that are limited to the subject property alone; or this issue is common to numerous sites.

1. There are practical or economic difficulties in carrying out the strict letter of the regulation;

2. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish some result that is in the public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees.

3. The proposed deviation will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the deviation;

4. The proposed deviation 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;

5. The proposed deviation has been recommended by a City landscape architect, if the deviation is to reduce required landscaping; and

6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.

If the deviation is proposed to correct an existing violation, the Zoning Administrator shall also consider the following:

(i) Whether the violation was created by the applicant with the intent to violate the provisions of this Zoning Code;

(ii) The length of time the violation has existed without receiving a citation; and

(iii) Whether the violation occurred as a result of construction which occurred prior to the acquisition of the property by the owner.

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	$952.00
2) Plus Notification Costs Per Addressee	
44 Notifications @ $7.00/each:	$308.00
3) Total Application Cost:	$952.00

*** 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

September 10, 2025

The Easterly 53 feet of Lot 1, Block 5, Plan of Riverside Annex, as per plat thereof, recorded in Plat Book 1, Page(s) 106, of the former 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
Corporation/Partnership/Trust/Other Entity

Bassam Iskandar
Owner Name

2626 Park St. Jacksonville, FL 32204
Address(es) for Subject Property

065252-0600
Real Estate Parcel Number(s) for Subject Property

Appointed or Authorized Agent(s)

Zoning Exception
Type of Request(s)/Application(s)

STATE OF FL
COUNTY OF Duval

BEFORE ME, the undersigned authority, this day personally appeared Bassam Iskandar, 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 2626 Park St LLC, 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

Bassam Iskandar

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 12, day of Sept., 2025, by Bassam Iskandar, as Manager for 2626 park St LLC, who is ☐ personally known to me or ☒ has produced identification and who took an oath.

Type of identification produced Driver License.

Notary Public Signature

[NOTARY SEAL]

MAGEDA D ALYAZGI
Notary Public - State of Florida
Commission # HH 431264
My Comm. Expires Aug 8, 2027

Mageda D. Alyazgi

Printed/Typed Name – Notary Public

My commission expires: 08/08/2027

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

Florida Limited Liability Company
2626 PARK ST. LLC

Filing Information

Document Number	L22000087218
FEI/EIN Number	N/A
Date Filed	02/23/2022
Effective Date	02/22/2022
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	05/02/2022
Event Effective Date	NONE

Principal Address

2626 PARK STREET
JACKSONVILLE, FL 32204

Mailing Address

7144 ANDALUSIA AVE.
JACKSONVILLE, FL 32217

Changed: 03/05/2024

Registered Agent Name & Address

ISKANDAR, BASSAM
7144 ANDALUSIA AVE
JACKSONVILLE, FL 32217

Address Changed: 03/11/2025

Authorized Person(s) Detail

Name & Address

Title AMBR

ZADE, NANCY
7024 ANDALUSIA AVE
JACKSONVILLE, FL 32217

Title AMBR

ISKANDAR, BASSAM
7024 ANDALUSIA AVE.
JACKSONVILLE, FL 32217

Annual Reports

Report Year	Filed Date

2023	01/26/2023
2024	03/05/2024
2025	03/11/2025

Document Images

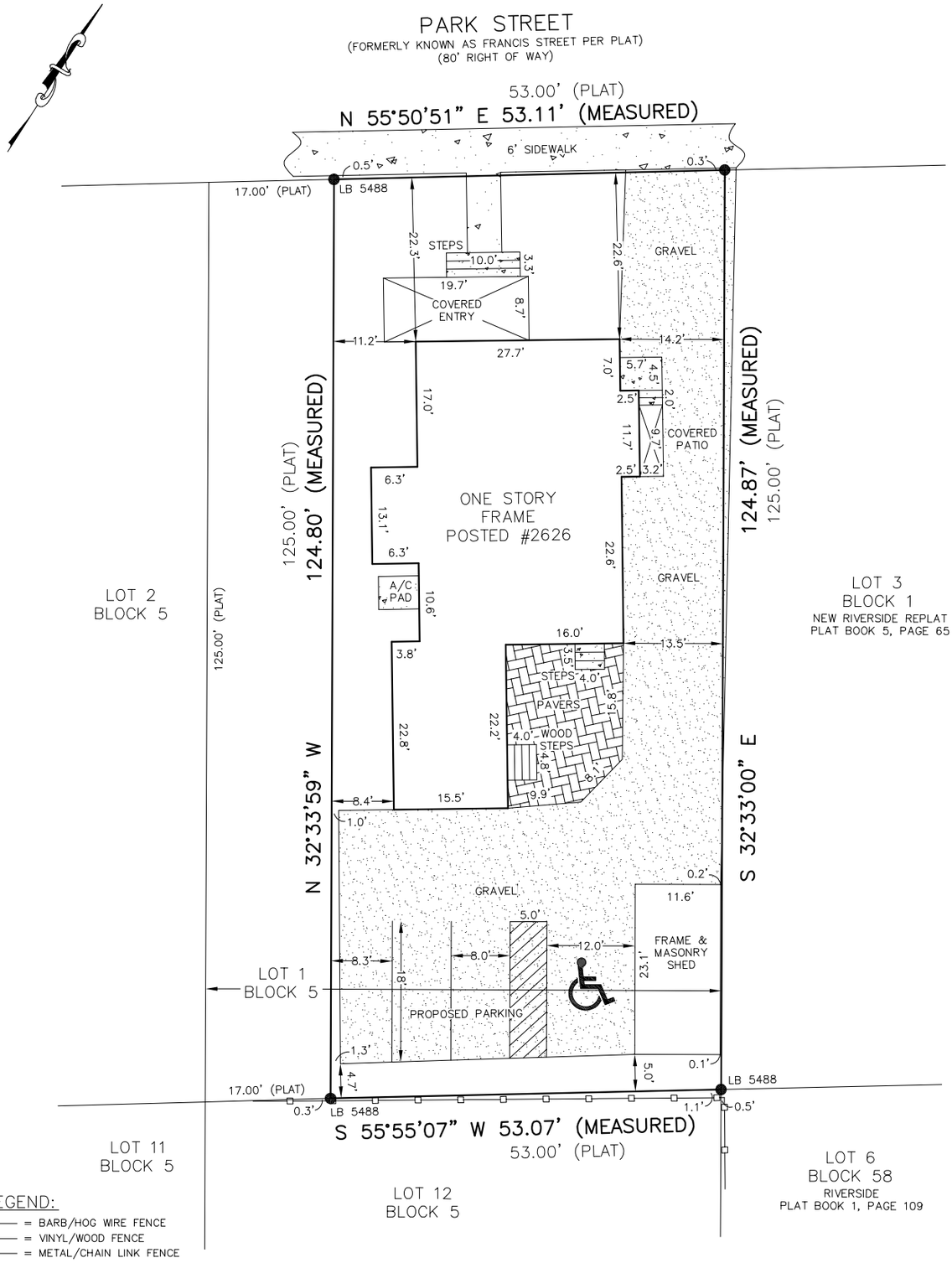
03/11/2025 -- ANNUAL REPORT	View image in PDF format
03/05/2024 -- ANNUAL REPORT	View image in PDF format
01/26/2023 -- ANNUAL REPORT	View image in PDF format
05/02/2022 -- LC Amendment	View image in PDF format
02/23/2022 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

MAP SHOWING BOUNDARY SURVEY OF

EAST 53 FEET OF LOT 1, BLOCK 5, RIVERSIDE ANNEX, AS RECORDED IN PLAT BOOK 1, PAGE 106, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:



LEGEND:

- x = BARB/HOG WIRE FENCE
- = VINYL/WOOD FENCE
- = METAL/CHAIN LINK FENCE
- = CONCRETE
- ○ = SET 1/2" REBAR STAMPED PSM#6146
- ● = FOUND 1/2" IRON PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
- ■ = 4"x4" CONCRETE MONUMENT

A/C = AIR CONDITIONER

PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
PRC = POINT OF REVERSE CURVATURE
PCC = POINT OF COMPOUND CURVATURE

NOTES:

1. BEARINGS ARE BASED ON THE ASSUMED BEARING OF S 32°33'00" E ALONG THE EASTERLY BOUNDARY LINE OF SUBJECT PARCEL.
2. BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE " X ", AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED NOVEMBER 2, 2018, COMMUNITY NUMBER 120077, PANEL 0362 J.
3. THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT OR OTHER DOCUMENTS PROVIDED BY CLIENT, IF SUPPLIED. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
4. THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

REVISIONS

DATE	DESCRIPTION

JOB # 46143 | DATE OF FIELD SURVEY: 10-04-25 | SCALE: 1" = 20'

Ray Thompson SURVEYING, Inc.

Going the DISTANCE for You

1825 University Boulevard West
Jacksonville, Florida 32217
(Phone) 904-448-5125
(Fax) 904-448-5178

CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

RAYMOND THOMPSON
REGISTERED SURVEYOR AND MAPPER # 6146
STATE OF FLORIDA LICENSE BUSINESS No. 7469

STATE OF FLORIDA — RAYMOND THOMPSON — CERTIFICATE NO. 6146 — PROFESSIONAL SURVEYOR AND MAPPER

LAND SURVEYS ○ CONSTRUCTION SURVEYS ○ SUBDIVISIONS

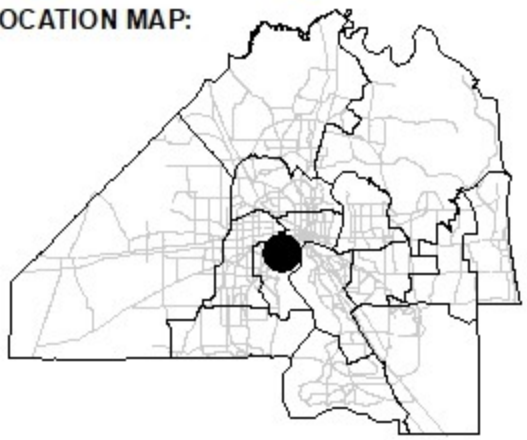
REQUEST SOUGHT:

REDUCE THE WIDTH FROM 12 FEET MINIMUM REQUIRED TO 7 FEET AND 10 INCHES

REDUCE THE PERIMETER LANDSCAPE BUFFER AREA BETWEEN VEHICLE USE AREA AND ABUTTING PROPERTY FROM 5 FEET MINIMUM WIDTH REQUIRED ALONG:
WEST BOUNDARY TO 1-FOOT,
EAST BOUNDARY TO 0 FEET.

REDUCE THE UNCOMPLIMENTARY LAND USE BUFFER WIDTH FROM 10 FEET WIDE REQUIRED ALONG:
THE SOUTH PROPERTY BOUNDARY TO 0 FEET.

LOCATION MAP:



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Feet

COUNCIL DISTRICT:

7

TRACKING NUMBER

AD-25-71

EXHIBIT 2
PAGE 1 OF 1

Duval County, City Of Jacksonville
Jim Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Account No: CR794836 Date: 10/23/2025
User: Batteh, Mikayla - PDCU Email: MBatteh@coj.net
REZONING/VARIANCE/EXCEPTION

Name: Bassam Iskandar
Address: 7144 Andalisia Avenue Jacksonville, Florida 32217
Description: Z-6520 (Zoning Exception): $1,481.00 Z-6628 (Administrative Deviation): $952.00 Z-6629 (Zoning Variance): $1,173.00 2626 Park Street Jacksonville, Florida 32204 RE#065252-0600

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	3606.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	3606.00

Control Number: 7934038 | Paid Date: 10/24/2025 **Total Due: $3,606.00**

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

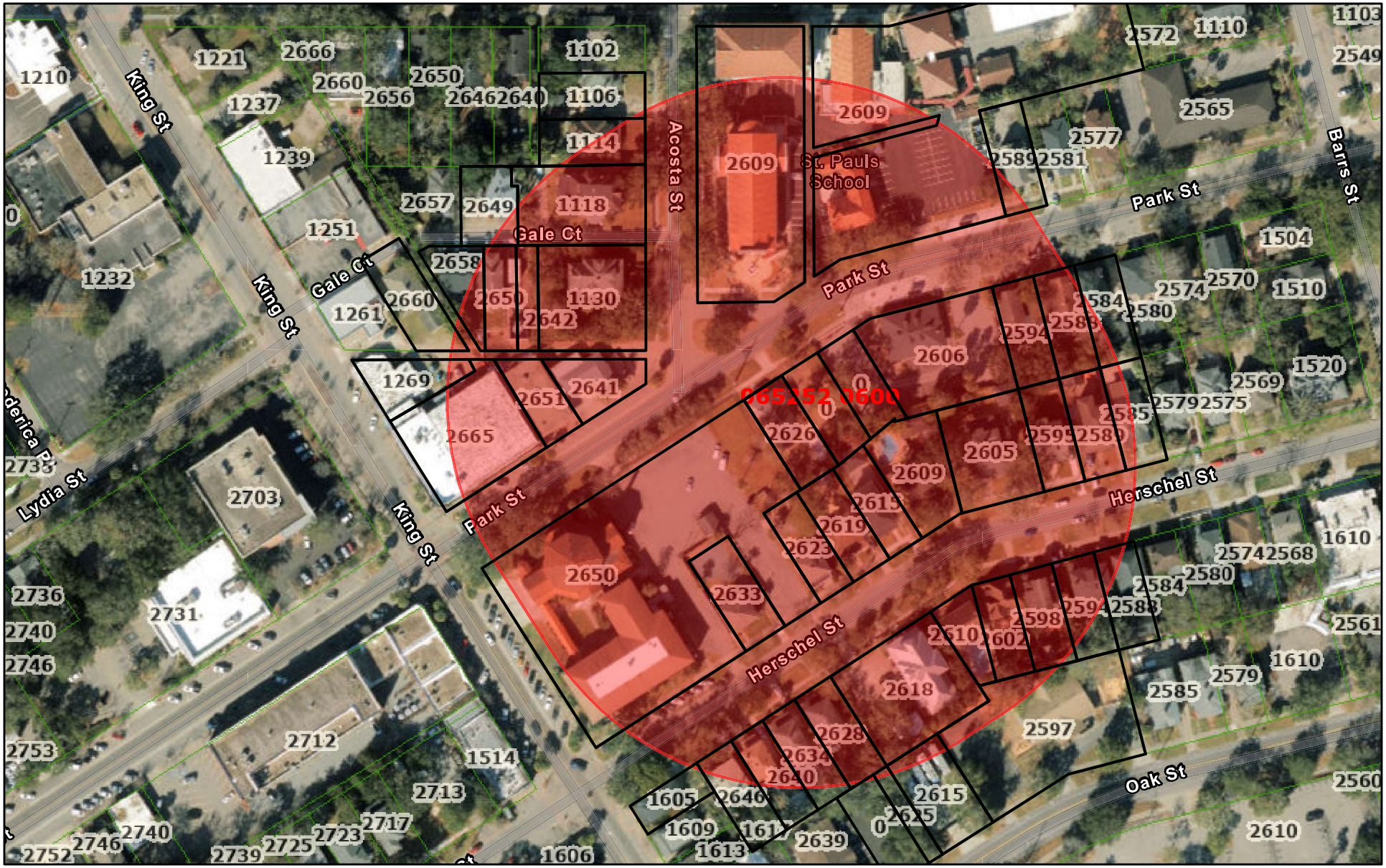
Account No: CR794836 Date: 10/23/2025
REZONING/VARIANCE/EXCEPTION

Name: Bassam Iskandar
Address: 7144 Andalisia Avenue Jacksonville, Florida 32217
Description: Z-6520 (Zoning Exception): $1,481.00 Z-6628 (Administrative Deviation): $952.00 Z-6629 (Zoning Variance): $1,173.00 2626 Park Street Jacksonville, Florida 32204 RE#065252-0600

Total Due: $3,606.00

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
090768 0000	2597 OAK STREET LLC		3948 3RD ST S SUITE 406			JACKSONVILLE BEACH	FL	32250
065232 0010	2618 HERSCHEL STREET LLC		2358 RIVERSIDE AVE UNIT 1204			JACKSONVILLE	FL	32204
065252 0600	2626 PARK ST LLC		7024 ANDALUSIA AVE			JACKSONVILLE	FL	32217
065259 0000	BLANDING OUTPARCEL LLC		2469 N JOHN YOUNG PKWY UNIT C D			ORLANDO	FL	32804
065253 0000	BRICK HAUS SALON INC		2633 HERSCHEL ST			JACKSONVILLE	FL	32204
090771 0000	COMPTON SARAH H ET AL		2598 HERSCHEL ST			JACKSONVILLE	FL	32204-
064154 0030	DOORENBOS MARK JR ET AL		C/O MICHELLE GUCKES FERNANDEZ	2615 HERSCHEL ST		JACKSONVILLE	FL	32204
065245 0500	FRI ORLANDO HOLDINGS LLC		95 COLUMBIA ST			ORLANDO	FL	32806-1101
090973 0000	FYRE HOLDINGS LLC		227 S 7TH ST			FERNANDINA BEACH	FL	32034
064275 0000	GRULLON JULIO CESAR		2649 GALE CT			JACKSONVILLE	FL	32204
064154 0020	HASHTAG REALTY GROUP LLC		1708 WALNUT ST			JACKSONVILLE	FL	32206
090783 0000	HERSCHEL INVESTMENTS LLC		2585 HERSCHEL ST			JACKSONVILLE	FL	32204
064271 0500	JACKSONVILLE ELECTRIC AUTHORITY		225 N PEARL ST			JACKSONVILLE	FL	32202
064271 0000	KUZEL KEVIN M		1130 ACOSTA ST			JACKSONVILLE	FL	32204-4264
065239 0000	MCNEILL REED HOLDINGS LLC		1605 KING ST			JACKSONVILLE	FL	32204
090791 0000	MYATT MICHAEL S ET AL		2594 PARK ST			JACKSONVILLE	FL	32205
065257 0000	NORMANDY BOULEVARD LLC		8650 OLD KINGS RD S STE 12			JACKSONVILLE	FL	32217
065235 0000	OLSEN ERIK PREBEN		2634 HERSCHEL ST			JACKSONVILLE	FL	32204
065255 0000	PETTY PATRICK S		2619 HERSCHEL ST			JACKSONVILLE	FL	32204
090772 0000	R & R 2500 RENTALS LLC		4269 TIMUQUANA RD			JACKSONVILLE	FL	32210-8535
064276 0000	REVENAUGH TIMOTHY G		1114 ACOSTA ST			JACKSONVILLE	FL	32204-4219
065254 0000	RIVERSIDE AVONDALE PRESERVATION INC		2623 HERSCHEL ST			JACKSONVILLE	FL	32204-4511
065252 0620	RIVERSIDE BAPTIST CHURCH		2650 PARK ST			JACKSONVILLE	FL	32204-4520
064270 0000	RIVERSIDE COLLECTION LLC		1920 DEAN RD STE 9			JACKSONVILLE	FL	32216
065252 0500	RNTJ LLP		2606 PARK ST			JACKSONVILLE	FL	32204
065256 0000	ROSSI JOHN V		2641 PARK ST			JACKSONVILLE	FL	32204-4519
064272 0100	SETTLE STEVEN		1615 OSCEOLA ST			JACKSONVILLE	FL	32204
064276 0010	SEYMOUR AUDREY R		1106 ACOSTA ST			JACKSONVILLE	FL	32204
090773 0000	SHEEPCO HOLDINGS LLC		4207 BIRCHWOOD AVE			JACKSONVILLE	FL	32207
064273 0000	SINCLAIR DALE		1650-302 MARGARET ST	PMB #160		JACKSONVILLE	FL	32204
090770 0000	SINCLAIR RICHARD BRUCE III		2602 HERSCHEL ST			JACKSONVILLE	FL	32204
090769 0000	SOLANS PAUL		2610 HERSCHEL ST			JACKSONVILLE	FL	32204
064157 0000	ST PAULS CHURCH & SCHOOL		2609 PARK ST			JACKSONVILLE	FL	32204-4555
065246 0000	ST VINCENTS MEDICAL CENTER INC		1 SHIRCLIFF WAY ROOM 1928			JACKSONVILLE	FL	32204
090792 0000	STOOPS DAVID LEE		2054 FORBES ST			JACKSONVILLE	FL	32204-3802
090785 0000	STRICKLAND SARAH		2595 HERSCHEL ST			JACKSONVILLE	FL	32204
064272 0000	STRYCHARZ ABIR ET AL		75125 CHICORY CT			YULEE	FL	32097
065238 0000	SUSLAK WALTER A		1850 POWELL PL			JACKSONVILLE	FL	32205-8804
090790 0000	TAPPOUNI MARY G		2588 PARK ST			JACKSONVILLE	FL	32204
090784 0000	TILLEY HENRY M		2589 HERSCHEL ST			JACKSONVILLE	FL	32204-4557
065236 0000	TJKH PROPERTIES LLC		2628 HERSCHEL ST			JACKSONVILLE	FL	32204
065237 0000	TURNER ANA THOMAS		2640 HERSCHEL ST			JACKSONVILLE	FL	32204-4512
090786 5000	VARON JARED		2609 HERSCHEL ST			JACKSONVILLE	FL	32204-4511
090786 0000	WEST JOSHUA		2605 HERSCHEL ST			JACKSONVILLE	FL	32204
	NORTHWEST	VICTOR COLEMAN	2118 18TH ST W			JACKSONVILLE	FL	32209
	OPEN VOLUNTEER	RANDALL JACKSON	5807 GILCHRIST OAKS CT			JACKSONVILLE	FL	32219
	PARK & KING AREA ASSOCIATION	JIM LOVE	2730 COLLEGE ST			JACKSONVILLE	FL	32205-7412
	RIVERSIDE AVONDALE PRESERVATION SOCIETY	SHANNON BLANKINSHIP	2623 HERSCHEL ST.			JACKSONVILLE	FL	32204
	ST. PAUL'S CATHOLIC CHURCH	FR LEONARD CHUWA	2609 PARK ST			JACKSONVILLE	FL	32204

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

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

V-25-25

REPORT OF THE PLANNING DEPARTMENT

APPLICATION FOR ZONING VARIANCE V-25-25

NOVEMBER 20, 2025

Location:	2616 Sir Galahad Drive Between Round Table Road and King Louis Drive
Real Estate Number(s):	004518-1440
Zoning Variance Sought:	Approval of a community residential home location within 1,000 feet of another care home
Current Zoning District:	Planned Unit Development (PUD)
Current Land Use Category:	Low Density Residential (LDR)
Planning District:	5– North
Council District:	District 10
Applicant/ Owner:	Kaffee Cummings 2616 Sir Galahad Drive Jacksonville, FL 32254
Staff Recommendation:	**APPROVE**

GENERAL INFORMATION

Application for Zoning Variance **V-25-25** seeks to allow for a Community Residential Home within 1,000 feet of an existing community residential home. The subject site is located within pickets cove neighborhood, and the applicant is looking to use an existing single family residential home as the care facility. The subject site is located approximately 188+/- feet from 2586 Sir Galahad Road which is currently used as a Community Residential Home.

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. Community residential homes are allowed by right in residential districts. However, the application of Part 4 of Zoning Code limits the proximity of one community residential home to another at 1,000 feet. The right to open a community residential home in residential district is granted by current Zoning Code. Imposing a strict letter of the Zoning Code for distance between community residential homes does not serve the best interest of the public, as it provides a means for additional care services to be provided in the area, while maintaining all residential-low density requirements.

(ii) ***Are there practical or economic difficulties in carrying out the strict letter of the regulation?***

It is impractical to impose a strict letter of regulation for the request to allow a community residential home within 1,000 feet of an existing community residential home because of the additional care services that will be provided to the area. Community residential homes are allowed by right in residential districts but are subject to Part 4 requirements. In order for the facility to operate without the Variance the owner would have to find a different property to use for the same service.

(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 permit a community residential home, where an existing community residential home exists within 1,000 feet, does not reduce the cost of the developing site and is of the public interest. Community residential homes can provide additional care services for residents, a benefit to the residents in the area.

(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 existing character of the area, as a community residential home seems to exist, or has been approved in the past for this area. Granting this variance will not affect other property owners as the use of the property is allowed by right and the applicant seeks to have this home be used for at-home healthcare services.

(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. There is no evidence that granting this variance will be detrimental to public health, safety or welfare, resulting in additional public expense, the creation of nuisance or conflict with any other applicable law.

(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 would allow the owner to develop the property in the means they see fit and provide an additional service to the community.

SUPPLEMENTARY INFORMATION

Upon visual inspection by the assigned planner on November 12, 2025, the required notice sign **was** posted.

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Zoning Variance **V-25-25** be: **APPROVED**

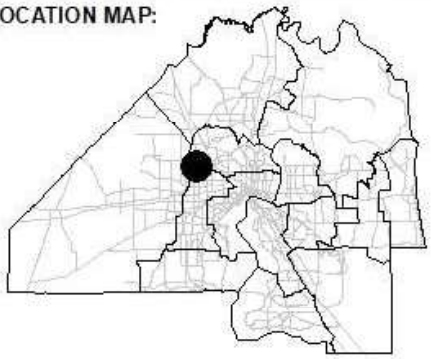
Aerial View of subject property

View of the Subject Site

REQUEST SOUGHT:

TO REDUCE THE LOCATION OF ANOTHER SUCH HOME FROM 1000 FEET TO __ FT

LOCATION MAP:



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Feet

COUNCIL DISTRICT:
10

TRACKING NUMBER
V-25-25

EXHIBIT 2
PAGE 1 OF 1

Legal Map

Date Submitted: 9/2/25
Date Filed: 10/27/25

Application Number: V-25-25
Public Hearing: 11.20.25

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:	Current Land Use Category:	
Variance Sought: To reduce the location of another such home from 1,000 feet to — ft.	Applicable Section of Ordinance Code: 656.401(h)(i)(ii)	
Council District: 10	Planning District: 5	
Previous Zoning Applications Filed (provide application numbers): none found		
Notice of Violation(s): none found		
Number of Signs to Post: 1	Amount of Fee: $1490.	Zoning Asst. Initials: CJE
Neighborhood Associations: Open Volunteers, Ticket Hille Civic Club		
Overlay: none		

PROPERTY INFORMATION	
1. Complete Property Address: 2616 Sir Galahad Dr. Jacksonville, FL 32254	2. Real Estate Number: 004518-1440
3. Land Area (Acres): 0.126	4. Date Lot was Recorded: 1/30/2017
5. Property Located Between Streets: -Round Table Rd. -King Louis Dr.	6. Utility Services Provider: City Water / City Sewer ☑ Well / Septic ☐
7. Variance Sought: Variance from Jacksonville Zoning Code Sec. 656.401 to waive the requirement that a community residential home may not be located within a 1,000 ft. radius of another such home.	
8. In whose name will the Variance be granted: Kaffee Cummings / Covenant Care Emp LLC	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Kaffee Cummings	10. E-mail: jax.aurccg@gmail.com
11. Address (including city, state, zip): 2616 Sir Galahad Dr. Jacksonville, Fl. 32254	12. Preferred Telephone: 904-674-9402

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. See attachment.

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)
- [ ] 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

#17. Variance Reasoning

This property has already received approval from the City of Jacksonville for use as a community residential home. However, the Agency for Persons with Disabilities (APD) is requiring a zoning variance due to the 1,000-foot separation rule before it will finalize licensure. The home will serve no more than six adult residents with developmental or physical disabilities, with appropriate staffing, and will operate in a manner indistinguishable from any other single-family residence. Strict enforcement of the separation rule would create an unnecessary hardship, as the property is uniquely suited for this use due to its residential setting, proximity to medical and community services, and compliance with all state and local standards. Granting the variance will not adversely affect public health, safety, or welfare, nor will it change the character of the neighborhood, which remains predominantly single-family homes. The request is narrowly limited to the separation requirement, represents the minimum relief necessary, and is consistent with the intent and purpose of the zoning code. Approval will not confer any special privilege but will preserve the property owner's right to use the home in a manner already found acceptable by the City and required for APD licensure.

FILING FEES *Applications filed to correct existing zoning violations are subject to a double fee.		
Base Fee Residential Districts: $1,161.00 Non-residential Districts: $1,173.00	Public Notices $7.00 per Addressee	Advertisement 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: Kaffee Cummings Signature:	**Applicant or Agent (if different than owner)** Print name: _____ Signature: _____
Owner(s) Print name: _____ Signature: _____	**An agent authorization letter is required if the application is made by any person other than the property owner.*

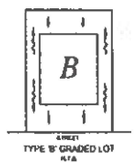
SUBMITTAL

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**.

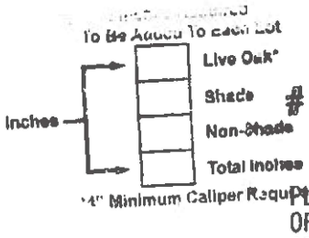
Submit applications to:
Planning and Development Department, Zoning Section
214 North Hogan Street, 2nd Floor
Jacksonville, Florida 32202
(904) 255 8300

D.R. HORTON INC. - JAX.

LOT 228
OLD KINGS PLANTATION UNIT THREE
PLAT BOOK: 69, PAGES: 113-116
DATE: 03-09-17
SCALE: 1"=30'-0"
FLOOD ZONE "X"

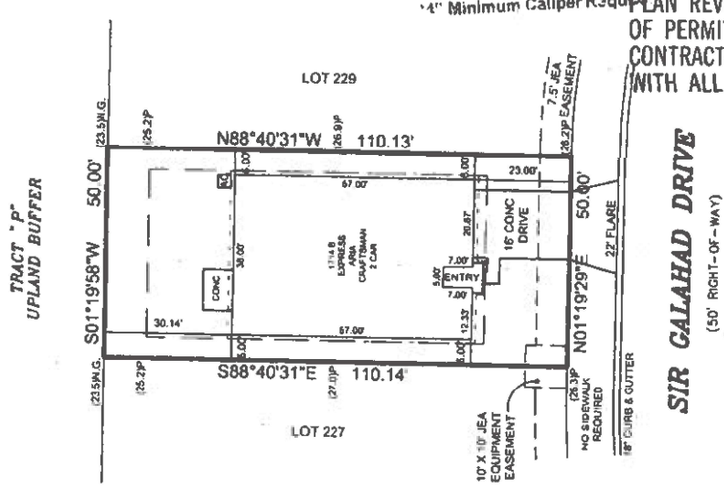


F.F. EL. 28.00
LOT TYPE "B"



#17-843735

PLAN REVIEW AND ISSUING OF PERMIT DOES NOT RELIEVE CONTRACTOR OF COMPLYING WITH ALL CODES



NOTE: All work performed within an easement or a Public Right-of-Way requires a separate permit by the Division of Development Services. Provide a min. 3' clearance from the edge of driveways to any structure such as inlets, transformers, poles, etc., in the right-of-way easement.

3-14-17

APPROVED
PLANNING AND DEVELOPMENT
Zoning Section
BY _____ DATE 3-14-17

FND. LEGEND
STEMWALL=S
MONO=M

BRL TABLE		
FRONT	SIDE	REAR
20'	5'	10'

SOD TABLE		
FRONT	SIDE	REAR
FULL	FULL	FULL

W.O. No. 2017-573

TOTAL AREAS:

LAND AREA (sq. ft.)	SOD AREA (sq. ft.)	CONC. AREA (sq. ft.)
5,507	3,214	688

BUILDING AREA=2,184 SQ. FT.=39.66%
CONCRETE AREA=469 SQ. FT.=8.52%
IMPERVIOUS AREA=2,653 SQ. FT.=48.18%

BUILDING CODE RESEARCH

GENERAL
THIS PROJECT IS AN EXISTING SINGLE STORY FAMILY COMMUNITY RESIDENTIAL HOME CONSISTING OF THREE BEDROOMS, TWO BATHROOMS, LIVING ROOM, KITCHEN, AND A GARAGE. THE PROJECT SITE IS LOCATED AT 2616 SIR GALAHAD DR JACKSONVILLE FL 32254

BUILDING AREAS

AREA SCHEDULE

Name	Area	Comments
FIRST FLOOR	1713 SF	HEATED
	1713 SF	
GARAGE	420 SF	UNHEATED
FRONT PORCH	42 SF	UNHEATED
	462 SF	
Grand total	2175 SF	

GOVERNING CODES
FLORIDA BUILDING CODE 8TH EDITION (2023) RESIDENTIAL (FBC-R)
FLORIDA BUILDING CODE 8TH EDITION (2023) FBC
FLORIDA BUILDING CODE 8TH EDITION (2023) ENERGY CONSERVATION (FBC-EC)
NFPA 101 (2021) FLORIDA FIRE PREVENTION CODE 8TH EDITION
NFPA 1 (2021) FLORIDA FIRE PREVENTION CODE 8TH EDITION
AGENCY FOR PEOPLE WITH DISABILITIES (APD)

OCCUPANCY REQUIREMENTS
RESIDENTIAL OCCUPANCY (SECTION 310 R-3)
TYPE V-B CONSTRUCTION - UNPROTECTED

310 4 RESIDENTIAL GROUP R-4
RESIDENTIAL GROUP R-4 OCCUPANCY SHALL INCLUDE BUILDINGS, STRUCTURES OR PORTIONS THEREOF FOR MORE THAN FIVE BUT NOT MORE THAN 16 PERSONS, EXCLUDING STAFF, WHO RESIDE ON A 24-HOUR BASIS IN A SUPERVISED RESIDENTIAL ENVIRONMENT AND RECEIVE CUSTODIAL CARE. BUILDINGS OF GROUP R-4 SHALL BE CLASSIFIED AS ONE OF THE OCCUPANCY CONDITIONS SPECIFIED IN SECTION 310 5.1 OR 310 5.2 THIS GROUP SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING

COMMUNITY RESIDENTIAL HOME

GROUP R-4 OCCUPANCIES SHALL MEET THE REQUIREMENTS FOR CONSTRUCTION, AS DEFINED FOR GROUP R-3, EXCEPT AS OTHERWISE PROVIDED FOR IN THIS CODE OR SHALL COMPLY WITH THE FLORIDA BUILDING CODE, RESIDENTIAL PROVIDED THE BUILDING IS PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903 2 8

310 6.2 CONDITION 2
THIS OCCUPANCY CONDITION SHALL INCLUDE BUILDINGS IN WHICH THERE ARE ANY PERSONS RECEIVING CUSTODIAL CARE WHO REQUIRE LIMITED VERBAL OR PHYSICAL ASSISTANCE WHILE RESPONDING TO AN EMERGENCY SITUATION TO COMPLETE BUILDING EVACUATION.

SECTION 420 GROUPS I-1, R-1, R-2, R-3 AND R-4

420.1 GENERAL - OCCUPANCIES IN GROUPS I-1, R-1, R-2, R-3 AND R-4 SHALL COMPLY WITH THE PROVISIONS OF SECTIONS 420.1 THROUGH 420.8 AND OTHER APPLICABLE PROVISIONS OF THIS CODE

420.2 SEPARATION WALLS - WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING, WALLS SEPARATING SLEEPING UNITS IN THE SAME BUILDING, AND WALLS SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708

[F] 420.5 AUTOMATIC SPRINKLER SYSTEM - GROUP R OCCUPANCIES SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.8. GROUP I-1 OCCUPANCIES SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.6. QUICK-RESPONSE OR RESIDENTIAL AUTOMATIC SPRINKLERS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 903.3.2

[F] 420.6 FIRE ALARM SYSTEMS AND SMOKE ALARMS - FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE PROVIDED IN GROUP I-1, R-1, R-2 AND R-4 OCCUPANCIES IN ACCORDANCE WITH SECTIONS 907.2.6, 907.2.8, 907.2.9 AND 907.2.10, RESPECTIVELY. SINGLE-OR MULTIPLE-STATION SMOKE ALARMS SHALL BE PROVIDED IN GROUPS I-1, R-2, R-3 AND R-4 IN ACCORDANCE WITH SECTION 907.2.11

ZONING REQUIREMENTS
RESIDENTIAL - RLD-60 SECTION 656.305

MINIMUM LOT REQUIREMENTS: WIDTH = 60 FEET, AREA = 6,000 SF

TOTAL LOT AREA IS 8,295 SF

MAXIMUM LOT COVERAGE BY ALL BUILDING = 50% OF LOT LOT AREA = 8,295 SF X 0.50 = 4,148 SF

REFER TO SHEET A-101 FOR TOTAL FOOTPRINT AREA WHICH IS LESS THAN MAXIMUM LOT COVERAGE

MINIMUM YARD REQUIREMENTS
FRONT - 20 FEET, REAR - 10 FEET, SIDES - 5 FEET

MAXIMUM HEIGHT PER ZONE IS 35 FEET

R318.1 TERMITE PROTECTION
TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS AND PESTICIDES APPLIED TO WOOD OR OTHER APPROVED METHODS OF TERMITE PROTECTION, LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202 REGISTERED TERMITICIDE. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

SECTION R319 SITE ADDRESS

R319.1 ADDRESS NUMBERS.
BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.

MEANS OF EGRESS (2021 LSC)
OCCUPANT LOAD (FBC TABLE 1004.5 AND PER NFPA 7.3.1.2)
RESIDENTIAL AREA = 200 GROSS SF PER OCCUPANT
RESIDENTIAL: 1,713 SF (HEATED) / 420 SF (UNDER ROOF) = 2,133 SF / 200 SF PER OCCUPANT = 10.6 OR 11 OCCUPANTS

(1) DOOR 36" WITH CLEAR OPENING OF 34.5" PER DOOR
(1) SLIDING GLASS DOOR WITH CLEAR OPENING OF 29" PER DOOR
34.5" + 29" = 63.5" / 0.2" = 317.5 OR 318 OCCUPANTS

TOTAL EGRESS WIDTH PROVIDED WILL ACCOMMODATE 318 OCCUPANTS

Roof 1 LIGHTING EQUIPMENT MANDATORY (FBC EC)

NOT LESS THAN 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LUMINAIRES SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS-PER-WATT OR SHALL UTILIZE LAMPS WITH AN EFFICACY OF NOT LESS THAN 65 LUMENS-PER-WATT

100% OF ALL INTERIOR & EXTERIOR PERMANENTLY LIGHTFIXTURES SHALL BE CFL/LED LAMPS

FIRE CODE SUMMARY (NFPA 1 AND 101):
OCCUPANCY TYPE - RESIDENTIAL BOARD AND CARE OCCUPANCY - NFPA 1 SECTION 6.1.9 AND NFPA 101 SECTION 33.1

NFPA 101
TABLE 6.1.9.1 RESIDENTIAL BOARD AND CARE OCCUPANCY: AN OCCUPANCY USED FOR LODGING AND BOARDING OF FOUR OR MORE RESIDENTS NOT RELATED BY BLOOD OR MARRIAGE TO THE OWNERS OR OPERATORS FOR THE PURPOSE OF PROVIDING PERSONAL CARE SERVICES

7.2.1.3 FLOOR LEVEL
7.2.1.3.1 THE ELEVATION OF THE FLOOR SURFACES ON BOTH SIDES OF A DOOR OPENING SHALL NOT VARY BY MORE THAN 1/2 IN. (13 MM) UNLESS OTHERWISE PERMITTED BY 7.2.1.3.5, 7.2.1.3.6, OR 7.2.1.3.7

7.2.1.3.2 THE ELEVATION OF THE FLOOR SURFACES REQUIRED BY 7.2.1.3.1 SHALL BE MAINTAINED ON BOTH SIDES OF THE DOOR OPENING FOR A DISTANCE NOT LESS THAN THE WIDTH OF THE WIDEST LEAF AND FOR OTHER THAN EXISTING INSTALLATIONS NOT LESS THAN 36 IN. (915 MM).

7.2.1.3.3 THRESHOLDS AT DOOR OPENINGS SHALL NOT EXCEED 1/2 IN. (13 MM) IN HEIGHT.

7.2.1.3.3.1 THRESHOLDS AT EXTERIOR SLIDING DOORWAYS SERVING DWELLING UNITS SHALL NOT EXCEED 3/4 INCH (19 MM) IN HEIGHT.

7.2.1.4.5 DOOR LEAF OPERATING FORCES
7.2.1.4.5.1* THE FORCES REQUIRED TO FULLY OPEN AN DOOR LEAF MANUALLY IN A MEANS OF EGRESS SHALL NOT EXCEED 15 LBF (67 N). TO RELEASE THE LATCH, 30 LBF (133 N) TO SET THE LEAF IN MOTION, AND 15 LBF (67 N) TO OPEN THE LEAF TO THE 12 IN. (305 MM) REQUIRED CLEAR WIDTH, UNLESS OTHERWISE SPECIFIED AS FOLLOWS:

1) THE OPENING FORCES FOR INTERIOR SIDE-HINGED OR PIVOTED SWINGING DOOR LEAVES WITHOUT CLOSERS SHALL NOT EXCEED 5 LBF (22 N).

7.2.1.5.10* A LATCH OR OTHER FASTENING DEVICE ON A DOOR LEAF SHALL BE PROVIDED WITH A RELEASING DEVICE THAT HAS AN OBVIOUS METHOD OF OPERATION, AND THAT IS READILY OPERATED UNDER ALL LIGHTING CONDITIONS.

7.2.1.5.10.1 THE RELEASING MECHANISM FOR AN EXISTING LATCH SHALL BE LOCATED AS FOLLOWS, UNLESS LESS THAN 34 IN. (865 MM) ABOVE THE FINISHED FLOOR FOR OTHER THAN EXISTING INSTALLATIONS:
2) NOT MORE THAN 48 IN. (1220 MM) ABOVE THE FINISHED FLOOR

7.10.1.1 PROVIDE EXIT DOOR TACTILE SIGNAGE RAISED CHARACTERS IN BRAILLE PER NFPA 101

32.1.1.1 GENERAL

THE REQUIREMENTS OF THIS CHAPTER SHALL APPLY TO NEW BUILDINGS OR PORTIONS THEREOF USED AS RESIDENTIAL BOARD AND CARE OCCUPANCIES (SEE 1.3.1.1).

32.1.1.2 MAIN STRUCTURE

THE PROVISIONS OF CHAPTER 1, ADMINISTRATION, SHALL APPLY.

32.1.1.3 GENERAL

THE PROVISIONS OF CHAPTER 4, GENERAL, SHALL APPLY.

32.1.1.5 CHAPTER SECTIONS

THIS CHAPTER IS DIVIDED INTO FIVE SECTIONS AS FOLLOWS:
SECTION 32.1 — GENERAL REQUIREMENTS
SECTION 32.2 — SMALL FACILITIES (THAT IS, SLEEPING ACCOMMODATIONS FOR NOT MORE THAN 16 RESIDENTS)

32.1.6* FIRE RESISTANCE-RATED ASSEMBLIES
FIRE RESISTANCE-RATED ASSEMBLIES SHALL COMPLY WITH SECTION 8.3.

32.2.2 MEANS OF ESCAPE

DESIGNATED MEANS OF ESCAPE SHALL BE CONTINUOUSLY MAINTAINED FREE OF ALL OBSTRUCTIONS OR IMPEDIMENTS TO FULL INSTANTANEOUS USE IN THE CASE OF FIRE OR EMERGENCY.

32.2.2.2 PRIMARY MEANS OF ESCAPE
32.2.2.2.1 EVERY SLEEPING ROOM AND LIVING AREA SHALL HAVE ACCESS TO A PRIMARY MEANS OF ESCAPE LOCATED TO PROVIDE A SAFE PATH OF TRAVEL TO THE OUTSIDE AT STREET LEVEL OR THE FINISHED GROUND LEVEL.

32.2.2.3.3 SLEEPING ROOMS SHALL NOT BE REQUIRED TO HAVE A SECONDARY MEANS OF ESCAPE WHERE THE CLINICAL NEEDS OF THE RESIDENTS REQUIRE SPECIAL SECURITY MEASURES PROVIDED ALL OF THE FOLLOWING ARE MET:
1) THE BUILDING IS PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 32.3.3.5
2) A FIRE ALARM SYSTEM SPECIFIED IN ACCORDANCE WITH 32.3.4.1 THROUGH 32.3.4.3 AND 32.3.4.6
3) SMOKE DETECTORS ARE PROVIDED IN ACCORDANCE WITH 32.3.3.4.8

32.2.2.5 DOORS
32.2.2.5.1 DOORS OTHER THAN THOSE MEETING THE REQUIREMENTS OF 32.2.2.5.1.1 AND 32.2.2.5.1.2 AND PATHS OF TRAVEL TO A MEANS OF ESCAPE SHALL BE NOT LESS THAN 32 IN. (810 MM) WIDE.

32.2.2.5.1.1 BATHROOM DOORS SHALL BE NOT LESS THAN 24 IN. (610 MM) WIDE.

32.2.2.5.2 DOORS SHALL BE SWINGING OR SLIDING.
32.2.2.5.3 EVERY CLOSET DOOR LATCH SHALL BE READILY OPENED FROM THE INSIDE.

32.2.2.5.4 EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED.

32.2.2.5.5 NO DOOR IN ANY MEANS OF ESCAPE, OTHER THAN THOSE MEETING THE REQUIREMENT OF 32.2.2.5.1, 32.2.2.5.2, OR 32.2.2.5.5.3, SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED.

32.2.2.5.5.3 - DOOR LOCKING ARRANGEMENTS SHALL BE PERMITTED WHERE THE CLINICAL NEEDS OF RESIDENTS REQUIRE SPECIALIZED SECURITY MEASURES OR WHERE RESIDENTS POSE A SECURITY THREAT, PROVIDED ALL OF THE FOLLOWING CONDITIONS ARE MET:
1) STAFF CAN READILY UNLOCK DOORS AT ALL TIMES IN ACCORDANCE WITH 32.2.2.5.5.4
2) THE BUILDING IS PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 32.2.3.5
3) THE PROVISION OF 32.2.5.2 FOR CONVERSIONS IS NOT BE PERMITTED TO BE USED

32.2.2.5.4 - DOORS LOCATED IN THE MEANS OF EGRESS AND PERMITTED TO BE LOCKED IN ACCORDANCE WITH 32.2.2.5.5.3 SHALL COMPLY WITH ALL OF THE FOLLOWING:
1) PROVISIONS SHALL BE MADE FOR THE RAPID REMOVAL OF OCCUPANTS BY MEANS OF ONE OF THE FOLLOWING:
A) REMOTE CONTROL OF LOCKS FROM WITHIN THE LOCKED BUILDING
B) KEYING OF ALL LOCKS TO KEYS CARRIED BY STAFF AT ALL TIMES
C) OTHER SUCH RELIABLE MEANS AVAILABLE TO STAFF AT ALL TIMES
2) ONLY ONE LOCKING DEVICE SHALL BE PERMITTED ON EACH DOOR

32.2.2.5.6 - FORCES TO OPEN DOORS SHALL COMPLY WITH 7.2.1.4.5.

32.2.2.5.7 - DOOR-LATCHING DEVICES SHALL COMPLY WITH 7.2.1.5.10.

32.2.2.5.8 - FLOOR LEVELS AT DOORS SHALL COMPLY WITH 7.2.1.3.

32.2.3.3 INTERIOR FINISH
32.2.3.3.1 GENERAL - INTERIOR FINISH SHALL BE IN ACCORDANCE WITH SECTION 10.2.

32.2.3.3.2 INTERIOR WALL AND CEILING FINISH - INTERIOR WALL AND CEILING FINISH MATERIALS COMPLYING WITH SECTION 10.2 SHALL BE CLASS A, CLASS B, OR CLASS C.

32.2.3.3.3 INTERIOR FLOOR FINISH -

32.2.3.3.3.1 - INTERIOR FLOOR FINISH SHALL COMPLY WITH SECTION 10.2.

32.2.3.3.3.2 - INTERIOR FLOOR FINISH SHALL COMPLY WITH 10.2.7.1 OR 10.2.7.2, AS APPLICABLE.

32.2.3.4 DETECTION, ALARM, AND COMMUNICATIONS SYSTEMS
32.2.3.4.1 GENERAL

A FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 9.6.

32.2.3.4.2 INITIATION - INITIATION OF THE REQUIRED FIRE ALARM SYSTEM SHALL BE BY MANUAL MEANS IN ACCORDANCE WITH 9.6.2.1(1).

32.2.3.4.3 OCCUPANT NOTIFICATION - OCCUPANT NOTIFICATION SHALL BE PROVIDED AUTOMATICALLY WITHOUT DELAY IN ACCORDANCE WITH 9.6.3.

32.2.3.4.4 CARBON MONOXIDE ALARMS AND CARBON MONOXIDE DETECTION SYSTEMS

32.2.3.4.4.1 - CARBON MONOXIDE ALARMS OR CARBON MONOXIDE DETECTORS IN ACCORDANCE WITH SECTION 9.12 AND 32.2.3.4.4 SHALL BE PROVIDED IN NEW SMALL BOARD AND CARE FACILITIES WHERE EITHER OF THE FOLLOWING CONDITIONS EXISTS, WHERE SMALL BOARD AND CARE FACILITIES HAVE COMMUNICATING ATTACHED GARAGES, UNLESS OTHERWISE EXEMPTED BY 32.2.3.4.4.3:

32.2.3.4.4.2 - WHERE REQUIRED BY 32.2.3.4.4.1, CARBON MONOXIDE ALARMS OR CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS OUTSIDE EACH SEPARATE SLEEPING AREA, IN THE IMMEDIATE VICINITY OF THE SLEEPING ROOMS, IN SLEEPING ROOMS CONTAINING FUEL-BURNING APPLIANCES OR FUEL-BURNING FIREPLACES:
ON EVERY OCCUPIABLE LEVEL, INCLUDING BASEMENTS AND EXCLUDING ATTICS AND CRAWL SPACES CENTRALLY LOCATED WITHIN OCCUPIABLE SPACES ADJACENT TO A COMMUNICATING ATTACHED GARAGE, UNLESS OTHERWISE EXEMPTED BY 32.2.3.4.4.3

32.2.3.4.4.3 - CARBON MONOXIDE ALARMS AND CARBON MONOXIDE DETECTORS AS SPECIFIED IN 32.2.3.4.4.1(1) SHALL NOT BE REQUIRED IN THE FOLLOWING LOCATIONS IN GARAGES WITHIN SMALL BOARD AND CARE FACILITIES WITH COMMUNICATING ATTACHED GARAGES THAT ARE OPEN PARKING STRUCTURES AS DEFINED BY THE BUILDING CODE, WITHIN SMALL BOARD AND CARE FACILITIES WITH COMMUNICATING ATTACHED GARAGES THAT ARE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE MECHANICAL CODE.

32.2.3.4.5 SMOKE ALARMS

32.2.3.4.5.1 - APPROVED SMOKE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH 9.6.2.10.

32.2.3.4.5.2 - SMOKE ALARMS SHALL BE INSTALLED ON ALL LEVELS, INCLUDING BASEMENTS BUT EXCLUDING CRAWL SPACES AND UNFINISHED ATTICS.

32.2.3.4.5.3 - ADDITIONAL SMOKE ALARMS SHALL BE INSTALLED IN ALL LIVING AREAS AS DEFINED IN 3.3.32.5.

32.2.3.4.5.4 - EACH SLEEPING ROOM SHALL BE PROVIDED WITH AN APPROVED SMOKE ALARM IN ACCORDANCE WITH 9.6.2.10.

32.2.3.5* EXTINGUISHMENT REQUIREMENTS
32.2.3.5.1* - ALL FACILITIES OTHER THAN THOSE MEETING THE REQUIREMENT OF 32.2.3.5.2 SHALL BE PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH 32.2.3.5.3, USING QUICK-RESPONSE OR RESIDENTIAL SPRINKLERS.

32.2.3.5.2* - IN CONVERSIONS, SPRINKLERS SHALL NOT BE REQUIRED IN SMALL BOARD AND CARE HOMES SERVING EIGHT OR FEWER RESIDENTS WHEN ALL OCCUPANTS HAVE THE ABILITY AS A GROUP TO MOVE RELIABLY TO A POINT OF SAFETY WITHIN 3 MINUTES.

32.2.3.5.3 - AN APPROVED AUTOMATIC SPRINKLER SYSTEM IS INSTALLED FOR EITHER TOTAL OR PARTIAL BUILDING COVERAGE, ALL OF THE FOLLOWING REQUIREMENTS SHALL BE MET:
1) THE SYSTEM SHALL BE IN ACCORDANCE WITH NFPA 13 AND SHALL INDICATE THE FIRE ALARM SYSTEM IN ACCORDANCE WITH 32.2.3.4.1.
2) THE ADEQUACY OF THE WATER SUPPLY SHALL BE DOCUMENTED TO THE AUTHORITY HAVING JURISDICTION.

32.2.3.5.3.1 - IN BUILDINGS FOUR OR FEWER STORIES IN HEIGHT AND NOT EXCEEDING 60 FT. (18.3 M) IN HEIGHT ABOVE GRADE PLANE, SYSTEMS IN ACCORDANCE WITH NFPA 13R SHALL BE PERMITTED. ALL HABITABLE AREAS, CLOSETS, ROOFED PORCHES, ROOFED DECKS, AND ROOFED BALCONIES SHALL BE SPRINKLERED.

32.2.3.5.3.2* - AN ALTERNATIVE SPRINKLER SYSTEM WITH A 30-MINUTE WATER SUPPLY AND COMPLYING WITH ALL OF THE FOLLOWING REQUIREMENTS AND NFPA 13D SHALL BE PERMITTED:
1. ALL HABITABLE AREAS, CLOSETS, ROOFED PORCHES, ROOFED DECKS, AND ROOFED BALCONIES SHALL BE SPRINKLERED.
2. FACILITIES WITH MORE THAN EIGHT RESIDENTS SHALL BE TREATED AS TWO-FAMILY DWELLINGS WITH REGARD TO WATER SUPPLY.

32.2.3.5.4 - ALTERNATIVE SPRINKLER SYSTEMS, INSTALLED IN ACCORDANCE WITH NFPA 13D AND NFPA 13R SHALL BE PROVIDED WITH ELECTRICAL SUPERVISION IN ACCORDANCE WITH 9.7.2.

32.2.3.5.2 - WHERE AN AUTOMATIC SPRINKLER SYSTEM IS REQUIRED BY 32.2.3.5, ATTICS SHALL NOT BE USED FOR LIVING PURPOSES, STORAGE, OR FUEL-FIRED EQUIPMENT, SHALL MEET ONE OF THE FOLLOWING CRITERIA:
ATTICS SHALL BE PROTECTED THROUGHOUT BY A HEAT DETECTION SYSTEM ARRANGED TO ACTIVATE THE BUILDING FIRE ALARM SYSTEM IN ACCORDANCE WITH SECTION 9.6.
ATTICS SHALL BE PROTECTED WITH AUTOMATIC SPRINKLERS THAT ARE PART OF THE REQUIRED, APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 9.7.1.1.
ATTICS SHALL BE OF NONCOMBUSTIBLE OR LIMITED-COMBUSTIBLE CONSTRUCTION.
ATTICS SHALL BE CONSTRUCTED OF FIRE-RETARDANT-TREATED WOOD IN ACCORDANCE WITH NFPA 703.

32.2.3.6 CONSTRUCTION OF CORRIDOR WALLS

32.2.3.6.1 - CORRIDOR WALLS OTHER THAN THOSE MEETING THE PROVISIONS OF 32.2.3.6.2 SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS:

1) WALLS SEPARATING SLEEPING ROOMS SHALL HAVE A MINIMUM 1/2-HOUR FIRE RESISTANCE RATING, AND WALLS HAVING A 1/2-HOUR FIRE RESISTANCE RATING SHALL BE CONSIDERED TO BE ACHIEVED IF THE PARTITIONS ARE FINISHED ON BOTH SIDES WITH LATH AND PLASTER OR MATERIALS PROVIDING EQUIVALENT THERMAL BARRIER.

2) SLEEPING ROOM DOORS SHALL BE SUBSTANTIAL DOORS, SUCH AS THOSE OF 1.3/8 IN. (44 MM) THICK SOLID-BONDED WOOD-CORE CONSTRUCTION, OR OF OTHER CONSTRUCTION OF EQUAL OR GREATER STABILITY AND FIRE INTEGRITY.

3) ANY VISION PANELS SHALL BE FIXED FIRE WINDOW ASSEMBLIES IN ACCORDANCE WITH 8.3.4 OR SHALL BE WIRED GLASS NOT EXCEEDING 9 IN. (0.0 M²) EACH IN AREA AND INSTALLED IN APPROVED FRAMES.

32.2.5 BUILDING SERVICES

32.2.5.1 UTILITIES

UTILITIES SHALL COMPLY WITH SECTION 9.1.

32.2.5.1 HEATING, VENTILATING, AND AIR-CONDITIONING

32.2.5.2.1 - HEATING, VENTILATING, AND AIR-CONDITIONING EQUIPMENT SHALL COMPLY WITH 9.2.1 AND 9.2.2 UNLESS OTHERWISE REQUIRED IN THIS CHAPTER.

32.2.5.2.2 - NO STOVE OR COMBUSTION HEATER SHALL BE LOCATED TO BLOCK ESCAPE IN CASE OF FIRE CAUSED BY THE MALFUNCTION OF THE STOVE OR HEATER.

32.2.5.2.3 - UNVENTED FUEL-FIRED HEATERS SHALL NOT BE USED IN ANY RESIDENTIAL BOARD AND CARE FACILITY.

NFPA 1
6.1.9 RESIDENTIAL BOARD AND CARE

FOR REQUIREMENTS SEE SECTION 20.5 [101 6.1.9]

6.1.9.1* DEFINITION — RESIDENTIAL BOARD AND CARE OCCUPANCY: AN OCCUPANCY USED FOR LODGING AND BOARDING OF FOUR OR MORE RESIDENTS NOT RELATED BY BLOOD OR MARRIAGE TO THE OWNERS OR OPERATORS, FOR THE PURPOSE OF PROVIDING PERSONAL CARE SERVICES. [101 6.1.9.1]

20.5 RESIDENTIAL BOARD AND CARE OCCUPANCIES

20.5.1* APPLICATION - NEW AND EXISTING RESIDENTIAL BOARD AND CARE OCCUPANCIES SHALL COMPLY WITH SECTION 20.5 AND NFPA 101.

20.5.2 OPERATING FEATURES

20.5.2.1 EMERGENCY ACTION PLAN

20.5.2.1.1 - THE ADMINISTRATION OF EVERY RESIDENTIAL BOARD AND CARE FACILITY SHALL HAVE IN EFFECT AND AVAILABLE TO ALL SUPERVISORY PERSONNEL WRITTEN COPIES OF A PLAN FOR PROTECTING ALL PERSONS IN THE EVENT OF FIRE, FOR KEEPING PERSONS IN PLACE, FOR EVACUATING PERSONS TO AREAS OF REFUGE, AND FOR EVACUATING PERSONS FROM THE BUILDING WHEN NECESSARY. [101 32.7.1.1, 101 33.7.1.1]

20.5.2.1.2* - THE EMERGENCY ACTION PLAN SHALL INCLUDE SPECIAL STAFF RESPONSE, INCLUDING THE FIRE PROTECTION PROCEDURES NEEDED TO ENSURE THE SAFETY OF ANY RESIDENT AND SHALL BE AMENDED OR REVISED WHENEVER ANY RESIDENT WITH UNUSUAL NEEDS IS ADMITTED TO THE HOME. [101 32.7.1.2, 101 33.7.1.2]

20.5.2.1.3 - ALL EMPLOYEES SHALL BE PERIODICALLY INSTRUCTED AND KEPT INFORMED WITH RESPECT TO THEIR DUTIES AND RESPONSIBILITIES UNDER THE PLAN, AND SUCH INSTRUCTION SHALL BE REVIEWED BY THE STAFF NOT LESS THAN EVERY 3 MONTHS. [101 32.7.1.3, 101 33.7.1.3]

20.5.2.2 RESIDENT TRAINING

20.5.2.2.1 - ALL RESIDENTS PARTICIPATING IN THE EMERGENCY ACTION PLAN SHALL BE TRAINED IN THE PROPER ACTIONS TO BE TAKEN IN THE EVENT OF FIRE. [101 32.7.2.1, 101 33.7.2.1]

20.5.2.2.2 - THE TRAINING REQUIRED BY 20.5.2.2.1 SHALL INCLUDE ACTIONS TO BE TAKEN IF THE PRIMARY ESCAPE ROUTE IS BLOCKED. [101 32.7.2.2, 101 33.7.2.2]

20.5.2.2.3* - IF A RESIDENT IS GIVEN REHABILITATION OR HABILITATION TRAINING IN FIRE PREVENTION AND THE ACTIONS TO BE TAKEN IN THE EVENT OF A FIRE, SHALL BE A PART OF THE TRAINING PROGRAM. [101 32.7.2.3, 101 33.7.2.3]

20.5.2.4 - RESIDENTS SHALL BE TRAINED TO ASSESS EACH OTHER IN CASE OF FIRE TO THE EXTENT THAT THEIR PHYSICAL AND MENTAL ABILITIES PERMIT THEM TO DO SO WITHOUT ADDITIONAL PERSONAL RISK. [101 32.7.2.4, 101 33.7.2.4]

20.5.2.3 EMERGENCY EGRESS AND RELOCATION DRILLS - EMERGENCY EGRESS AND RELOCATION DRILLS SHALL BE CONDUCTED IN ACCORDANCE WITH 20.5.2.3.1 THROUGH 20.5.2.3.6. [101 32.7.3, 101 33.7.3]

20.5.2.3.1 - EMERGENCY EGRESS AND RELOCATION DRILLS SHALL BE CONDUCTED NOT LESS THAN SIX TIMES PER YEAR ON A BIMONTHLY BASIS, WITH NOT LESS THAN TWO DRILLS CONDUCTED DURING THE NIGHT WHEN RESIDENTS ARE SLEEPING AS MODIFIED BY 20.5.2.3.5 AND 20.5.2.3.6. [101 32.7.3.1, 101 33.7.3.1]

20.5.2.3.2 - THE EMERGENCY DRILLS SHALL BE PERMITTED TO BE ANNOUNCED TO THE RESIDENTS IN ADVANCE. [101 32.7.3.2, 101 33.7.3.2]

20.5.2.3.3 - THE DRILLS SHALL INVOLVE THE ACTUAL EVACUATION OF ALL RESIDENTS TO AN ASSEMBLY POINT AS SPECIFIED IN THE EMERGENCY ACTION PLAN AND SHALL PROVIDE RESIDENTS WITH EXPERIENCE IN EGRESS THROUGH ALL EXITS AND MEANS OF ESCAPE REQUIRED BY THIS CODE. [101 32.7.3.3, 101 33.7.3.3]

20.5.2.3.4 - EXITS AND MEANS OF ESCAPE NOT USED IN ANY DRILL SHALL NOT BE CREDITED IN MEETING THE REQUIREMENTS OF THIS CODE FOR BOARD AND CARE FACILITIES. [101 32.7.3.4, 101 33.7.3.4]

20.5.2.3.5 - ACTUAL EXITING FROM WINDOWS SHALL NOT BE REQUIRED TO COMPLY WITH 20.5.2.3.3 OPENING THE WINDOW AND SIGNALING FOR HELP SHALL BE AN ACCEPTABLE ALTERNATIVE. [101 32.7.3.5, 101 33.7.3.5]

20.5.2.3.6 - RESIDENTS WHO CANNOT MEANINGFULLY ASSIST IN THEIR OWN EVACUATION OR WHO HAVE SPECIAL HEALTH PROBLEMS SHALL NOT BE REQUIRED TO ACTIVELY PARTICIPATE IN THE DRILL (SUBSECTION 20.4.2 SHALL APPLY IN SUCH INSTANCES). [101 32.7.3.6, 101 33.7.3.6]

20.5.2.4 SMOKING

20.5.2.4.1* - SMOKING REGULATIONS SHALL BE ADOPTED BY THE ADMINISTRATION OF BOARD AND CARE OCCUPANCIES. [101 32.7.4.1, 101 33.7.4.1]

20.5.2.4.2 - WHERE SMOKING IS PERMITTED, NONCOMBUSTIBLE SAFETY-TYPE ASH TRAYS OR RECEPTACLES SHALL BE PROVIDED IN CONVENIENT LOCATIONS. [101 32.7.4.2, 101 33.7.4.2]

20.5.2.5* FURNISHINGS, BEDDING, AND DECORATIONS

20.5.2.5.1 - NEW DRAPERIES, CURTAINS, AND OTHER SIMILAR LOOSELY HANGING FURNISHINGS AND DECORATIONS IN BOARD AND CARE FACILITIES SHALL COMPLY WITH 20.5.2.5.1.1 AND 20.5.2.5.1.2. [101 32.7.5.1, 101 33.7.5.1*]

20.5.2.5.1.1 - NEW DRAPERIES, CURTAINS, AND OTHER SIMILAR LOOSELY HANGING FURNISHINGS AND DECORATIONS IN BOARD AND CARE FACILITIES SHALL BE, IN ACCORDANCE WITH THE PROVISIONS OF 12.6.2, UNLESS OTHERWISE PERMITTED BY 20.5.2.5.1.2. [101 32.7.5.1.1, 101 33.7.5.1.1]

20.5.2.5.1.2 - NOTHER THAN COMMON AREAS, NEW DRAPERIES, CURTAINS, AND OTHER SIMILAR LOOSELY HANGING FURNISHINGS AND DECORATIONS SHALL NOT BE REQUIRED TO COMPLY WITH 20.5.2.5.1.1 WHERE THE BUILDING IS PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH 13.3.2.11.2 FOR NEW SMALL FACILITIES, 13.3.2.21.1 FOR NEW LARGE FACILITIES, 13.3.2.22.2 FOR EXISTING SMALL FACILITIES, OR 13.3.2.22.1 FOR EXISTING LARGE FACILITIES. [101 32.7.5

DIVISION OF CORPORATIONS

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
COVENANT CARE GROUP LLC

Filing Information

Document Number	L23000491490
FEI/EIN Number	93-4204197
Date Filed	10/27/2023
State	FL
Status	ACTIVE

Principal Address

2616 SIR GALAHAD DR
JACKSONVILLE, FL 32254 UN

Mailing Address

2616 SIR GALAHAD DR
JACKSONVILLE, FL 32254 UN

Registered Agent Name & Address

CUMMINGS, KAFFEE
2616 SIR GALAHAD DRIVE
JACKSONVILLE, FL 32254

Authorized Person(s) Detail

Name & Address

Title MGR

CAMPBELL, WENDY
6099 ANCONA DR N
JACKSONVILLE, FL 32258 UN

Annual Reports

Report Year	Filed Date
2024	04/24/2024
2025	04/30/2025

Document Images

04/30/2025 -- ANNUAL REPORT	View image in PDF format
04/24/2024 -- ANNUAL REPORT	View image in PDF format

EXHIBIT A

Property Ownership Affidavit – Limited Liability Company (LLC)

Date: _____

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

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:
Address:_____ RE#(s): _____

To Whom it May Concern:

I _____, as _____ of _____, a Limited Liability Company organized under the laws of the state of _____, hereby certify that said LLC is the Owner of the property described in Exhibit 1 in connection with filing application(s) for _____ submitted to the Jacksonville Planning and Development Department.

(signature) _____

(print name) _____

Please provide documentation illustrating that signatory is an authorized representative of the LLC. This may be shown through a printout from sunbiz.org showing that the person is either a "sole member" or a "managing member." Other persons may be authorized through a resolution, power of attorney, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 24th day of September 2025, by Kaffee Cummings, as owner, of Covenant Care Group, a Limited Liability Company, who is personally known to me or who has produced FL DL# C562-512-86-087-0 as identification and who took an oath.

Notary Public State of Florida
Jamilya Jones
My Commission HH 388719
Expires 5/22/2027

Jamilya Jones
(Signature of NOTARY PUBLIC)

Jamilya Jones
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires 5/22/2027

69-113 06-2S-26E
OLD KINGS PLANTATION UNIT 03
LOT 228

CAMPBELL KAFFEE
2616 SIR GALAHAD DR
JACKSONVILLE, FL 32254

2024

R-004518-1440

PRINTED 10/07/2024
BY: pao

Map Id: 6406 511700.21 1.05 1.00 1.00 OLD KINGS PLANTATION

BUILDING CHARACTERISTICS

0100 Single Family

** VALUE SUBJECT TO CHANGE **

CATEGORY	TYPE	%	PTS
Exterior Wall	6 VERTICAL SHEET	75	27.00
Exterior Wall	14 WOOD SHINGLE	25	10.00
Roof Struct	3 GABLE OR HIP	100	6.00
Roofing Cover	3 ASPH/COMP SHNG	100	4.00
Interior Wall	5 DRYWALL	100	28.00
Int Flooring	14 CARPET	25	3.00
Int Flooring	8 SHEET VINYL	75	4.00
Heating Fuel	4 ELECTRIC	100	1.00
Heating Type	4 FORCED-DUCTED	100	4.00
Air Cond	3 CENTRAL	100	7.00

CATEGORY	UNITS	ADJ
Baths	2.00	0
Bedrooms	3.00	0
Stories	1.00	0
Rooms / Units	1.00	0

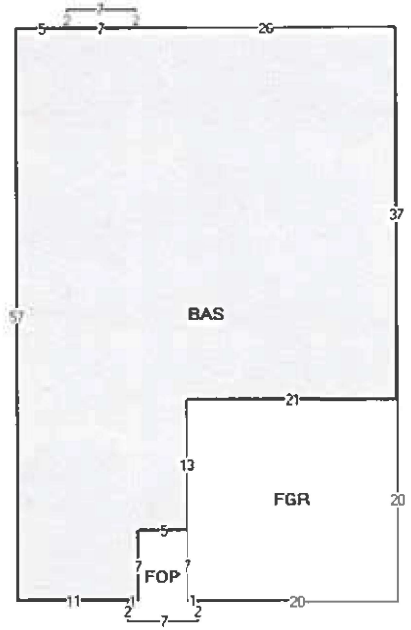
BASE RATE ADJ	ADJ
Quality Adjustment	1.0000
MXt/Design Factor	1.0000
Size Adj.	0.9900
TOTAL ADJUSTED POINTS	103
DEPRECIATION ADJ	ADJ

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
0101	01	4	03	100.00	0.00	1.00	100

REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
193,030	2017	2017	R2	5.75	94.25%

SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE
BAS	1,711		X	100	1,711	160,455
FGR	420			50	210	19,694
FOP	63			30	19	1,782
	2,194			1,711	1,940	$181,931

ACREAGE 0.13 PRICE/SF 93.78



BUILDING: 1 AKA:

SITE ADDRESS: 2616 SIR GALAHAD DR JACKSONVILLE 32254- 0101 SFR 1 STORY

Duval County Property Appraisers Office — Tax Dist GS

VALUE SUMMARY

PRIMARY VALUATION METHOD	CAMA
BUILDING VALUE	181,931
EXTRA FEATURE VALUE	0
TOTAL MARKET LAND VALUE	49,000
MARKET VALUE OF AG LAND	0
TOTAL LAND VALUE AG + COMMON	0
MARKET VALUE	230,931
ASSESSED VALUE	165,877
CAP BASE YEAR	2019
TAXABLE VALUE	115,877
EXEMPTIONS	HB HX
TOTAL EXEMPTIONS VALUE	50,000
SENIOR EXEMPTION VALUE	0
SR/HISTORIC TAXABLE VALUE	N/A

PERMIT NO.	TP	ST.	DESCRIPTION	EST VALUE	ISSUE DATE
B24120116	ALTS	P	COU	0	06/06/2024
B17843735	BLDG	C	NEW SFR	75,000	03/24/2017

BUILDING DIMENSIONS

FOP2018:5,0:=S2 E7 N2 W7 $ BAS2017:0,2:=S57 E12 N 7 E5 N13 E21 N37 W38 $ FOP2017:12,52:=S7 W1 S2 E7 N2 W1 N7 W5 $ FGR2017:17,39:=S20 E21 N20 W21 $

BUILDING NOTES

LN	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	IN	QU	VI	RE	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	18073	00147	07/28/2017	SW	Q	I	01	164900	0	N	0	D R HORTON INC	CAMPBELL KAFFEE	20170821
2	17938	01504	04/06/2017	SW	U	I	05	992000	0	N	0	OLD KINGS PLANTATION LLP	D R HORTON INC	20170606 PBI PLAT
3	00069	00113	01/30/2017	PB	U	V	30	100	0	N	0	OLD KINGS PLANTATION LLP	OLD KINGS PLANTATION LLP	20170308

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

APPRAISAL DATES	DATE	APPRAISED BY
BUILDING		
LAND LINES	02/20/2018	ENP
VALUE REVIEW	07/16/2024	ENP
TRIENNIAL		
INCOME		

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	0100	RES LD 3-7 UNITS PER AC	100.00	0.00		PUD	0.00	0.00	100.00	1.00	L	0	1.00	1.00	49,000.00	49,000.00	49,000

LN	DATE	BLD	USER ID	CD	PARCEL NOTES

LEGAL DESCRIPTION 9-25-2025

Exhibit 1

69-113 06-2S-26E

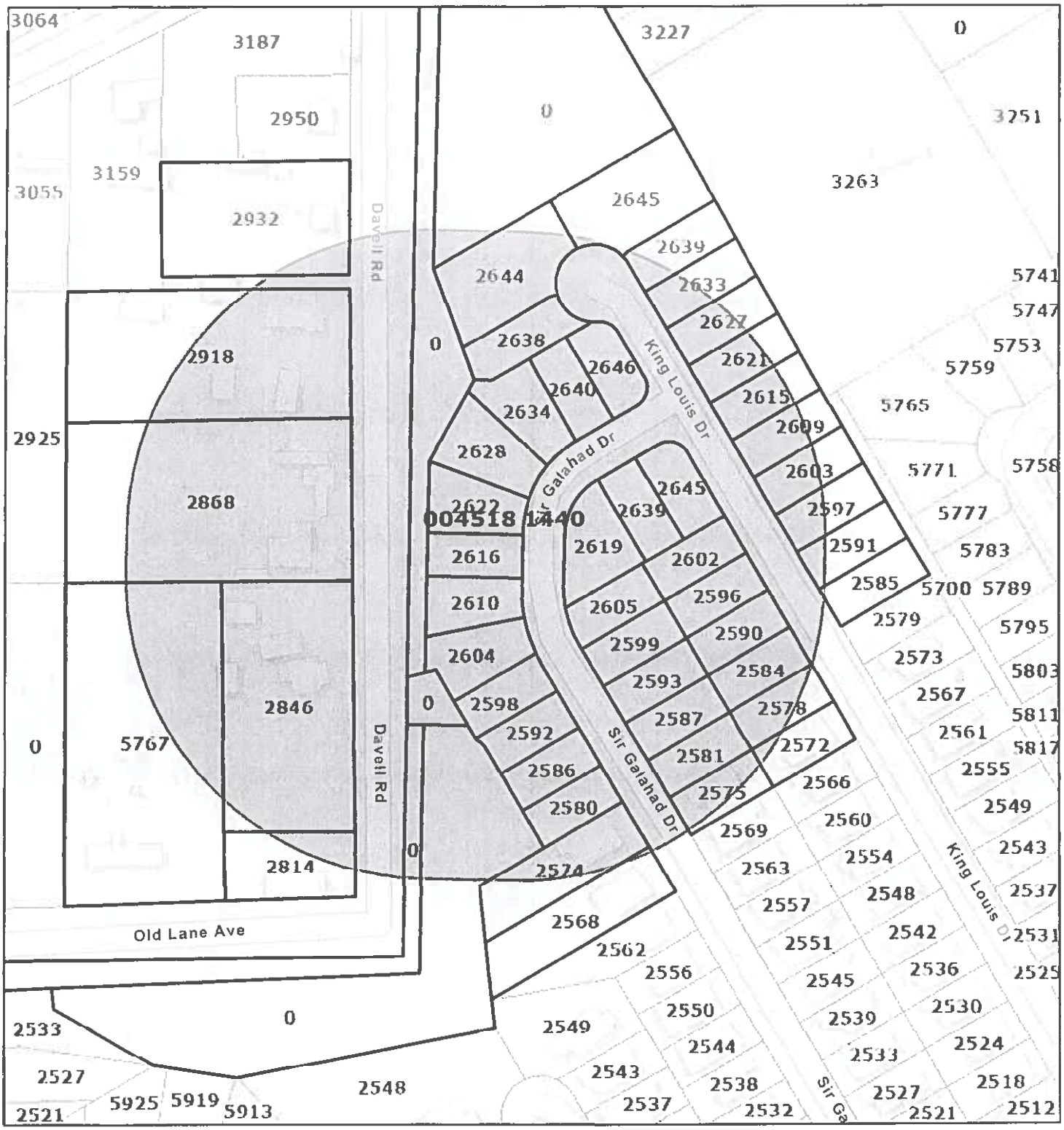
OLD KINGS PLANTATION UNIT 03

LOT 228

Land Development Review
Details
Measurement
Feet
Measurement Result
Click on map to begin

2616 Sir Galahad DR

Land Development Review



October 1, 2025

Parcels

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

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	A	B	C	D	E	F	G	H	I
1	RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADD	MAIL_CITY	MA	MAIL_ZIP
2	004518 1600	WILLIAMS GLADYS CATINA ET AL		2581 SIR GALAHAD DR			JACKSONVILLE	FL	32254
3	004518 1155	HUTCHERSON BRANDON R		2575 SIR GALAHAD DR			JACKSONVILLE	FL	32254
4	004518 1515	VALLE JOSE ALBERTO PORTILLO LIFE ESTATE		6565 MCCALLUM BLVD			DALLAS	TX	75252
5	004375 0000	SCHMITT CLEMENT MICHEL GERARD LLC		2015 3RD AVE N			BIRMINGHAM	AL	35203
6	004518 1545	JOHNSON SIDNEY D		P O BOX 440401			JACKSONVILLE	FL	32222
7	004518 1455	JENNINGS LAKESIA		2634 SIR GALAHAD DR			JACKSONVILLE	FL	32254
8	004518 1560	TATE JOSHUA A		2602 KING LOUIS DR			JACKSONVILLE	FL	32254
9	004518 1555	LEWIS BETTY SMITH LIFE ESTATE		2596 KING LOUIS DR			JACKSONVILLE	FL	32254
10	004518 1510	SFR JV 2 DDTL BORROWER LLC		C/O TRICON AMERICAN HOMES LLC	15771 REDHILL AVE STE 100		TUSTIN	CA	92780-7333
11	004393 0000	RIVERA RAFAEL ORTIZ		2918 DAVELL RD			JACKSONVILLE	FL	32254-1202
12	004518 1525	CUPOLA HOMES2 LLC		71 S WACKER STE 2775			CHICAGO	IL	60606
13	004518 1480	NETTLES JOSEPH W		2645 KING LOUIS DR			JACKSONVILLE	FL	32254
14	004518 1160	MCCRAY SHELBY K		2574 SIR GALAHAD DR			JACKSONVILLE	FL	32254
15	004518 1540	WASHINGTON DEANN JACKSON		2578 KING LOUIS DR			JACKSONVILLE	FL	32254
16	004518 1595	DIMUNA ONYEKACHI		2587 SIR GALAHAD DR			JACKSONVILLE	FL	32254
17	004518 1570	BULLARD TIFFANY		2639 SIR GALAHAD DR			JACKSONVILLE	FL	32254
18	004518 1465	SMITH AMANDA M		2646 SIR GALAHAD DR			JACKSONVILLE	FL	32254
19	004372 0000	LARKIN WILLIAM		2868 DAVELL RD			JACKSONVILLE	FL	32254
20	004518 1495	WIGFALL HOPE		2627 KING LOUIS DR			JACKSONVILLE	FL	32254
21	004518 1430	BARNETT LANCE		3126 COURTNEY WOODS			JACKSONVILLE	FL	32224
22	004518 1450	DIALLO AISSATOU		1036 DUNN AVE SUITE 4-246			JACKSONVILLE	FL	32218
23	004518 1565	MOON PERRY		2645 SIR GALAHAD DR			JACKSONVILLE	FL	32254
24	004518 1475	JACKSON JASMINE E		2644 KING LOUIS DR			JACKSONVILLE	FL	32254
25	004397 0000	HARPER FRANKLIN D		2950 DAVELL RD			JACKSONVILLE	FL	32254-1202
26	004518 1445	GAINEY LAVON		2622 SIR GALAHAD DRIVE			JACKSONVILLE	FL	32254
27	004373 0000	YOUNGBLOOD MARJORIE ANN R/S		2846 DAVELL RD			JACKSONVILLE	FL	32254-1202
28	004518 1585	WILLIAMS SANTANA M		2599 SIR GALAHAD DR			JACKSONVILLE	FL	32254
29	004518 1425	JENKINS DELLAH		2598 SIR GALAHAD DR			JACKSONVILLE	FL	32254
30	004518 1400	OLD KINGS PLANTATION OWNERS ASSOCIATION INC		12620 3 BEACH BLVD UNIT 301			JACKSONVILLE	FL	32246
31	004518 1590	PALMER ARNITA L		2593 SIR GALAHAD DR			JACKSONVILLE	FL	32254
32	004374 0000	NORTON ROBERT		5767 OLD LANE AVE			JACKSONVILLE	FL	32254-1274
33	004518 1435	MCDONALD DEON		2610 SIR GALAHAD DR			JACKSONVILLE	FL	32254
34	004518 1410	HEADLEY KARLENE L		2580 SIR GALAHAD DR			JACKSONVILLE	FL	32254
35	004518 1415	JONES STACIE ANN N		2586 SIR GALAHAD DR			JACKSONVILLE	FL	32254
36	004518 1500	WILLIAMS JESSICA		2621 KING LOUIS DR			JACKSONVILLE	FL	32254
37	004518 1165	NGUYEN DAI HO		2568 SIR GALAHAD DR			JACKSONVILLE	FL	32254
38	004518 1420	WESTBROOK MELISSA		2592 SIR GALAHAD DR			JACKSONVILLE	FL	32254
39	004518 1485	MARTIN GEORGE		2639 KING LOUIS DR			JACKSONVILLE	FL	32254
40	004518 1530	JAZ RENTALS LLC		17107 COUNTY RD 39			STERLING	CO	80751
41	004518 1575	WASHINGTON LATOYA		2619 SIR GALAHAD DR			JACKSONVILLE	FL	32254
42	004518 1580	JOHNSON ERIC		2605 SIR GALAHAD DR			JACKSONVILLE	FL	32254
43	004518 1490	VAL OGILAIR		2633 KING LOUIS DR			JACKSONVILLE	FL	32254
44	004518 1460	SMITH ROBINSON ANDREA		2640 SIR GALAHAD DR			JACKSONVILLE	FL	32254
45	004518 1550	MITCHELL SHENITA		2590 KING LOUIS DR			JACKSONVILLE	FL	32254
46	004518 1030	PITTMAN CIERRA J		2572 KING LOUIS DR			JACKSONVILLE	FL	32254
47	004518 1470	NORDHAUG ERIC ANTHONY		2638 KING LOUIS DR			JACKSONVILLE	FL	32254
48	004518 1505	COBB ROSALINE S		2615 KING LOUIS DR			JACKSONVILLE	FL	32254
49		NORTHWEST	VICTOR COLEMAN	2118 18TH ST W			JACKSONVILLE	FL	32209
50		OPEN VOLUNTEER	RANDALL JACKSON	5807 GILCHRIST OAKS CT			JACKSONVILLE	FL	32219
51		PICKETTVILLE CIVIC CLUB	JOHN PITTMAN						

47
x 7
329 Not
+
1161 Fe
1490.
$1,
Total

V-25-25

Jim Overton
Duval County
Date/Time: 10/27/2025 03:14PM
Drawer: P01
Clerk: GJA
Transaction: 7942393

Item	Total
CR Processing	$1,490.00
CR792501 KAFFEE CUMMINGS 2616 SIR GALAHAD DR JACKSONVILE, FL 32254	
Total:	$1,490.00
Receipt: 395-26-0088-465	
Total Tendered:	$1,490.00
Cash:	$1,500.00
Cash	
Cash Change	$-10.00
Balance:	$0.00

Paid By: CUMMINGS, KAFFEE LAVETTE

'al County, City Of Jacksonville
Jim Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Date: 10/1/2025
Email: CRule@coj.net

FFEE CUMMINGS
616 SIR GALAHAD DR JACKSONVILE, FL 32254
n: APPLICATION FOR ZONING VARIANCE

Activity	Interfund	Future	Debit Amount	Credit Amount
00000000	00000	0000000	1490.00	0.00
00000000	00000	0000000	0.00	1490.00

Total Due: $1,490.00

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

Account No: CR792501
REZONING/VARIANCE/EXCEPTION

Date: 10/1/2025

Name: KAFFEE CUMMINGS
Address: 2616 SIR GALAHAD DR JACKSONVILE, FL 32254
Description: APPLICATION FOR ZONING VARIANCE

Total Due: $1,490.00

V-25-26

REPORT OF THE PLANNING DEPARTMENT

APPLICATION FOR ZONING VARIANCE V-25-26

NOVEMBER 20TH, 2025

Location:	4151 Hillwood Road South of Julington Creek Road
Real Estate Number(s):	159117-0000
Zoning Variance Sought:	Increase maximum building footprint of an accessory structure from 50% to 191%; Increase maximum height of an accessory structure from 15' to 17'
Current Zoning District:	Residential Low Density-90 (RLD-90)
Current Land Use Category:	Low Density Residential (LDR)
Planning District:	3 - Greater Arlington / Southside
Council District:	District 6
Owner/Applicant:	Jeff Widdows 4151 Hillwood Road Jacksonville, Florida 32223
Staff Recommendation:	**APPROVE**

GENERAL INFORMATION

Application for Zoning Variance **V-25-26** seeks to increase the maximum allowable size of an accessory structure on the property from 50 % to 191 % and increase maximum height of an accessory structure from 15' to 17'. As per 656.403 in the Jacksonville Zoning code, accessory structures are limited to one-half the gross floor area of the principal structure, which for the existing 2,557 square-foot dwelling permits a maximum of 1278 square feet. The applicant plans to construct an enclosed/partially open metal building which is to be located behind the primary structure.

The property is 1.71 acres in size, and has 2 other accessory structures on the property. This lot is not unique among other lots within the neighborhood. There are multiple other large, and tall, accessory structures within the general area, such as: 4040 Hillwood Rd, 4050 Hillwood Rd, 4105 Hillwood Rd and 12807 Aladdin Rd.

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-90 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 building that exceeds the allowable 50%, seeking to establish one 191% square feet in size, as well as the increase in height from 15' to 17'. 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?***

No. The strict application of the regulation limits accessory structures to 50% of the building footprint of the primary structure. This variance is not sought in order to alleviate economic or practical difficulties, but for the property owner to further utilize the land in a way which is reasonable. For this reason, the Planning Department recommends approval.

(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 plans to construct the metal building to provide covered storage for the home owners belongings. 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 structure is consistent with the type of accessory structures commonly found in residential districts. The 1.71-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. The lot is large enough and the accessory structure is setback enough that the increase of height would not be a visible to anyone on Hillwood Rd, thus not affecting the character of 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 proposed variance will not be detrimental to public health, safety, or welfare. The accessory structure is a typical residential improvement and does not introduce hazardous conditions or uses inconsistent with the RLD-90 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 1.71-acre lot. The proposed variance maintains the residential character of the property and surrounding neighborhood, while providing reasonable accommodation for the applicant’s storage needs.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on November 5th, 2025 by the Planning Department, the required Notice of Public Hearing signs were posted on the property.

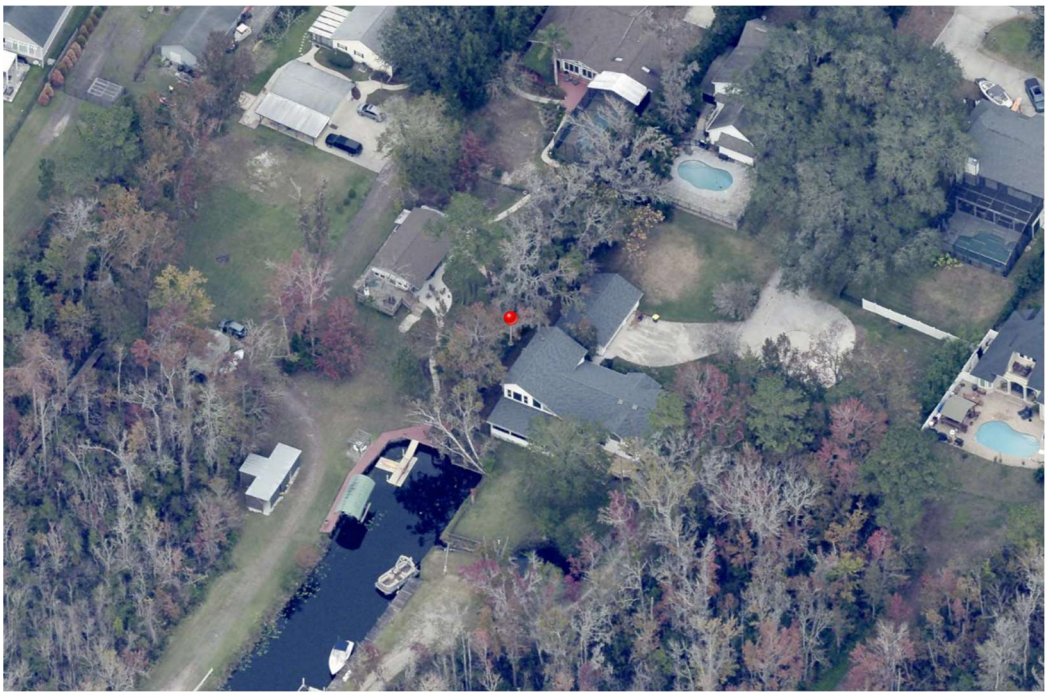
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Zoning Variance **V-25-26** be **APPROVED.**

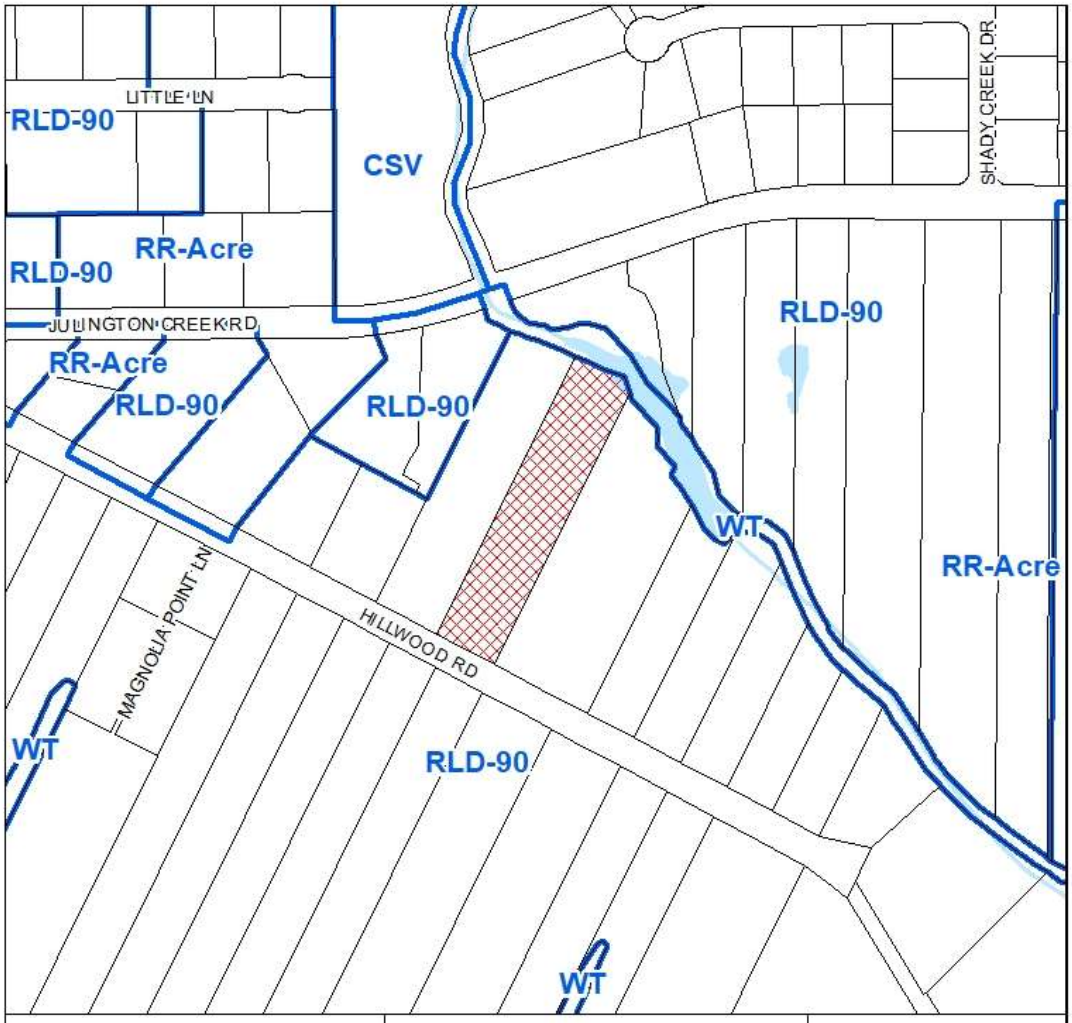
0
4000
4006
3960
3970
0
4141
4151
4105
4129
4205
HILLWOOD RD
4221
0
4132
4140
4150

Aerial View

View of the Subject Property from Hillwood Road



Large accessory structures in the general area


LITTLE LN
RLD-90
CSV
SHADY CREEK DR
RR-Acre
RLD-90
JULINGTON CREEK RD
RLD-90
RR-Acre
RLD-90
RLD-90
WT
RR-Acre
MAGNOLIA POINT LN
HILLWOOD RD
WT
RLD-90
WT
REQUEST SOUGHT:
TO INCREASE THE SF OF AN ACCESSORY STRUCTURE FROM 50% TO 191%
INCREASE HEIGHT FROM 15' TO 17'
LOCATION MAP:
N
W
E
S
0 100 200 400
Feet
COUNCIL DISTRICT:
6
TRACKING NUMBER
V-25-26
EXHIBIT 2
PAGE 1 OF 1

Legal Map

Date Submitted: 10/17/25
Date Filed: 10/30/25

Application Number: V-25-26
Public Hearing: 11/20/25

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-90	Current Land Use Category: LDR	
Variance Sought: To increase the sq. ft. of an accessory structure from 50% to 191%; increase height from 15' to 17'	Applicable Section of Ordinance Code: 656.403	
Council District: 6	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: ~~$~~1,322.	Zoning Asst. Initials: CIK
Neighborhood Associations: none		
Overlay: none		

PROPERTY INFORMATION	
1. Complete Property Address: 4151 Hillwood Rd 32223	2. Real Estate Number: 159117-0000
3. Land Area (Acres): 1.71 ac	4. Date Lot was Recorded:
5. Property Located Between Streets: Wungton Creek Rd	6. Utility Services Provider: City Water / City Sewer ☐ Well / Septic ☒
7. Variance Sought: Metal Bldg ① INCREASE FOOTPRINT FROM 50%, to 191% ② INCREASE HGT 15' to 17' 1,278 to 2,440 SF	
8. In whose name will the Variance be granted: Jett Widdows	

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: Jeff Widdows	10. E-mail: jwiddows@bellsouth.net
11. Address (including city, state, zip): 4151 Hillwood Rd Jacksonville FL 32223	12. Preferred Telephone: 904 424 6051

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.

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 *Applications filed to correct existing zoning violations are subject to a double fee.		
Base Fee Residential Districts: $1,161.00 Non-residential Districts: $1,173.00	Public Notices $7.00 per Addressee	Advertisement 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: Jeff Widows	Print name:
Signature: Jeff Widows	Signature:
Owner(s)	*An agent authorization letter is required if the application is made by any person other than the property owner.*
Print name: Jacquelyn Widows	
Signature: Jacquelyn Widows	

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 33 and the East 25 feet of Lot 34, ***MAGNOLIA POINT,*** *according to the plat thereof, as recorded in Plat Book 18, Pages 38, 38A and 38B, of the 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
Corporation/Partnership/Trust/Other Entity

Jeff Widdows
Owner Name

4151 Hillwood Rd
Address(es) for Subject Property

159117-0000
Real Estate Parcel Number(s) for Subject Property

Appointed or Authorized Agent(s)

Application for Zoning Varience
Type of Request(s)/Application(s)

STATE OF Florida
COUNTY OF Duval

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

1. Affiant is the Homeowner of 4151 Hillwood Rd, 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. 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.

Signature of Affiant

Jeff Widdows

Printed/Typed Name of Affiant

NOTARIAL CERTIFICATE

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 17, day of October, 2025, by Jeffrey F. Widdows, 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

GENESIS MONTANEZ
MY COMMISSION # HH 666376
EXPIRES: April 20, 2029

My commission 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

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

AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
Individual

Jeff Widdows
Owner (Affiant) Name

4151 Hillwood RD Jacksonville FL. 32223
Address(es) for Subject Property

157117-0000
Real Estate Parcel Number(s) for Subject Property

Appointed or Authorized Agent(s)

Application for Zoning Variance
Type of Request(s)/Application(s)

STATE OF Florida
COUNTY OF Duval

BEFORE ME, the undersigned authority, this day personally appeared Jeffrey F. Widdows 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.

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.

Jeff Widows
Signature of Affiant

Jeff Widows
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 17, day of October, 2025 by Jeffrey F. Widdows, as Homeowner for 4151 Hillwood Rd, who is ☐ personally known to me or ☒ has produced identification and who took an oath.

Type of identification produced FL DL.

Yenesis Montanez
Notary Public Signature

[NOTARY SEAL]

GENESIS MONTANEZ
MY COMMISSION # HH 666376
EXPIRES: April 20, 2029

Genesis Montanez
Printed/Typed Name – Notary Public

My commission 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

WIDDOWS JEFFREY F
4151 HILLWOOD RD
JACKSONVILLE, FL 32223-2027
WIDDOWS JACQUELYN A

Primary Site Address
4151 HILLWOOD RD
Jacksonville FL 32223-

Official Record Book/Page
03312-00224

Tile #
7621

4151 HILLWOOD RD

Property Detail

RE #	159117-0000
Tax District	GS
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	02928 MAGNOLIA POINT
Total Area	74344

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	2025 Certified	2026 In Progress
Value Method	CAMA	CAMA
Total Building Value	$146,267.00	$145,027.00
Extra Feature Value	$31,910.00	$31,364.00
Land Value (Market)	$337,500.00	$337,500.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$515,677.00	$513,891.00
Assessed Value	$142,391.00	$142,391.00
Cap Diff/Portability Amt	$373,286.00 / $0.00	$371,500.00 / $0.00
Exemptions	$50,722.00	See below
Taxable Value	$91,669.00	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	$142,391.00
Homestead (HX)	- $25,000.00
Homestead Banding 196.031(1)(b) (HB)	- $25,722.00
Taxable Value	**$91,669.00**

SJRWMD/FIND Taxable Value

Assessed Value	$142,391.00
Homestead (HX)	- $25,000.00
Homestead Banding 196.031(1)(b) (HB)	- $25,722.00
Taxable Value	**$91,669.00**

`School Taxable Value

Assessed Value	$142,391.00
Homestead (HX)	- $25,000.00
Taxable Value	**$117,391.00**

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
03312-00224	1/31/1972	$35,000.00	WD - Warranty Deed	Unqualified	Improved
04438-01069	7/26/1977	$54,500.00	WD - Warranty Deed	Unqualified	Improved
07483-01166	12/17/1992	$100.00	QC - Quit Claim	Unqualified	Improved
08297-01308	3/7/1996	$65,000.00	CT - Certificate of Title	Unqualified	Improved
08442-01292	2/28/1993	$122,000.00	SW - Special Warranty	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPMR7	Fireplace Masonry	1	0	0	1.00	$884.00
2	POLR3	Pool	1	0	0	1.00	$8,925.00
3	DMWR6	Dock Wood Medium Wgt	1	20	8	160.00	$2,126.00
4	GRCR2	Garage/Util Bdg Conc	1	32	24	768.00	$6,313.00
5	CPWR2	Carport Wood	1	24	10	240.00	$763.00
6	BCWR6	Boat Cover	1	30	12	360.00	$3,580.00
7	DKWR2	Deck Wooden	1	20	20	400.00	$2,218.00
8	CPAR2	Carport Aluminum	1	36	24	864.00	$6,555.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0120	RES CANAL LD 3-7 UNITS PER AC	RLD-90	125.00	560.00	Common	125.00	Front Footage	$337,500.00

Legal

LN	Legal Description
1	18-38 44-4S-27E
2	MAGNOLIA POINT S/D
3	LOT 33 & E 25FT LOT 34

Buildings

Building 1
Building 1 Site Address
4151 HILLWOOD RD Unit
Jacksonville FL 32223-

Building Type	0101 - SFR 1 STORY
Year Built	1963

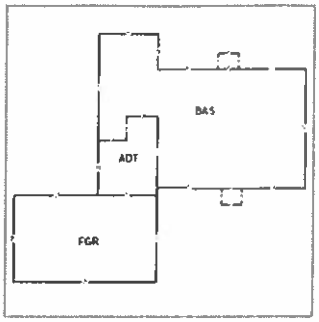
Element	Code	Detail
Exterior Wall	17	17 C.B. Stucco
Exterior Wall	15	15 Concrete Blk
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall

Building Value	$145,027.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1467	1467	1467
Finished Garage	792	0	396
Addition	258	258	232
Finished Open Porch	20	0	6
Finished Open Porch	20	0	6
Total	2557	1725	2107

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

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
Gen Govt Ex B & B	$142,391.00	$50,722.00	$91,669.00	$1,000.18	$1,037.41	$995.65
Public Schools: By State Law	$142,391.00	$25,000.00	$117,391.00	$350.57	$363.33	$351.55
By Local Board	$142,391.00	$25,000.00	$117,391.00	$254.88	$263.89	$251.90
School Board Voted	$142,391.00	$25,000.00	$117,391.00	$113.38	$117.39	$117.39
FL Inland Navigation Dist.	$142,391.00	$50,722.00	$91,669.00	$2.55	$2.64	$2.48
Water Mgmt Dist. SJRWMD	$142,391.00	$50,722.00	$91,669.00	$15.85	$16.44	$15.61
			Totals	$1,737.41	$1,801.10	$1,734.58

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$422,796.00	$138,379.00	$50,000.00	$88,379.00
Current Year	$515,677.00	$142,391.00	$50,722.00	$91,669.00

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.

2025

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

TMS# 7146379

Book 8442 Pg 1292

SPECIAL WARRANTY DEED

The Grantor, The Bank of New York as Trustee under The Pooling and Servicing Agreement dated as of February 28, 1993, Series 1993-A-I and Series 1193-A-II, in consideration of ten dollars and other valuable considerations from the Grantees, hereby grants and conveys to

Jeffrey F. Widdows and Jacquelyn A. Widdows, husband and wife

who mailing address is: 4151 Hillwood Road
Jacksonville, Florida 32223

the real property in Duval County, Florida described as:

Bk: 8442
Pg: 1292
Doc# 96199343
Filed & Recorded
09/23/96
03:54:27 P.M.
HENRY W. COOK
CLERK CIRCUIT COURT
DUVAL COUNTY, FL
REC. $ 6.00
DEED $ 854.00

Lot 33 and the East 25 feet of Lot 34, MAGNOLIA POINT, according to the map or plat thereof as recorded in Plat Book 18, Pages 38, 38A and 38B, of the Public Records of Duval County, Florida.

As against all persons claiming by, through, or under the Grantor, the Grantor hereby convenants and warrants that the property is free of all encumbrances, that lawful seized of and good right to convey the property are vested in the Grantor, and that the Grantor hereby fully warrants the title to the property and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor.

Dated this 11th day of September, 1996.

Signed in the presence of:

Dawn McMahan
Witness
DAWN MCMAHAN
Printed Name

Lesa Willis-Carlsberg
Witness
LESA WILLIS-CARLSBERG
Printed Name

The Bank of New York as Trustee

by: Michael L. Hodge
MICHAEL L. HODGE
its, ATTORNEY IN FACT
900 Circle 75 Parkway, Ste 1650
Atlanta, GA 30339
ASSISTANT VICE PRESIDENT, TMS MORTGAGE, INC.

STATE OF CALIFORNIA

COUNTY OF SACRAMENTO

Before me the undersigned authority on the 11th day of September, 1996, personally appeared MICHAEL L. HODGE the A.I.F of The Bank of New York as Trustee under The Pooling and Servicing Agreement dated as of February 28, 1993, Series 1993-A-I and Series 1193-A-II, personally known to me to be the person described herein and who executed the foregoing instrument and who did not take an oath.

Tracy K. Richardson
Notary Public/

(seal)

My Commission Expires:

TRACY K. RICHARDSON
Comm. # 1102170
NOTARY PUBLIC - CALIFORNIA
Sacramento County
My Comm. Expires June 26, 2000

Prepared by & Return to:
Alday-Donalson Title Company, Inc.
11010 N. Dale Mabry
Suite 104
Tampa, FL 33618

ENCLOSED / PARTIALLY OPEN METAL BUILDING DESIGN
MAXIMUM 30'-0" WIDE X 100'-0" LONG X 20'-0" HIGH (EAVE)
BOX EAVE FRAME

PROPOSED BUILDING DIMENSION:
30'-0" WIDE x 60'-0" LONG x 13'-0" HEIGHT

PPLICABLE CODES

2023 FLORIDA BUILDING CODE, BUILDING, EIGHTH EDITION
2023 FLORIDA BUILDING CODE, RESIDENTIAL, EIGHTH EDITION

PPLICABLE STANDARDS

ASCE 7-22: MINIMUM DESIGN LOADS ON BUILDINGS AND OTHER
RUCTURES
AISC STEEL CONSTRUCTION MANUAL (15TH EDITION)
ACI 318-19: BUILDING CODE REQUIREMENTS FOR STRUCTURAL
NCRETE
TMS 402-16: BUILDING CODE REQUIREMENTS FOR MASONRY
RUCTURES
AWS D1.1: STRUCTURAL WELDING

SIGN LOADS

DEAD LOAD = 1.5 PSF
ROOF LIVE LOAD = 12 PSF
GROUND SNOW LOAD = 2 PSF
WIND LOAD
RISK CATEGORY = I
WIND EXPOSURE CATEGORY = C
ULTIMATE WIND SPEED = 120 MPH
NOMINAL WIND SPEED = 94 MPH
STRUCTURE HAS BEEN DESIGNED TO WITHSTAND WIND SPEEDS UP
170 MPH & MAXIMUM GROUND SNOW LOAD OF 10 PSF PER
NTRACTORS REQUEST.

TALLATION NOTES AND SPECIFICATIONS

HESE PLANS BELONG EXCLUSIVELY TO THE STRUCTURE,
LUDING MAIN WIND FORCE RESISTING SYSTEM
WFRS), COMPONENTS AND CLADDING (C&C), AND BASE
L ANCHORAGE. OTHER DESIGN ISSUES, INCLUDING BUT
T LIMITED TO PROPERTY SET-BACKS, ELECTRICAL,
MBING, INGRESS/EGRESS, FINISH FLOOR SLOPES AND
VATIONS, OR OTHER LOCAL ZONING REQUIREMENTS ARE
LIABILITY OF OTHERS.
HESE STRUCTURES ARE ENGINEERED AS CAPABLE OF
PORTING DEAD LOAD OF THE STRUCTURE AND LIVE AND
D LOADS. UPGRADES NOT SPECIFICALLY ADDRESSED
EIN, SUCH AS WINDOWS, DOORS, OR ANOTHER
MPONENT NOT LISTED IN THE INTERNATIONAL BUILDING
E APROVED PRODUCT LIST, AND NOT PROVIDED AND
ALLED BY THE CONTRACTOR, WHICH CAUSE
ITIONAL LOADS ON THE STRUCTURE SHALL BE AT THE
NER'S RISK. THE ENGINEER SHALL NOT BE RESPONSIBLE
FAILURE OR STRUCTURAL DAMAGE DUE TO THE EXTRA
D.
L STEEL TUBING SHALL BE 50 KSI GALVANIZED STEEL
H MINIMUM YIELD STRENGTH OF 54 KSI. ALL FASTENERS
L BE ZINC COATED HARDWARE.
D WALL COLUMNS (POST) AND SIDE WALL COLUMNS
EQUIVALENT IN SIZE AND SPACING U.N.O.
ECIFICATIONS APPLICABLE TO 29 GA METAL PANELS
ENED DIRECTLY TO 2.5"X2.5"X14 GA TUBE STEEL (TS)
MING MEMBERS FOR VERTICAL PANELS. 29 GA METAL
LS SHALL BE FASTENED DIRECTLY TO 18 GA HAT
NNELS U.N.O.
ERAGE FASTENER SPACING ON-CENTERS ALONG
ERS OR PURLINS, AND POSTS, PER THE
UFACTURER'S SPECIFICATIONS.
ECIFICATIONS APPLICABLE ONLY FOR MEAN ROOF
HT OF 21'-11" OR LESS, AND ROOF SLOPES OF 14° (3:12
) OR LESS.
CHORS SHALL BE INSTALLED THROUGH THE BASE RAIL
IN 6" OF EACH RAFTER COLUMN ALONG SIDES AND
.
IMUM RAFTER SPACING IS 5'-0" U.N.O.
E PROPOSED STRUCTURE IS NOT DESIGNED TO BE
LLED IN SEISMIC DESIGN CATEGORY E/F.
ONSTRUCTION IN SPECIAL FLOOD HAZARD AREAS:
RACTOR TO VERIFY THAT THE FINISHED FLOOR
TION FOR THE PROPOSED STRUCTURE IS AT OR ABOVE
REATER OF THE FOLLOWING ELEVATIONS:
(BASE FLOOD ELEVATION) + H
1'-0" (RISK CATEGORY I & II BUILDINGS)
2'-0" (RISK CATEGORY III & IV BUILDINGS)
(DESIGN FLOOD ELEVATION)
E MINIMUM ELEVATION MANDATED BY THE BUILDING
S ADOPTED BY THE AUTHORITY HAVING JURISDICTION.

TERAL FORCE DUE TO WIND LOAD GOVERNS OVER
EISMIC LOAD.

ADJUSTED C & C WIND PRESSURES (ROOF, ASD, PSF)

EFFECTIVE WIND AREA (SQ. FT) :	10.00	EFFECTIVE WIND AREA (SQ. FT) :	200.00
ALL ZONES (POSITIVE) =	NA	ALL ZONES (POSITIVE) =	NA
ZONE 1' (NEGATIVE) =	NA	ZONE 1' (NEGATIVE) =	NA
ZONE 1' (OVERHANG) =	NA	ZONE 1' (OVERHANG) =	NA
ZONE 1 (NEGATIVE) =	-40.9	ZONE 1 (NEGATIVE) =	-19.7
ZONE 1 (OVERHANG) =	-56.9	ZONE 1 (OVERHANG) =	-32.1
ZONE 2 (NEGATIVE) =	-52.1	ZONE 2 (NEGATIVE) =	-24.9
ZONE 2 (OVERHANG) =	-68.1	ZONE 2 (OVERHANG) =	-37.2
ZONE 3 (NEGATIVE) =	-66.5	ZONE 3 (NEGATIVE) =	-37.7
ZONE 3 (OVERHANG) =	-82.5	ZONE 3 (OVERHANG) =	-50.0
EFFECTIVE WIND AREA (SQ. FT) :	20.00	EFFECTIVE WIND AREA (SQ. FT) :	300.00
ALL ZONES (POSITIVE) =	NA	ALL ZONES (POSITIVE) =	NA
ZONE 1' (NEGATIVE) =	NA	ZONE 1' (NEGATIVE) =	NA
ZONE 1' (OVERHANG) =	NA	ZONE 1' (OVERHANG) =	NA
ZONE 1 (NEGATIVE) =	-36	ZONE 1 (NEGATIVE) =	-16.9
ZONE 1 (OVERHANG) =	-51.2	ZONE 1 (OVERHANG) =	-28.7
ZONE 2 (NEGATIVE) =	-45.8	ZONE 2 (NEGATIVE) =	-24.9
ZONE 2 (OVERHANG) =	-60.9	ZONE 2 (OVERHANG) =	-36.7
ZONE 3 (NEGATIVE) =	-57.8	ZONE 3 (NEGATIVE) =	-37.7
ZONE 3 (OVERHANG) =	-72.9	ZONE 3 (OVERHANG) =	-49.5
EFFECTIVE WIND AREA (SQ. FT) :	50.00	EFFECTIVE WIND AREA (SQ. FT) :	500.00
ALL ZONES (POSITIVE) =	NA	ALL ZONES (POSITIVE) =	NA
ZONE 1' (NEGATIVE) =	NA	ZONE 1' (NEGATIVE) =	NA
ZONE 1' (OVERHANG) =	NA	ZONE 1' (OVERHANG) =	NA
ZONE 1 (NEGATIVE) =	-29.5	ZONE 1 (NEGATIVE) =	-16.9
ZONE 1 (OVERHANG) =	-43.5	ZONE 1 (OVERHANG) =	-28.1
ZONE 2 (NEGATIVE) =	-37.5	ZONE 2 (NEGATIVE) =	-24.9
ZONE 2 (OVERHANG) =	-51.5	ZONE 2 (OVERHANG) =	-36.1
ZONE 3 (NEGATIVE) =	-46.4	ZONE 3 (NEGATIVE) =	-37.7
ZONE 3 (OVERHANG) =	-60.4	ZONE 3 (OVERHANG) =	-48.9
EFFECTIVE WIND AREA (SQ. FT) :	100.00	EFFECTIVE WIND AREA (SQ. FT) :	1000.00
ALL ZONES (POSITIVE) =	NA	ALL ZONES (POSITIVE) =	NA
ZONE 1' (NEGATIVE) =	NA	ZONE 1' (NEGATIVE) =	NA
ZONE 1' (OVERHANG) =	NA	ZONE 1' (OVERHANG) =	NA
ZONE 1 (NEGATIVE) =	-24.6	ZONE 1 (NEGATIVE) =	-16.9
ZONE 1 (OVERHANG) =	-37.8	ZONE 1 (OVERHANG) =	-28.1
ZONE 2 (NEGATIVE) =	-31.2	ZONE 2 (NEGATIVE) =	-24.9
ZONE 2 (OVERHANG) =	-44.3	ZONE 2 (OVERHANG) =	-36.1
ZONE 3 (NEGATIVE) =	-37.7	ZONE 3 (NEGATIVE) =	-37.7
ZONE 3 (OVERHANG) =	-50.9	ZONE 3 (OVERHANG) =	-48.9

ADJUSTED C & C WIND PRESSURES (WALL, ASD,

EFFECTIVE WIND AREA (SQ. FT) :	10.00
ALL ZONES (POSITIVE) =	24.9
ZONE 4 (NEGATIVE) =	-26.5
ZONE 5 (NEGATIVE) =	-31.3
EFFECTIVE WIND AREA (SQ. FT) :	20.00
ALL ZONES (POSITIVE) =	24.0
ZONE 4 (NEGATIVE) =	-25.6
ZONE 5 (NEGATIVE) =	-29.6
EFFECTIVE WIND AREA (SQ. FT) :	50.00
ALL ZONES (POSITIVE) =	22.9
ZONE 4 (NEGATIVE) =	-24.5
ZONE 5 (NEGATIVE) =	-27.3
EFFECTIVE WIND AREA (SQ. FT) :	100.00
ALL ZONES (POSITIVE) =	22.1
ZONE 4 (NEGATIVE) =	-23.6
ZONE 5 (NEGATIVE) =	-25.6
EFFECTIVE WIND AREA (SQ. FT) :	200.00
ALL ZONES (POSITIVE) =	21.2
ZONE 4 (NEGATIVE) =	-22.8
ZONE 5 (NEGATIVE) =	-23.9
EFFECTIVE WIND AREA (SQ. FT) :	300.00
ALL ZONES (POSITIVE) =	20.7
ZONE 4 (NEGATIVE) =	-22.3
ZONE 5 (NEGATIVE) =	-22.9
EFFECTIVE WIND AREA (SQ. FT) :	500.00
ALL ZONES (POSITIVE) =	20.1
ZONE 4 (NEGATIVE) =	-21.7
ZONE 5 (NEGATIVE) =	-21.7
EFFECTIVE WIND AREA (SQ. FT) :	1000.00
ALL ZONES (POSITIVE) =	20.1
ZONE 4 (NEGATIVE) =	-21.7
ZONE 5 (NEGATIVE) =	-21.7

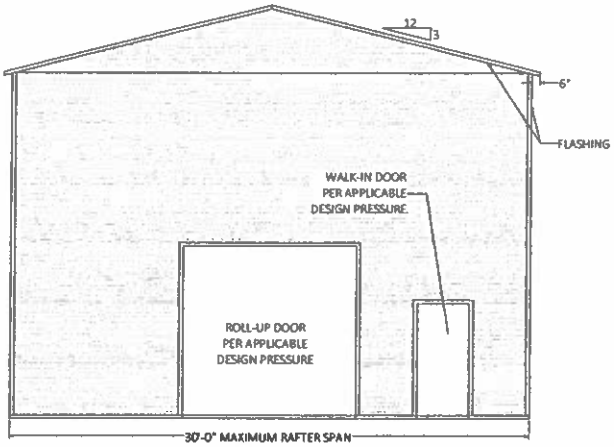
CONTRACTOR TO PROVIDE BUILDING CODE APPROVED PRODUCTS
TO MEET OR EXCEED THE DESIGN PRESSURES AS TABULATED.

DRAWING INDEX

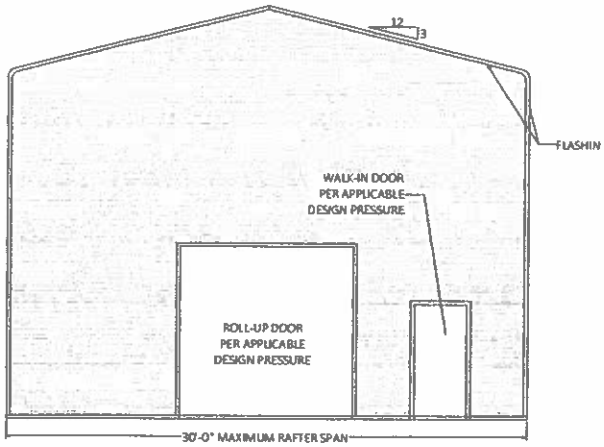
PAGE NO.	DESCRIPTION
1	TITLE PAGE WITH INDEX
2	ELEVATION VIEWS
3	TRUSS DESIGN LAYOUT
4	CONNECTION DETAILS (1-2)
5	BASE RAIL AND FOUNDATION ANCHORAGE
6	RAFTER END WALL, SIDE WALL AND OPENING FRAMING
7	CONNECTION DETAILS (4-13)
8	BOX EAVE RAFTER LEAN-TO OPTIONS
9	CONNECTION DETAILS (15-17)
10	BOX EAVE RAFTER VERTICAL ROOF/SIDING OPTION
11	OPTIONAL HELICAL ANCHORING DETAIL

THE ENGINEERING
FOR (1) STRUCTUI
ADDRESS(ES).

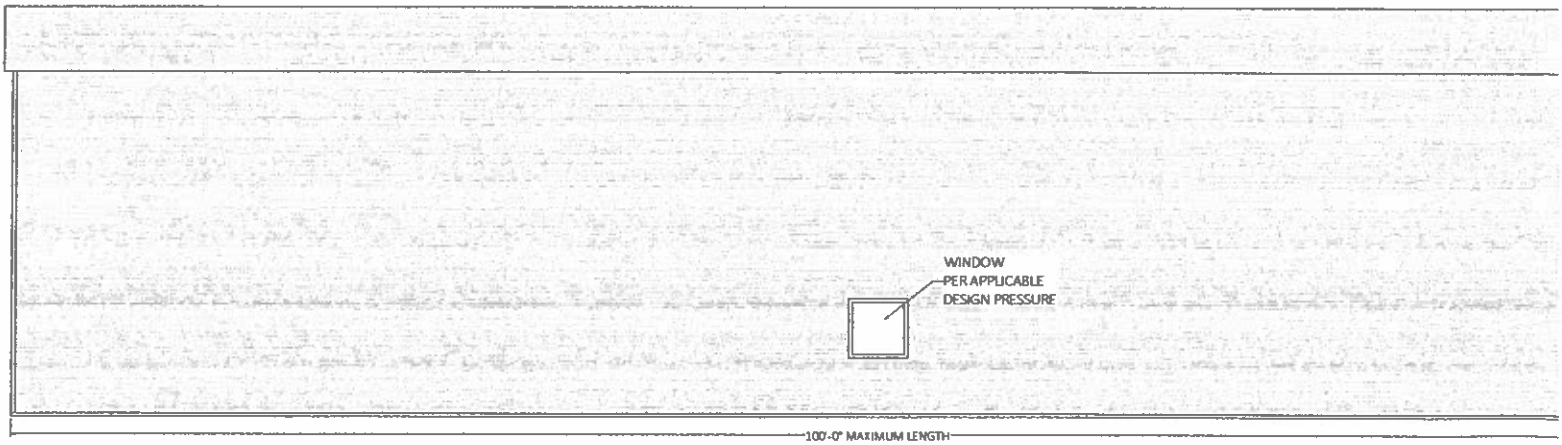
ENCLOSED / PARTIALLY OPEN METAL BUILDING DESIGN
MAXIMUM 30'-0" WIDE X 100'-0" LONG X 20'-0" HIGH (EAVE)
BOX EAVE FRAME



TYPICAL END ELEVATION - BOX EAVE



TYPICAL END ELEVATION - BOX EAVE

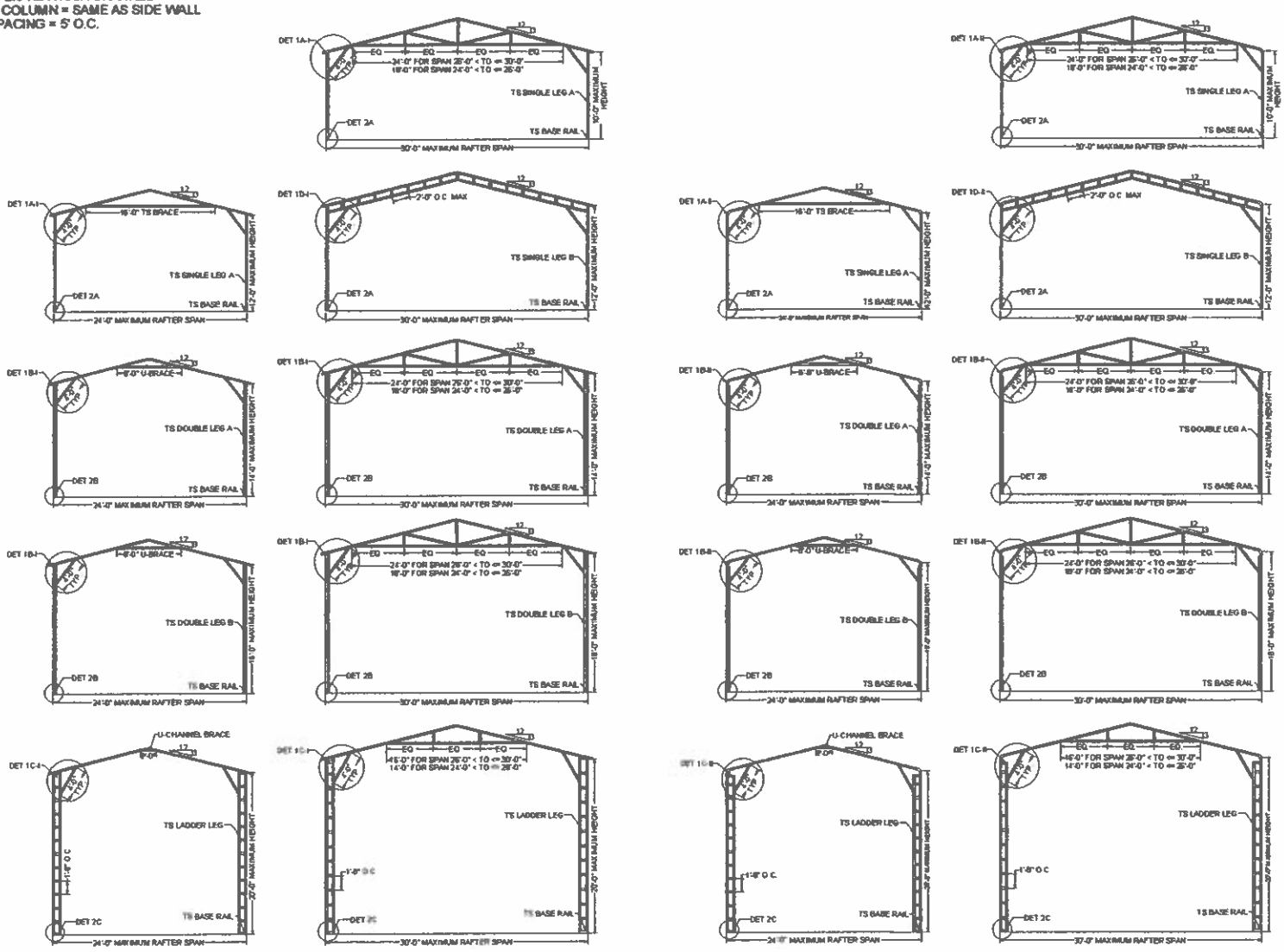


TYPICAL SIDE ELEVATION - HORIZONTAL ROOF

EMBER LEGEND:
TS SINGLE LEG A = 2.5X2.5X14GA U.N.O.
TS SINGLE LEG B = 2.5X2.5X12GA U.N.O.
TS DOUBLE LEG A = (2)2.5X2.5X14GA U.N.O.
TS DOUBLE LEG B = (2)2.5X2.5X12GA U.N.O.
TS LADDER LEG = 2.5X2.5X14GA TS LADDER U.N.O.
TS BRACE = 2.5X2.5X14 TS U.N.O.GA U.N.O.
TS MEMBERS = 2.5X2.5X14 GA TS U.N.O.
KNEE-BRACE = 2.5"X2"X18GA CHANNEL
PURLIN = 1.5"X18GA HAT CHANNEL
TS BASE RAIL = 2.5X2.5X14GA TS U.N.O.
U-BRACE = 2.5"X2"X18GA CHANNEL
END WALL COLUMN = SAME AS SIDE WALL
RAFTER SPACING = 5' O.C.

TRUSS LAYOUT FOR MAXIMUM WIND SPEED OF140MPH

MAX. EAVE HEIGHT	ENDWALL COLUMN DIMENSIONS
14'-0"	2.5X2.5X14 GA
20'-0"	(2)2.5X2.5X14 GA



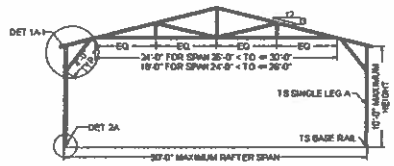
TRUSS LAYOUT- BOX EAVE

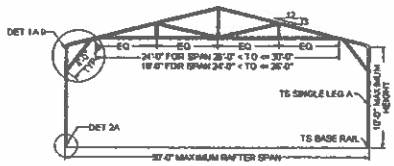
TRUSS LAYOUT- BOW EAVE

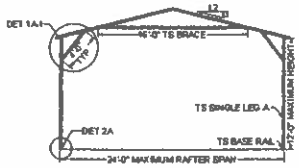
EMBER LEGEND:
TS SINGLE LEG A = 2.5X2.5X14GA U.N.O.
TS SINGLE LEG B = 2.5X2.5X12GA U.N.O.
TS DOUBLE LEG A = (2)2.5X2.5X14GA U.N.O.
TS DOUBLE LEG B = (2)2.5X2.5X12GA U.N.O.
TS LADDER LEG = 2.5X2.5X14GA TS LADDER U.N.O.
TS BRACE = 2.5X2.5X14 TS U.N.O.GA U.N.O.
TS MEMBERS = 2.5X2.5X14 GA TS U.N.O.
KNEE-BRACE = 2.5"X2"X18GA CHANNEL
PURLIN = 1.5"X18GA HAT CHANNEL
TS BASE RAIL = 2.5X2.5X14GA TS U.N.O.
U-BRACE = 2.5"X2"X18GA CHANNEL
END WALL COLUMN = SAME AS SIDE WALL
RAFTER SPACING = 4' O.C.

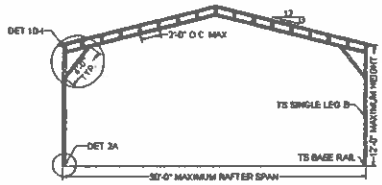
TRUSS LAYOUT FOR WIND SPEED FROM 140MPH TO 170MPH

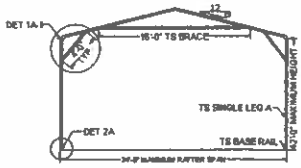
MAX. EAVE HEIGHT	ENDWALL COLUMN DIMENSIONS
12'-0"	2.5X2.5X14 GA
14'-0"	(2)2.5X2.5X14 GA
20'-0"	2.5X2.5X14 GA LADDER

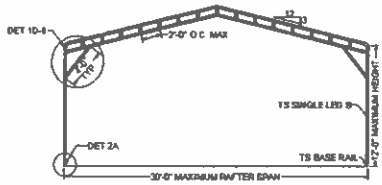


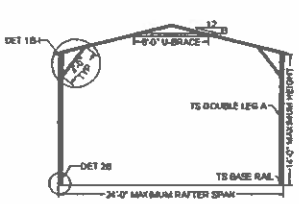


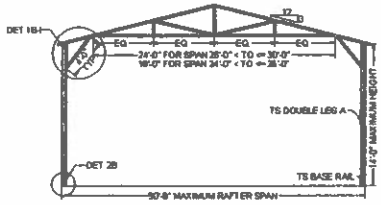


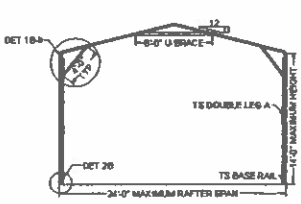


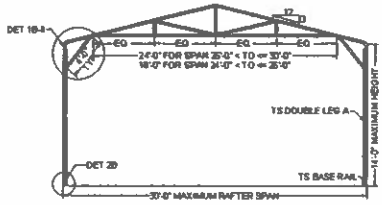


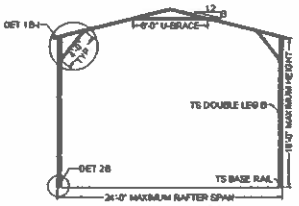


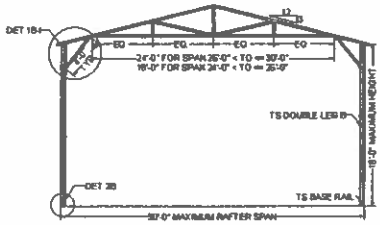


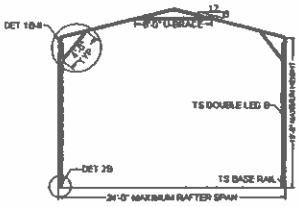


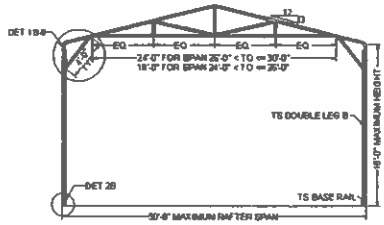


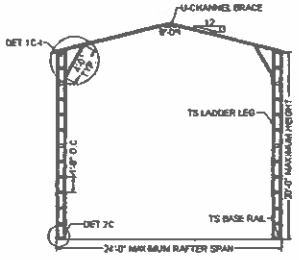


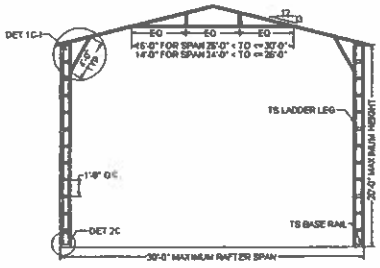


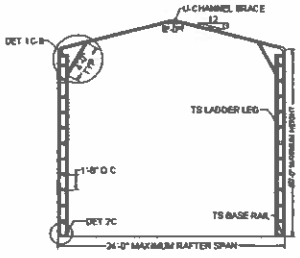


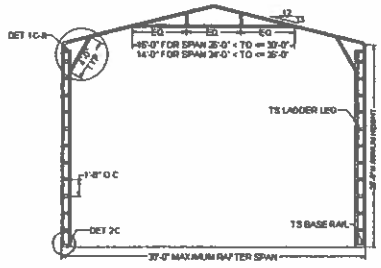






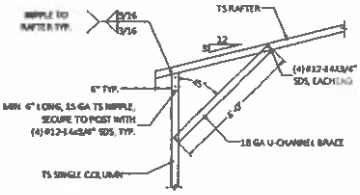




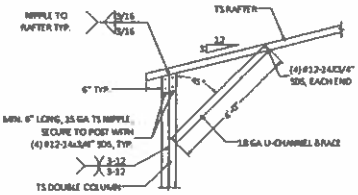


TRUSS LAYOUT- BOX EAVE

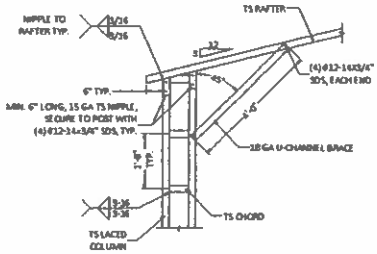
TRUSS LAYOUT- BOW EAVE



DETAIL 1A-I
BOX EAVE RAFTER/CORNER POST CONNECTION



DETAIL 1B-I
BOX EAVE RAFTER/CORNER POST CONNECTION



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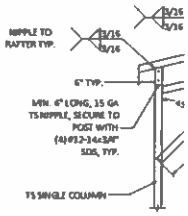
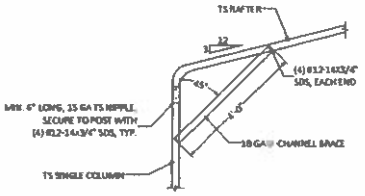


DET
BOX EAVE RAFTER/CO



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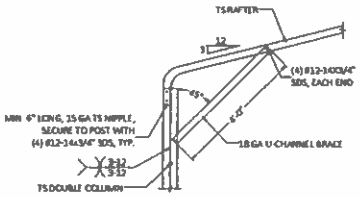

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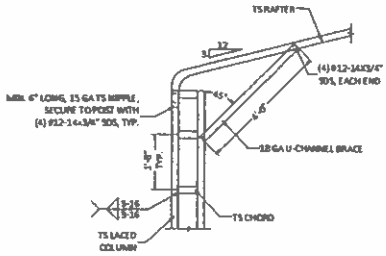

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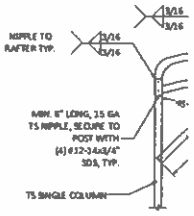
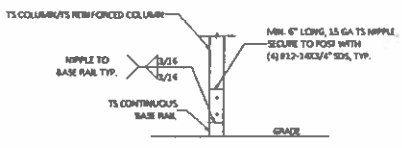
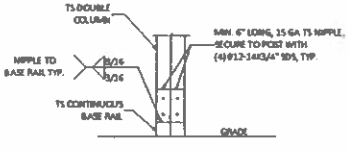


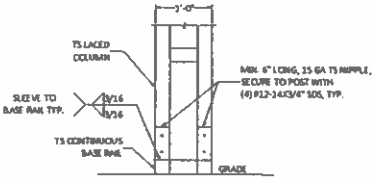
DETA
BOX EAVE RAFTER/COR



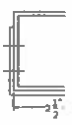
DETAIL 2A
POST/BASE RAIL CONNECTION



DETAIL 2B
POST/BASE RAIL CONNECTION



DETAIL 2C
POST/BASE RAIL CONNECTION



BRACE SE

FOUNDATION PLAN FOR NON-HABITABLE STRUCTURES
MAXIMUM WIND SPEED OF 150MPH

NERAL NOTES

NCRETE MONOLITHIC SLAB DESIGN IS BASED ON A MINIMUM SOIL BEARING CAPACITY OF 00 PSF.

NCRETE:

CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3000 PSI AT DAYS.

ALL OPEN AREAS OF CONCRETE OUTSIDE OF THE PROPOSED STRUCTURE SHALL BE SIGNED TO SLOPE AWAY FROM THE STRUCTURE.

WHERE CONCRETE SPECIFICATIONS ARE REQUIRED, BY ONE OR MORE REGULATORY ENCY, THE FOLLOWING SPECIFICATIONS ARE APPLICABLE:

CONCRETE SHALL CONFORM TO ASTM C94 FOR THE FOLLOWING COMPONENTS:

ORTLAND CEMENT TYPE 1 - ASTM C 150

GGREGATES - LARGE AGGREGATE 3/4 MAX. - ASTM C 33

AIR ENTRAINING +/- 1 % - ASTM C 260

WATER REDUCING AGENT - ASTM C 494

CLEAN POTABLE WATER

OTHER ADMIXTURES NOT PERMITTED

CONCRETE SLUMP AT DISCHARGE CHUTE NOT LESS THAN 3" OR MORE THAN 5". WATER DED AFTER BATCHING IS NOT PERMITTED.

PREPARE & PLACE CONCRETE PER AMERICAN CONCRETE INSTITUTE MANUAL OF NDARD PRACTICE, PART 2, 2, & 3 INCLUDING HOT WEATHER RECOMMENDATIONS.

OIST CURE OR POLYETHYLENE CURING PERMITTED.

RIOR TO PLACING CONCRETE, TREAT THE ENTIRE SUBSURFACE AREA FOR TERMITES IN MPLIANCE WITH THE BUILDING CODE (FOR RISK CATEGORY II, III, & IV STRUCTURES ONLY).

CONCRETE SLAB SHALL BE PLACED OVER A MIN. 6 MIL POLYETHYLENE VAPOR BARRIER LB ONLY).

CONTROL JOINTS SHALL BE PROVIDED AT EVERY 12' O.C. OR 16' O.C. FOR 4" THICK OR 6" CK CONCRETE SLAB RESPECTIVELY.

NFORCING STEEL:

HE REINFORCING STEEL SHALL BE ASTM A615 GRADE 60. THE SLAB REINFORCEMENT LL BE WELDED WIRE FABRIC MEETING ASTM A185 OR FIBERGLASS FIBER NFORCEMENT.

EINFORCEMENT MAY BE BENT IN THE FIELD OR SHOP AS LONG AS:

'S BENT COLD;

E INFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT;

HE DIAMETER OF THE BEND, MEASURED ON THE INSIDE OF THE BAR, IS NOT LESS THAN BAR DIAMETERS.

OR FOUNDATIONS, MINIMUM CONCRETE COVER OVER REINFORCING BARS SHALL BE PER 318: 3 INCHES WHERE THE CONCRETE IS POURED AGAINST AND TEMPORARY IN ITACT WITH THE EARTH OR UNPROTECTED FROM THE EARTH OR WEATHER, OTHERWISE 2 INCHES.

ST PROTECTION:

OUNDATION SHALL BE PROTECTED AGAINST FROST USING RIGID FOAM INSULATION (EPS QUIVALENT). FOR NO FROST PROTECTION OPTION, COORDINATE WITH LOCAL BUILDING E AND/OR BUILDING OFFICIAL REGARDING REQUIRED FOOTING DEPTH BASED ON FROST DEPTH.

L ANCHOR NOTES:

OR VERY DENSE AND/OR CEMENTED SANDS, COARSE GRAVEL AND COBBLES, CALICHE, OADED SILTS AND CLAYS, CORALS, MEDIUM DENSE COARSE SANDS, SANDY GRAVELS, Y STIFF SILTS AND CLAYS, MEDIUM TO VERY LOOSE DENSE SANDS, FIRM TO STIFF CLAYS SILTS, ALLUVIAL FILL, USE MINIMUM (2) 4" HELICES WITH MINIMUM 30" EMBEDMENT ALLED AT EVERY POST (LEG) / MAX. RAFTER SPACING.

HE UPLIFT/BEARING CAPACITY OF HELICAL ANCHOR MUST BE EQUAL TO OR GREATER N B.5 KIPS FOR ANCHORS INSTALLED AT EVERY POST (LEG) / MAX. RAFTER SPACING.

E UPLIFT/BEARING CAPACITY OF HELICAL ANCHORS MUST BE AS SHOWN IN TABLE A FOR HORS PROVIDED AT THE JAMBS OF DOOR OPENINGS. THE INCREASE IN HELICAL ANCHOR ACITY MAY BE ACHIEVED BY INCREASING THE DIAMETER AND/OR THE EMBEDMENT OF ANCHORS, OR BY USING DIFFERENT ANCHORS DEPENDING ON THE MANUFACTURER'S IFICATIONS.

AMMER DRIVE ANCHOR NOTES:

CHOR TO BE 3/4" DIA (A529 GRADE 50) WITH 30" MIN. EMBEDMENT & (4) MIN. BARBS HOWN IN DETAIL 3C.

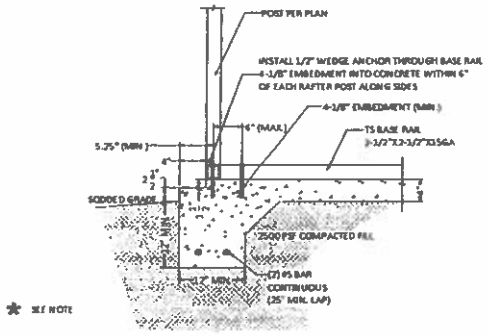
OR VERY DENSE AND/OR CEMENTED SANDS, COARSE GRAVEL AND COBBLES, CALICHE, OADED SILTS AND CLAYS, CORALS, MEDIUM DENSE COARSE SANDS, SANDY GRAVELS, F STIFF SILTS AND CLAYS, MEDIUM TO VERY LOOSE DENSE SANDS, FIRM TO STIFF CLAYS SILTS, ALLUVIAL FILL, ANCHOR SHALL BE INSTALLED AT EVERY POST (LEG) / MAX. RAFTER ING.

E UPLIFT/BEARING CAPACITY OF EACH ANCHOR MUST BE EQUAL TO OR GREATER THAN IPS FOR ANCHORS INSTALLED AT EVERY POST (LEG) / MAX. RAFTER SPACING.

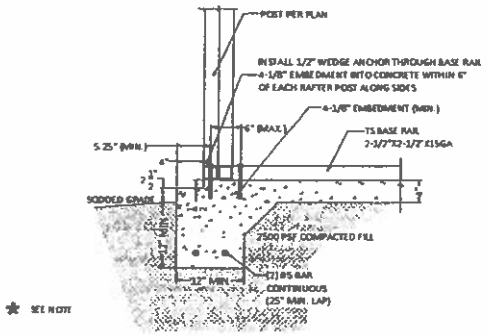
E UPLIFT/BEARING CAPACITY OF THE ANCHORS MUST BE AS SHOWN IN TABLE A FOR HORS PROVIDED AT THE JAMBS OF DOOR OPENINGS. THE INCREASE IN ANCHOR ACITY MAY BE ACHIEVED BY INCREASING THE DIAMETER AND/OR THE EMBEDMENT OF ANCHORS, OR BY USING DIFFERENT ANCHORS DEPENDING ON THE MANUFACTURER'S IFICATIONS.

TABLE A

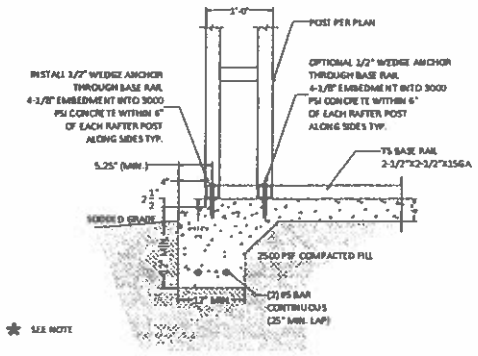
EQUIRED UPLIFT / BEARING CAPACITY OF HELICAL ANCHORS		RAFTER SPACING (FT.)	
		4	5
OPENING WIDTH (FT.)	6	11.0	9.5
	8	13.0	11.5
	10	15.0	13.0
	12	17.0	14.5
	14	19.5	16.5
	16	21.5	18.0
	18	23.5	20.0
	20	25.5	23.5



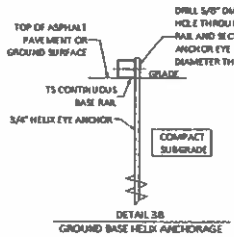
DETAIL 3A-I
CONCRETE MONOLITHIC SLAB BASE RAIL ANCHORAGE



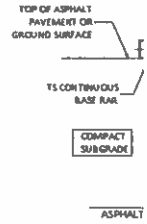
DETAIL 3A-II
CONCRETE MONOLITHIC SLAB BASE RAIL ANCHORAGE



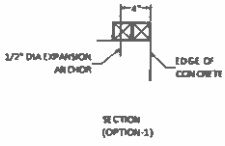
DETAIL 3A-III
CONCRETE MONOLITHIC SLAB BASE RAIL ANCHORAGE



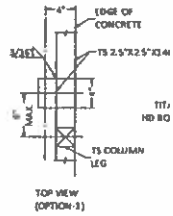
DETAIL 3B
GROUND BASE HELIX ANCHORAGE



ASPHALT
(HP 9 BAR



SECTION
(OPTION-1)



TOP VIEW
(OPTION-1)

TYPICAL ANCHOR DETAIL WHEN BASE RAIL IS NEAR EDGE OF CONCRETE

BASE RAIL ANCHORAGE OPTION

★ = COORDINATE WITH LOCAL BUILDING CODE AND/OR BUILDING OFFICIAL REGARDING REQUIRED FOOTING DEPTH BASED ON FROST LINE DEPTH.

FOUNDATION PLAN FOR HABITABLE STRUCTURES
MAXIMUM WIND SPEED OF 170MPH

EGAL NOTES:
ONCRETE MONOLITHIC SLAB DESIGN IS BASED ON A MINIMUM SOIL BEARING CAPACITY OF 0 PSF.

ONCRETE:
CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3000 PSI AT 8 DAYS.
LL OPEN AREAS OF CONCRETE OUTSIDE OF THE PROPOSED STRUCTURE SHALL BE IGNED TO SLOPE AWAY FROM THE STRUCTURE.
WHERE CONCRETE SPECIFICATIONS ARE REQUIRED, BY ONE OR MORE REGULATORY NCY, THE FOLLOWING SPECIFICATIONS ARE APPLICABLE:
ONCRETE SHALL CONFORM TO ASTM C94 FOR THE FOLLOWING COMPONENTS:
ORTLAND CEMENT TYPE I – ASTM C 150
GGREGATES - LARGE AGGREGATE 3/4 MAX. - ASTM C 33
IR ENTRAINING +/- 2 % - ASTM C 260
ATER REDUCING AGENT - ASTM C 494
LEAN POTABLE WATER
THER ADMIXTURES NOT PERMITTED
ONCRETE SLUMP AT DISCHARGE CHUTE NOT LESS THAN 3" OR MORE THAN 5". WATER ED AFTER BATCHING IS NOT PERMITTED.
REPARE & PLACE CONCRETE PER AMERICAN CONCRETE INSTITUTE MANUAL OF NDARD PRACTICE, PART 1, 2, & 3 INCLUDING HOT WEATHER RECOMMENDATIONS).
OIST CURE OR POLYETHYLENE CURING PERMITTED.
RIOR TO PLACING CONCRETE, TREAT THE ENTIRE SUBSURFACE AREA FOR TERMITES IN PLIANCE WITH THE BUILDING CODE (FOR RISK CATEGORY II, III, & IV STRUCTURES ONLY).
ONCRETE SLAB SHALL BE PLACED OVER A MIN. 6 MIL POLYETHYLENE VAPOR BARRIER S ONLY).
ONTROL JOINTS SHALL BE PROVIDED AT EVERY 12' O.C. OR 18' O.C. FOR 4" THICK OR 6" K CONCRETE SLAB RESPECTIVELY.

EINFORCING STEEL:
HE REINFORCING STEEL SHALL BE ASTM A615 GRADE 60. THE SLAB REINFORCEMENT LL BE WELDED WIRE FABRIC MEETING ASTM A185 OR FIBERGLASS FIBER FORCEMENT.
EINFORCEMENT MAY BE BENT IN THE FIELD OR SHOP AS LONG AS:
IS BENT COLD;
EINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT;
HE DIAMETER OF THE BEND, MEASURED ON THE INSIDE OF THE BAR, IS NOT LESS THAN AR DIAMETERS.
OR FOUNDATIONS, MINIMUM CONCRETE COVER OVER REINFORCING BARS SHALL BE PER 318: 3 INCHES WHERE THE CONCRETE IS POURED AGAINST AND TEMPORARY IN TACT WITH THE EARTH OR UNPROTECTED FROM THE EARTH OR WEATHER, OTHERWISE 2 INCHES.

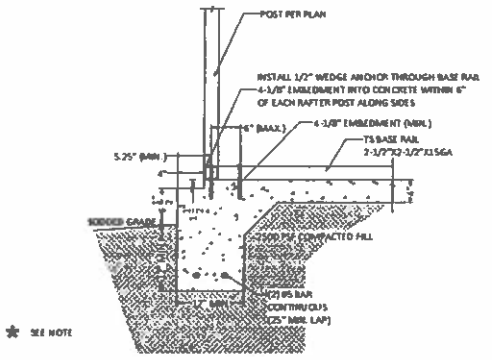
T PROTECTION:
UNDATION SHALL BE PROTECTED AGAINST FROST USING RIGID FOAM INSULATION (EPS QUIVALENT). FOR NO FROST PROTECTION OPTION, COORDINATE WITH LOCAL BUILDING I AND/OR BUILDING OFFICIAL REGARDING REQUIRED FOOTING DEPTH BASED ON FROST DEPTH.

L ANCHOR NOTES:
OR VERY DENSE AND/OR CEMENTED SANDS, COARSE GRAVEL AND COBBLES, CALICHE, RADED SILTS AND CLAYS, CORALS, MEDIUM DENSE COARSE SANDS, SANDY GRAVELS, STIFF SILTS AND CLAYS, MEDIUM TO VERY LOOSE DENSE SANDS, FIRM TO STIFF CLAYS SILTS, ALLUVIAL FILL, USE MINIMUM (2) 4" HELICES WITH MINIMUM 30" EMBEDMENT LLED AT EVERY POST (LEG) / MAX. RAFTER SPACING.
E UPLIFT/BEARING CAPACITY OF HELICAL ANCHOR MUST BE EQUAL TO OR GREATER 8 OR 13.5 KIPS FOR ANCHORS INSTALLED AT EVERY POST (LEG) / MAX. RAFTER SPACING.
E UPLIFT/BEARING CAPACITY OF HELICAL ANCHORS MUST BE AS SHOWN IN TABLE A FOR HORS PROVIDED AT THE JAMBS OF DOOR OPENINGS. THE INCREASE IN HELICAL ANCHOR CITY MAY BE ACHIEVED BY INCREASING THE DIAMETER AND/OR THE EMBEDMENT OF ANCHORS, OR BY USING DIFFERENT ANCHORS DEPENDING ON THE MANUFACTURER'S IFICATIONS.

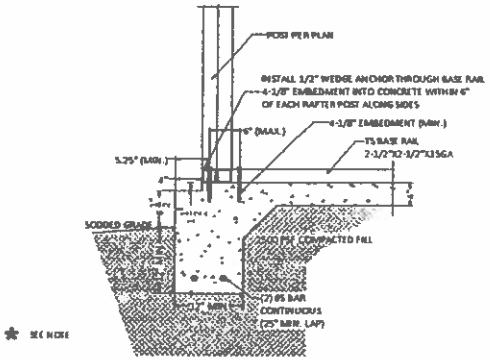
RRIED DAVIT ANCHOR NOTES:
CHOR TO BE 3/4" DIA (A529 GRADE 50) WITH 30" MIN. EMBEDMENT & (4) MIN BARBS OWN IN DETAIL 3C.
OR VERY DENSE AND/OR CEMENTED SANDS, COARSE GRAVEL AND COBBLES, CALICHE, RADED SILTS AND CLAYS, CORALS, MEDIUM DENSE COARSE SANDS, SANDY GRAVELS, STIFF SILTS AND CLAYS, MEDIUM TO VERY LOOSE DENSE SANDS, FIRM TO STIFF CLAYS SILTS, ALLUVIAL FILL, ANCHOR SHALL BE INSTALLED AT EVERY POST (LEG) / MAX. RAFTER ING.
E UPLIFT/BEARING CAPACITY OF EACH ANCHOR MUST BE EQUAL TO OR GREATER THAN PS FOR ANCHORS INSTALLED AT EVERY POST (LEG) / MAX. RAFTER SPACING.
E UPLIFT/BEARING CAPACITY OF THE ANCHORS MUST BE AS SHOWN IN TABLE A FOR HORS PROVIDED AT THE JAMBS OF DOOR OPENINGS. THE INCREASE IN ANCHOR CITY MAY BE ACHIEVED BY INCREASING THE DIAMETER AND/OR THE EMBEDMENT OF HORS, OR BY USING DIFFERENT ANCHORS DEPENDING ON THE MANUFACTURER'S IFICATIONS.

TABLE A

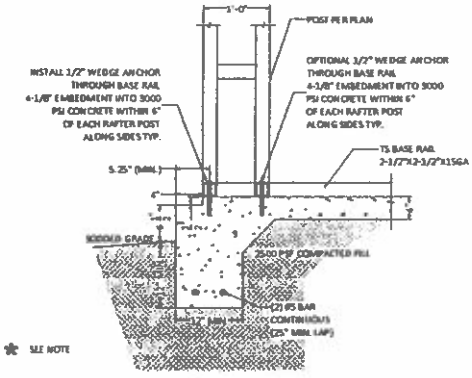
REQUIRED UPLIFT / BEARING CAPACITY OF HELICAL ANCHORS		RAFTER SPACING (FT.)	
		4	5
OPENING WIDTH (FT.)	6	11.0	9.5
	8	13.0	11.5
	10	15.0	13.0
	12	17.0	14.5
	14	19.5	16.5
	16	21.5	18.0
	18	23.5	20.0
	20	25.5	21.5



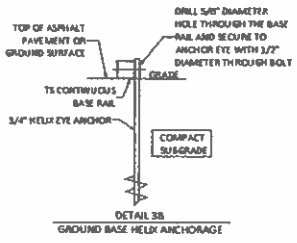
DETAIL 3A-I
CONCRETE MONOLITHIC SLAB BASE RAIL ANCHORAGE



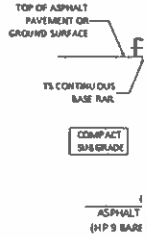
DETAIL 3A-II
CONCRETE MONOLITHIC SLAB BASE RAIL ANCHORAGE



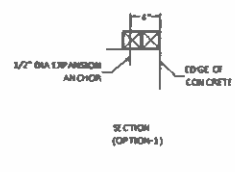
DETAIL 3A-III
CONCRETE MONOLITHIC SLAB BASE RAIL ANCHORAGE

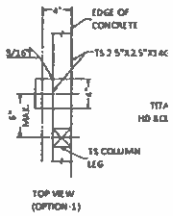


DETAIL 3B
GROUND BASE HELIX ANCHORAGE



ASPHALT
(HP 9 BARE



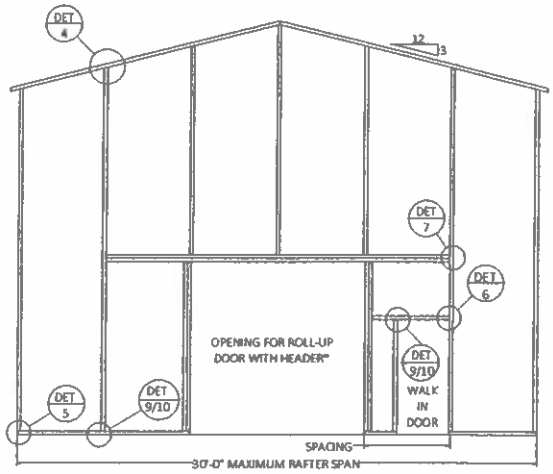


TYPICAL ANCHOR DETAIL WHEN BASE RAIL IS NEAR EDGE OF CONCRETE

BASE RAIL ANCHORAGE OPTION

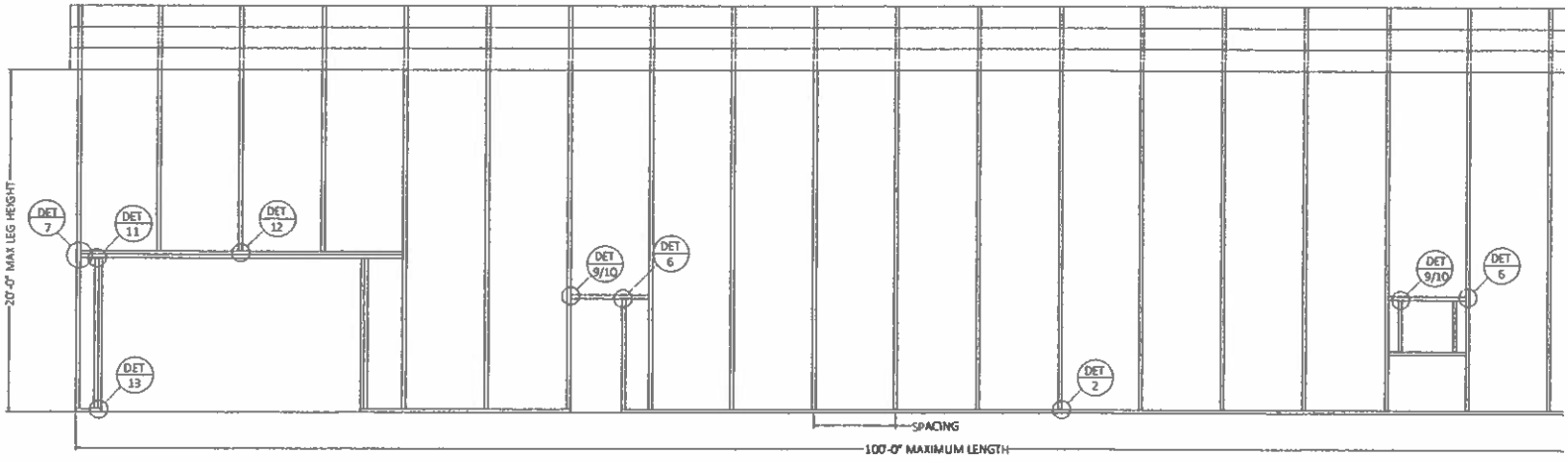
★ = COORDINATE WITH LOCAL BUILDING CODE AND/OR BUILDING OFFICIAL REGARDING REQUIRED FOOTING DEPTH BASED ON FROST LINE DEPTH.

*SEE PAGE 10 FOR HEADER REQUIREMENT



SPACING = PER PG 03.

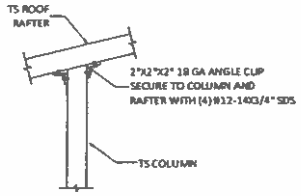
TYPICAL BOX EAVE RAFTER END WALL FRAMING SECTION



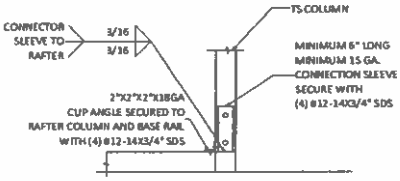
TYPICAL BOX EAVE RAFTER SIDE WALL FRAMING SECTION

SPACING = PER PG 03.

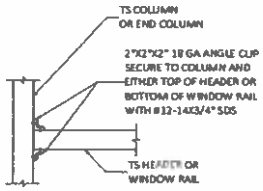
CONNECTION DETAILS



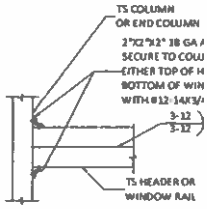
DETAIL 4
END COLUMN/RAFTER CONNECTION



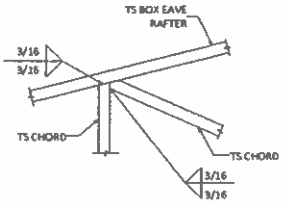
DETAIL 5
END POST/BASE RAIL CONNECTION



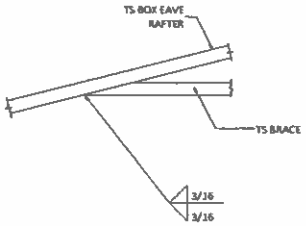
DETAIL 6
HEADER TO COLUMN CONNECTION



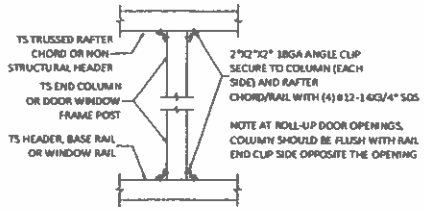
DETAIL 7
DOUBLE HEADER TO COLUMN CC



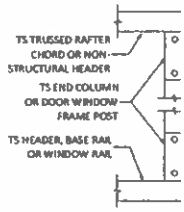
DETAIL 8A
TRUSS POST AND CHORD TO RAFTER CONNECTION



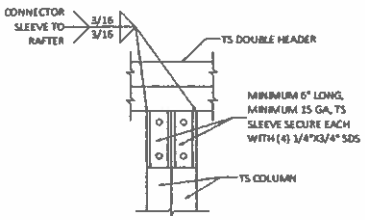
DETAIL 8B
BRACE TO RAFTER CONNECTION



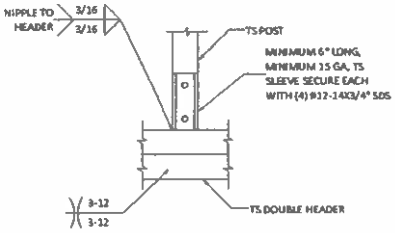
DETAIL 9
POST TO HEADER, BASE RAIL OR WINDOW RAIL CONNECTION
(OPTION-1)



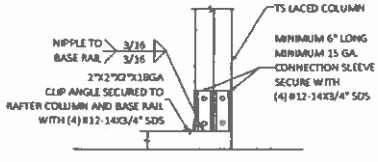
DETAI
POST TO HEADER, BASI
(OPTIO



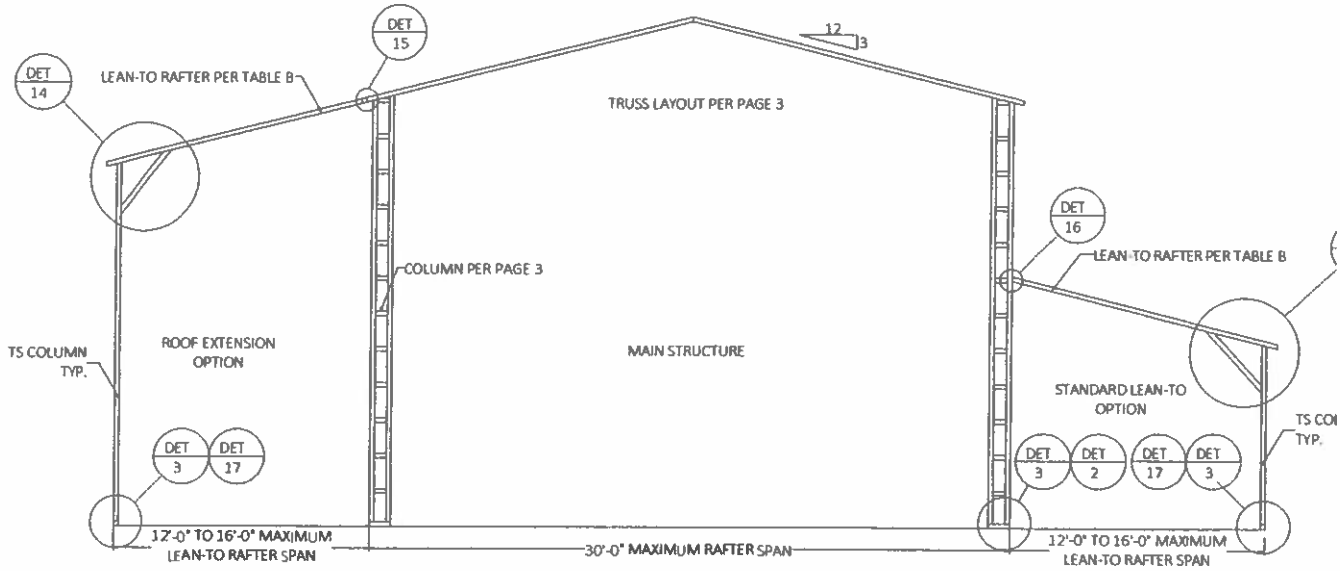
DETAIL 11
DOUBLE HEADER TO COLUMN CONNECTION



DETAIL 12
POST/DOUBLE HEADER CONNECTION



DETAIL 13
POST/BASE RAIL CONNECTION

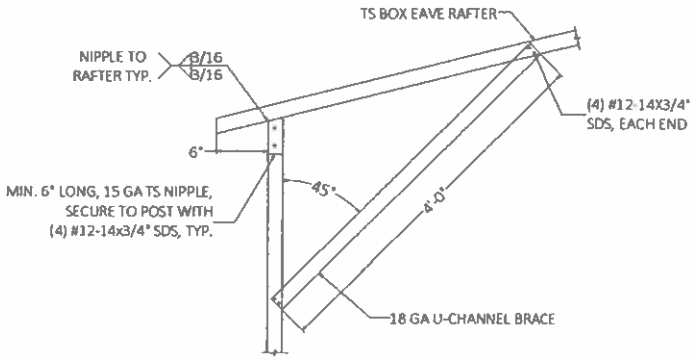


TYPICAL BOX EAVE RAFTER LEAN-TO OPTIONS FRAMING SECTION

TABLE B:

MAX GROUND SNOW LOAD = 10 PSF

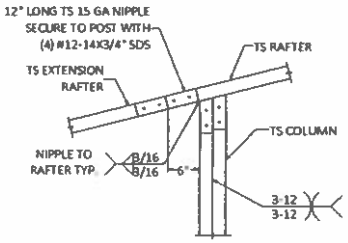
LEAN-TO RAFTER	MAX WIDTH
2.5X2.5X14GA (2)2.5X2.5X14GA	12'-0" 16'-0"



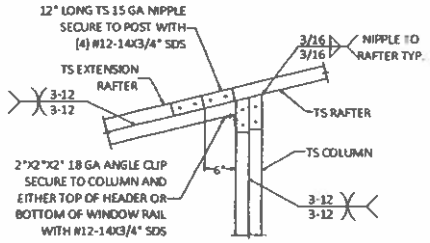
DETAIL 14

LEAN-TO RAFTER/CORNER POST CONNECTION

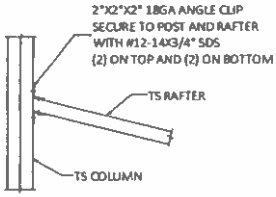
CONNECTION DETAILS



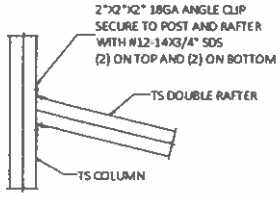
DETAIL 15A
SIDE EXTENSION RAFTER/COLUMN CONNECTION
FOR MAXIMUM RAFTER SPANS OF 12'-0"



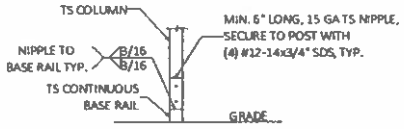
DETAIL 15B
SIDE EXTENSION RAFTER/COLUMN CONNECTION
FOR MAXIMUM RAFTER SPANS OF 16'-0"



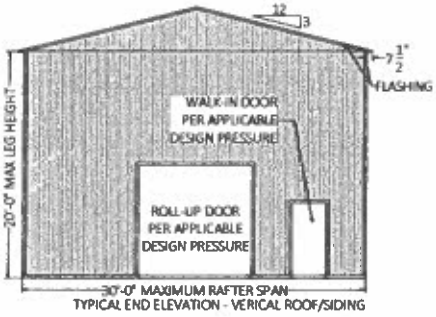
DETAIL 16A
LEAN TO RAFTER/COLUMN CONNECTION
FOR MAXIMUM RAFTER SPANS OF 12'-0"



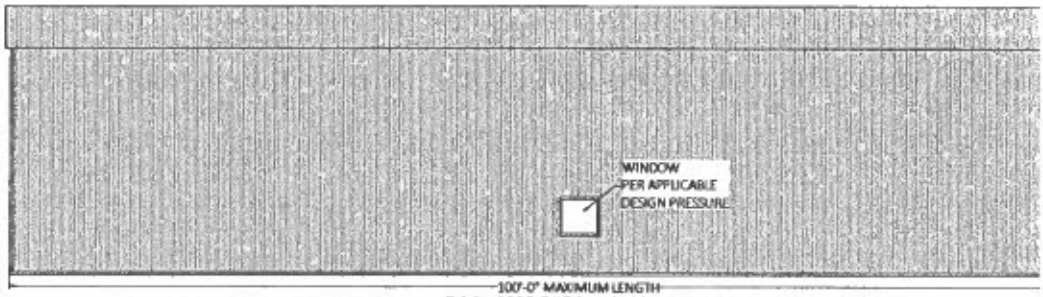
DETAIL 16B
LEAN TO RAFTER/COLUMN CONNECTION
FOR MAXIMUM RAFTER SPANS OF 16'-0"



DETAIL 17
LEAN-TO POST CONNECTION

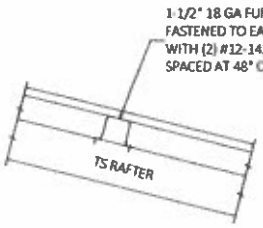


TYPICAL END ELEVATION - VERICAL ROOF/SIDING

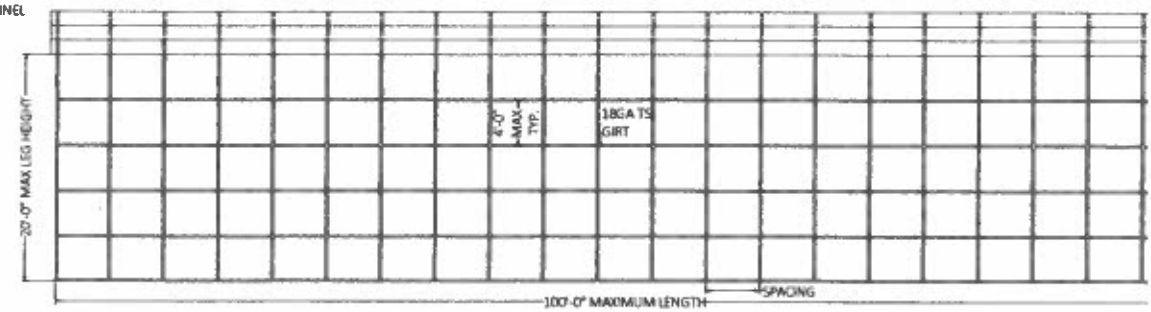


TYPICAL SIDE ELEVATION - VERTICAL ROOF/SIDING

BOX EAVE FRAME RAFTER ENCLOSED BUILDING

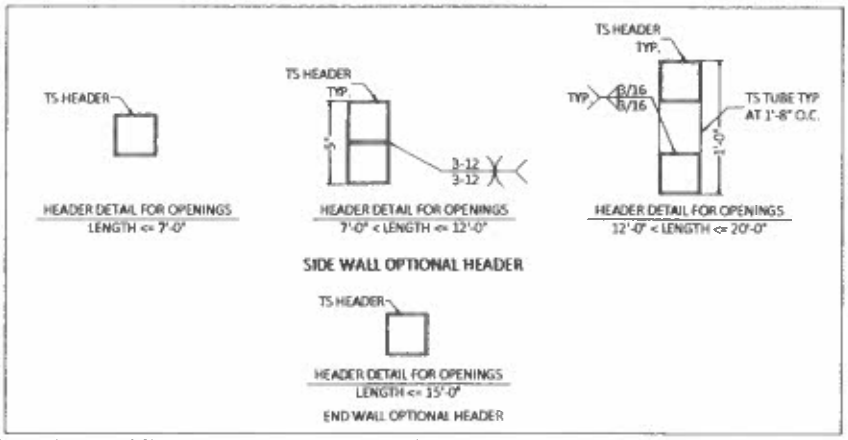


PANEL ATTACHMENT
(ALTERNATE FOR VERTICAL ROOF PANELS)



TYPICAL RAFTER/POST SIDE FRAME SECTION

SPACING = PER PG 03.



EUX ANCHOR NOTES:

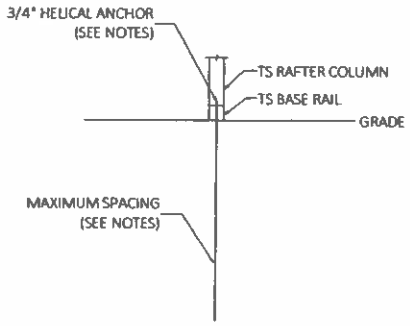
. FOR VERY DENSE AND/OR CEMENTED SANDS, COARSE GRAVEL AND OBBLES, CALICHE, PRELOADED SILTS AND CLAYS, CORALS, MEDIUM ENSE COARSE SANDS, SANDY GRAVELS, VERY STIFF SILTS AND CLAYS, IEDIUM TO VERY LOOSE DENSE SANDS, FIRM TO STIFF CLAYS AND LTS, ALLUVIAL FILL, USE MINIMUM (2) 4" HELICES WITH MINIMUM 3' EMBEDMENT INSTALLED AT EVERY POST (LEG) / MAX. RAFTER PACING.

THE UPLIFT/BEARING CAPACITY OF HELICAL ANCHOR MUST BE QUAL TO OR GREATER THAN 8.5 KIPS FOR ANCHORS INSTALLED AT ÆRY POST (LEG) / MAX. RAFTER SPACING.

THE UPLIFT/BEARING CAPACITY OF HELICAL ANCHORS MUST BE AS HOWN IN TABLE A FOR ANCHORS PROVIDED AT THE JAMBS OF DOOR PENINGS. THE INCREASE IN HELICAL ANCHOR CAPACITY MAY BE CHIEVED BY INCREASING THE DIAMETER AND/OR THE EMBEDMENT F THE ANCHORS, OR BY USING DIFFERENT ANCHORS DEPENDING ON HE MANUFACTURER'S SPECIFICATIONS.

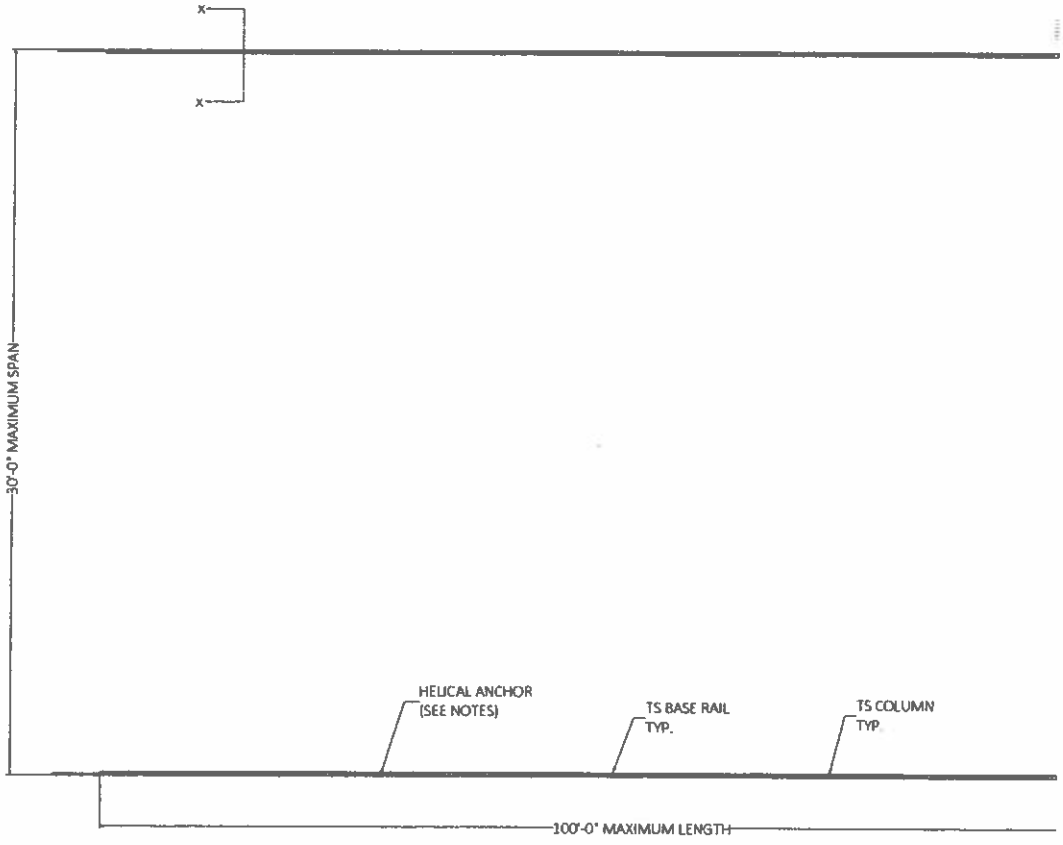
TABLE A

REQUIRED UPLIFT / BEARING CAPACITY OF HELICAL ANCHORS		RAFTER SPACING (FT.)	
		4	5
OPENING WIDTH (FT.)	6	11.0	9.5
	8	13.0	11.5
	10	15.0	13.0
	12	17.0	14.5
	14	19.5	16.5
	16	21.5	18.0
	18	23.5	20.0
	20	25.5	21.5



SECTION X-X

OPTIONAL HELICAL ANCHORING ON GRADE DETAIL



BASE RAIL PLAN

Notes:

Accepted By:

Legal Description

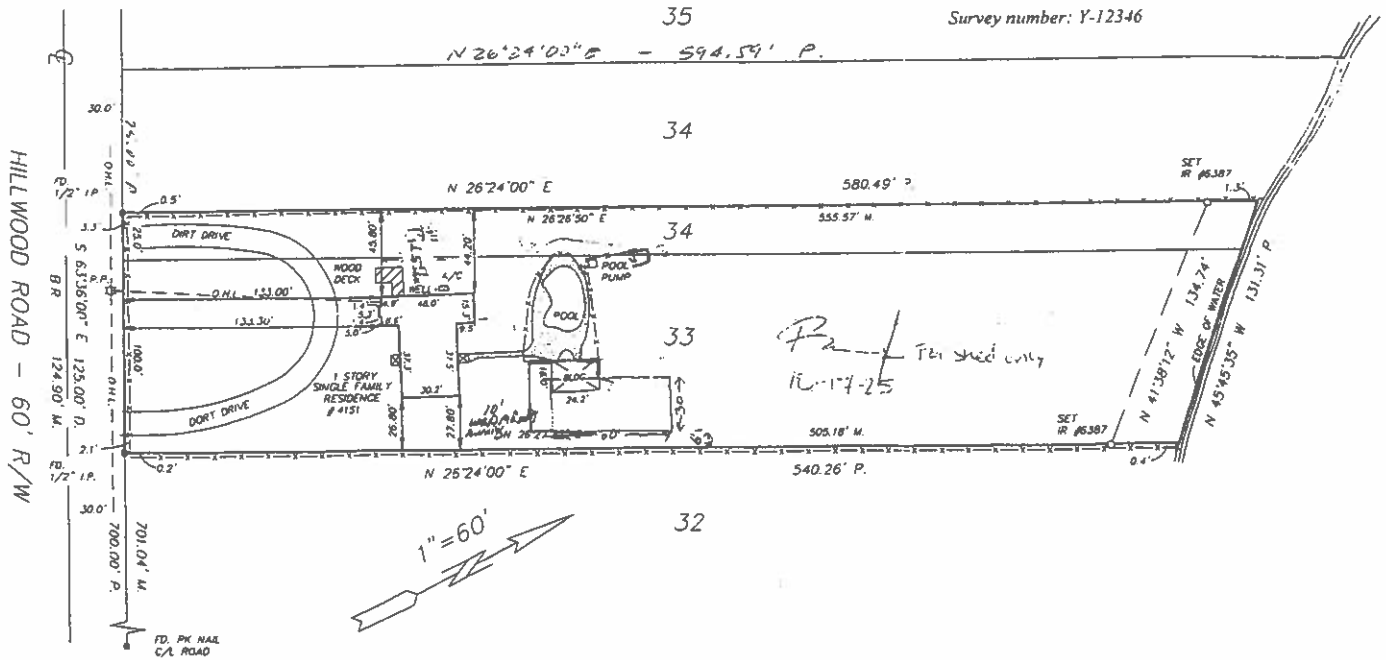
*Lot 33 and the East 25 feet of Lot 34, **MAGNOLIA POINT**, according to the plat thereof, as recorded in Plat Book 18, Pages 38, 38A and 38B, of the Public Records of Duval County, Florida.*

***Community number:** 120077* ***Panel:** 0214*
***Suffix:** E* ***F.I.R.M. date:** 8/15/89* ***Flood Zone:** X*
***Date of field work:** 9/11/96* ***Completion date:** 9/11/96*

Certified to:
Jeffrey F. Widdows; Jacquelyn A. Widdows; Alday-Donalson Title Insurance Company of Florida, Inc.; Chicago Title Insurance Company; Barnett Mortgage Company, its successors and/or assigns.

Property address:
4151 Hillwood Road
Jacksonville, Florida 32223

Survey number: Y-12346



Pd. Tax Shed only
IC-17-25

LEGEND

	WOOD FENCE	D.B.	DEED BOOK
	WIRE FENCE	D.	DESCRIPTION
F.N.	NAIL	D.E.	DRAINAGE EASEMENT
O	PROPERTY CORNER	D.H.	DRILL HOLE
R	RECORD	Dwy	DRIVEWAY
M	FIELD MEASURED	ESMT	EASEMENT
C	CALCULATED	E.L.	ELEVATION
CL	CLEAR	F.F.	FINISHED FLOOR
ENCR	ENCROACHMENT	F.C.M.	FOUND CONCRETE MONUMENT
℄	CENTERLINE	F.P.K.	FOUND PARKER-KALON NAIL
	CONCRETE	L	LENGTH
R	PROPERTY LINE	L.A.E.	LIMITED ACCESS EASEMENT
C.M.	CONCRETE MONUMENT	M.H.	MAN HOLE
F.I.R.	FOUND IRON ROD	N.T.S.	NOT TO SCALE
F.I.P.	FOUND IRON PIPE	O.R.	OFFICIAL RECORDS
R/W	RIGHT OF WAY	O.R.B.	OFFICIAL RECORD BOOK
N & D	NAIL & DISC	P.C.P.	PERMANENT CONTROL POINT
D.E.	DRAINAGE EASEMENT	P.R.M.	PERMANENT REFERENCE MONUMENT
U.E.	UTILITY EASEMENT	PG.	PAGE
FD.	FOUND	PVMT.	PAVEMENT
P	PLAT	P.B.	PLAT BOOK
ASPHALT	ASPHALT	P.O.B.	POINT OF BEGINNING
O.U.	OVERHEAD UTILITIES	P.O.C.	POINT OF COMMENCEMENT
P.P.	POWER POLE	P.O.L.	POINT ON LINE
TX	TRANSFORMER	P.C.	POINT OF CURVATURE
CATV	CABLE RISER	P.R.C.	POINT OF REVERSE CURVE
W.M.	WATER METER	P.T.	POINT OF TANGENCY
TEL.	TELEPHONE FACILITIES	R.	RADIUS (RADIAL)
	COVERED AREA	R/W	RIGHT OF WAY
B.R.	BEARING REFERENCE	R.O.E.	ROOF OVERHANG EASEMENT
CH	CHORD	S.I.R.	SET IRON ROD & CAP
RAD	RADIAL	S/W	SIDEWALK
N.R.	NON RADIAL	T.B.M.	TEMPORARY BENCH MARK
A/C	AIR CONDITIONER	T.O.B.	TOP OF BANK
B.M.	BENCH MARK	TYP.	TYPICAL
C.B.	CATCH BASIN	W.C.	WITNESS CORNER
C.	CALCULATED	10.50	EXISTING ELEVATION
△	CENTRAL ANGLE/DELTA		

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61g17 FLORID ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SIGNED
RALPH SWERDLOFF
REGISTERED LAND SURVEYOR AND MAPPER NO. 3411
STATE OF FLORIDA

SIGNED
CARL MICHAEL SMITH
REGISTERED LAND SURVEYOR AND MAPPER NO. 3762
STATE OF FLORIDA

NOTES

1) LEGAL DESCRIPTION PROVIDED BY OTHERS
2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBERANCES NOT SHOWN ON THE PLAT.
3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED
4) ELEVATIONS ARE BASED ON NATIONAL GEODETIC DATUM
5) FENCE OWNERSHIP NOT DETERMINED.
6) WALL TIES ARE TO THE FACE OF THE WALL.
7) NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL
8) ONLY VISIBLE ENCROACHMENTS LOCATED.
9) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED
10) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN
11) BEARINGS SHOWN (IF ANY) ARE BASED ON As Noted B.R. (Plat Bearing)

First Financial Surveyors, Inc.
AND AFFILIATED COMPANIES
L.B. 6387

7700 North Kendall Drive
Suite 409
Miami, Florida 33156
(305) 271-3655 / Fax (305) 271-8499
800-227-2854
Fax 800-227-2860

2201 Lucien Way
Suite 402
Maitland, Florida 32751
(407) 875-1470 / Fax (407) 875-3195
800-787-8266
Fax 800-787-8260

Notes:

Accepted By:

Legal Description

*Lot 33 and the East 25 feet of Lot 34, **MAGNOLIA POINT**, according to the plat thereof, as recorded in Plat Book 18, Pages 38, 38A and 38B, of the Public Records of Duval County, Florida.*

***Community number:** 120077* ***Panel:** 0214*
***Suffix:** E* ***F.I.R.M. date:** 8/15/89* ***Flood Zone:** X*
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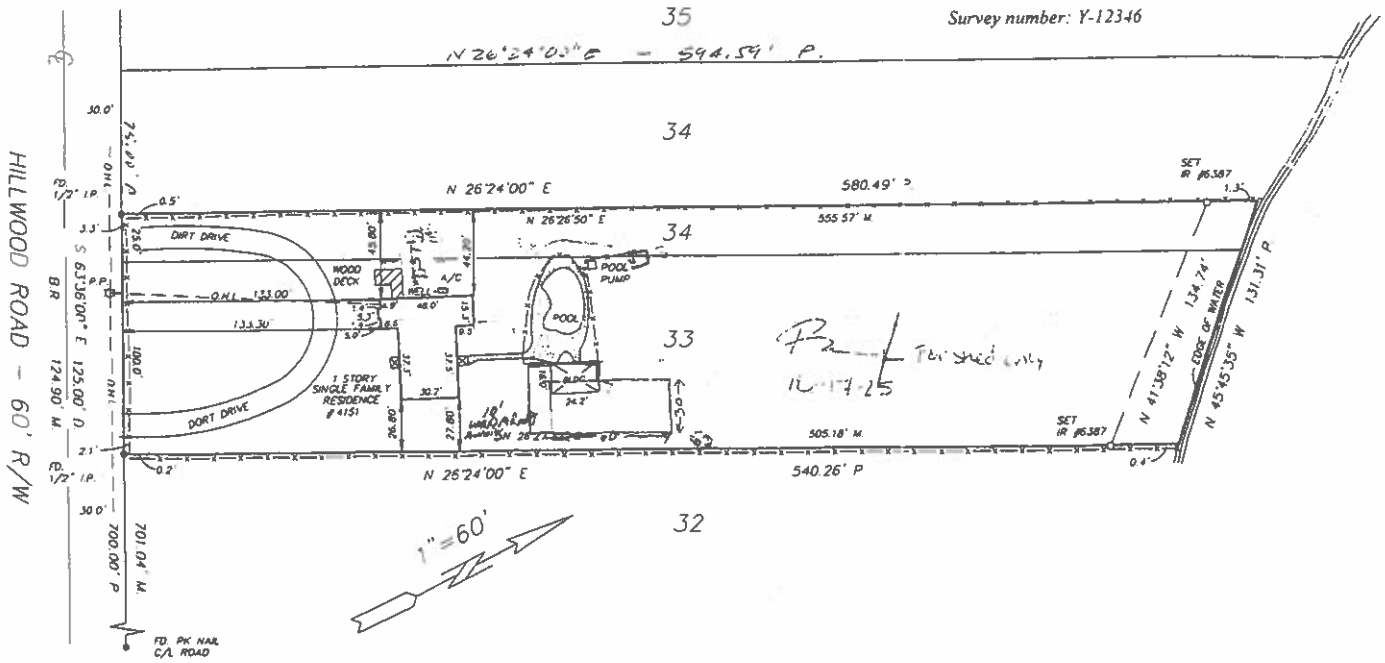

LEGEND

	WOOD FENCE	D.B.	DEED BOOK
	WIRE FENCE	D.	DESCRIPTION
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O	PROPERTY CORNER	D.H.	DRILL HOLE
R	RECORD	D/W	DRIVEWAY
M	FIELD MEASURED	ESMT	EASEMENT
C	CALCULATED	E.L.	ELEVATION
CL	CLEAR	F.F.	FINISHED FLOOR
ENCR	ENCROACHMENT	F.C.M.	FOUND CONCRETE MONUMENT
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D.E.	DRAINAGE EASEMENT	P.R.M.	PERMANENT REFERENCE MONUMENT
U.E.	UTILITY EASEMENT	PG.	PAGE
FD.	FOUND	PVMT.	PAVEMENT
P	PLAT	P.B.	PLAT BOOK
	ASPHALT	P.O.B.	POINT OF BEGINNING
O.U.	OVERHEAD UTILITIES	P.O.C.	POINT OF COMMENCEMENT
P.P.	POWER POLE	P.O.L.	POINT ON LINE
TX	TRANSFORMER	P.C.	POINT OF CURVATURE
CATV	CABLE RISER	P.R.C.	POINT OF REVERSE CURVE
W.M.	WATER METER	P.T.	POINT OF TANGENCY
TEL	TELEPHONE FACILITIES	R.	RADIUS (RADIAL)
	COVERED AREA	R/W	RIGHT OF WAY
B.R.	BEARING REFERENCE	R.O.E.	ROOF OVERHANG EASEMENT
CH	CHORD	S.I.R.	SET IRON ROD & CAP
RAD	RADIAL	S/W	SIDEWALK
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9) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED
10) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN
11) BEARINGS SHOWN (IF ANY) ARE BASED ON As Noted B.R. (Plat Bearing)

First Financial Surveyors, Inc.
AND AFFILIATED COMPANIES
L.B. 6387

7700 North Kendall Drive
Suite 409
Miami, Florida 33156
(305) 271-3655 / Fax (305) 271-8499
800-227-2854
Fax 800-227-2860

2201 Lucien Way
Suite 402
Maitland, Florida 32751
(407) 875-1470 / Fax (407) 875-3195
800-787-8266
Fax 800-787-8260

WLD-25-15

REPORT OF THE PLANNING DEPARTMENT

APPLICATION FOR WAIVER OF MINIMUM DISTANCE REQUIREMENTS

FOR LIQUOR LICENSE LOCATION WLD-25-15

NOVEMBER 20, 2025

Location:	748 A Philip Randolph Boulevard, between E Union Street and Oakley Street
Real Estate Number:	122353-0000
Waiver Sought:	Reduce required minimum distance between liquor license location and church or school from 500 feet to 139 feet
Zoning District:	Commercial/Community General (CCG-2)
Land Use Category:	Community/General Commercial (CGC)
Planning District:	Urban Core – District 1
Council District:	District 7
Owner:	Pearlie Graham 760 A Philip Randolph Blvd Jacksonville, FL 32202
Applicant/Agent:	Lawrence Yancy 1309 Saint John's Bluff Road North, Building A Suite 2 Jacksonville, FL 32225
Staff Recommendation:	**APPROVE**

GENERAL INFORMATION

Application for Waiver of Minimum Distance Requirements for Liquor License Location **WLD-25-15** seeks to reduce the required minimum distance between a restaurant and the following schools and churches from 500 feet to 139 feet to allow for the on-premises consumption of beer, wine, and liquor (4COP):

1. Zion Community Church

   a. 938 E Union Street-139'±
2. Tabernacle Baptist Church
   a. 903 E Union Street-332'±

The subject property is in the CCG-2 zoning district, which allows alcohol by right in conjunction with a restaurant. It is in the CGC land use category, within the Urban Priority Development Area, and the East Jax Neighborhood Action Plan. There was a previous waiver of liquor distance in this area **(WLD-04-16)** to reduce the minimum distance requirements to a church from 500 feet to 340 feet incidental to sales and service of all alcoholic beverages for on-premises consumption on the subject property. If approved, this waiver would be granted to Skyline Wings and Things, Inc (DBA).

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?

No. The subject property was recently developed as a restaurant called Skyline Wings and Things. The primary focus of the restaurant is food, with alcohol service being complementary rather than the main attraction. The restaurant already allows beer and wine sales (2COP), but are requesting to include all alcohol sales for on-premise consumption.

(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-2; it is not a PUD. This establishment is apart from a larger commercial, service, and entertainment center, which has other restaurants. These function as a part of the mixed-use development.

(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 use is not located within a shopping center and is the only use within the structure, although it meets the definition of a bona fide restaurant as defined in Section 656.805. The structure has multiple tenants but does not equal 50,000 square feet.

(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 alcohol use is not directly visible from Zion Community Church or Tabernacle Baptist Church. Both churches are located on East Union Street, whereas the subject property is on A Philip Randolph Boulevard, which is adjacent to East Union Street. Both roads are collector roadways.

(v) Are there any 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 similar uses within the vicinity and this location. The proposed restaurant will be about 139 from Zion Community church and 332 feet from Tabernacle Baptist Church. The previous owners were granted a waiver of minimum distance between liquor license location **(WLD-04-16).** There was also a waiver of minimum distance granted to the property at 678 A Philip Randolph Boulevard (Moses Food Store) from 500 feet to 464.63 feet. **(WLD-20-11).**

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **October 28, 2025**, the required Notice of Public Hearing signs **were** posted.

Figure A:

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-25-15** be **APPROVED.**

Figure B:

Source: JaxGIS

Aerial View of Subject Property and Surrounding Churches

Figure C:

Source: Planning Department, 10/28/25

View of Subject Property from A Philip Randolph Blvd, Facing West

Figure D:

Source: Planning Department, 10/28/25

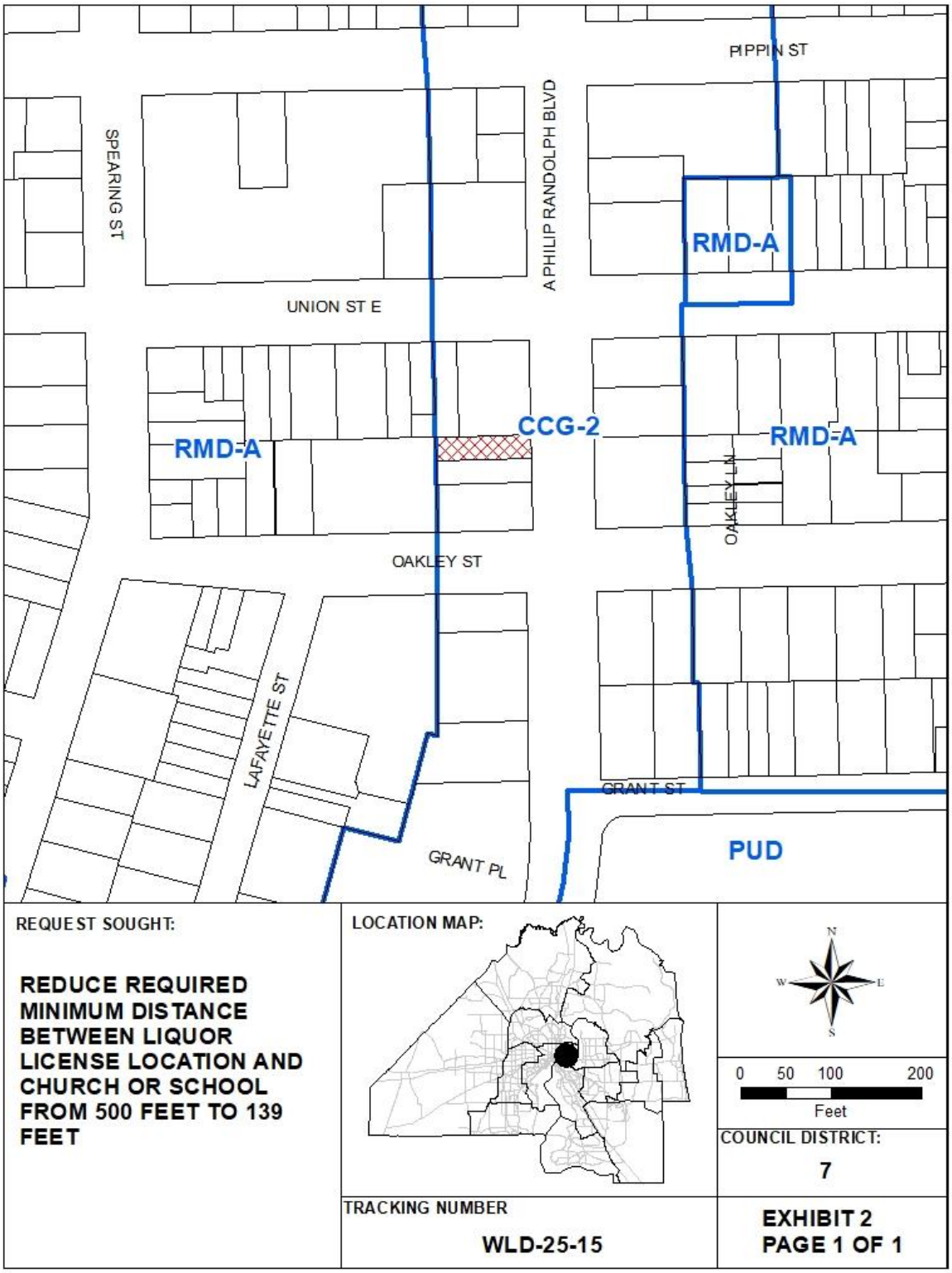
Zion Community Church (938 E Union Street)

Figure E:

Source: Planning Department, 10/28/25

Tabernacle Baptist Church (903 E Union Street)

Figure F: Legal Map



Date Submitted:	10/14/25
Date Filed:	10/17/25

Application Number:	WLD-25-15
Public Hearing:	11-20-25

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-2	Current Land Use Category: CGC	
Council District: 7	Planning District: 1	
Previous Zoning Applications Filed (provide application numbers): WLD-04-16		
Applicable Section of Ordinance Code: 656.805 (c)		
Notice of Violation(s): none found		
Neighborhood Associations: Please see attached list.		
Overlay: none		
Number of Signs to Post: 1	Amount of Fee: $1572.	Zoning Asst. Initials: CK

PROPERTY INFORMATION	
1. Complete Property Address: 748 A PHILIP RANDOLPH BLVDJACKSONVILLE FL 32202	2. Real Estate Number: 122353-0000
3. Land Area (Acres): 0.06	4. Date Lot was Recorded: 1929
5. Property Located Between Streets: E UNION ST AND OAKLEY STREET	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 139 feet.	
8. In whose name will the Waiver be granted? SKYLINE WINGS & THINGS INC	

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: PEARLIE GRAHAM	10. E-mail:
11. Address (including city, state, zip): 760 A PHILIP RANDOLPH BLVD JACKSONVILLE FL 32202	12. Preferred Telephone:

APPLICANT'S INFORMATION (if different from owner)	
13. Name: LAWRENCE YANCY	14. E-mail: lawrenceyancy@yahoo.com
15. Address (including city, state, zip): 1309 SAINT JOHNS BLUFF ROAD NORTH BLDG A SUITE 2 JACKSONVILLE FL 32225	16. Preferred Telephone: 904-568-4137

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 shall 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:

1. *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;*
2. *The alcoholic beverage use is designed to be an integral part of a mixed planned unit development;*
3. *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);*
4. *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*
5. *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.*

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

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

Base Fee	Public Notices	Advertisement
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: PEARLIE R GRAHAM

Signature: Pearlie Graham

Owner(s)

Print name: _____

Signature: _____

Applicant or Agent (if different than owner)

Print name: LAWRENCE YANCY

Signature: Lawrence Yancy

**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

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.

SKYLINE WINGS AND THINGS INC. (DBA): SKYLINE WINGS & THINGS IS APPLYING FOR A WAIVER OF MINIMUM DISTANCE REQUIREMENT TO HAVE A 2COP BEER AND LICENSE INCREASE TO 4COP (SFS) BEVERAGE LICENSE WITH A FULL SERVICES RESTAURANT. THE ZONING OF THIS IS IN CCG-2 ZONING THAT ALLOW ALCOHOL BY RIGHT. THERE WAS PREVIOUS WAIVER DISTANCE IN THIS AREA IN 05/13/2004 (WLD-04-16). THAT RESTAURANT HAD 150 SEATS THIS RESTAURANT ONLY 120 SEATS 70 INSIDE AND 50 SEATS OUTSIDE.

ATTACHMENTS

The following attachments must accompany each copy of the application.

- [x] Survey
- [ ] 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.

PLANNING AND DEVELOPMENT DEPARTMENT
214 N. Hogan Street, Suite 300 | Jacksonville, FL 32202 | Phone: 904.255.7800 | Fax: 904.255.7884 | www.coj.net

Neighborhood Associations:

JACKSONVILLE CULTURAL DEVLP CORP
OPEN VOLUNTEER
WE MAKE THE SHIRTS
JAX - HENA
EASTSIDE NEIGHBORHOOD ASSOCIATION
EASTSIDE ENVIRONMENTAL COUNCIL
OAKLAND TRACE COMMUNITY ASSOCITION

EXHIBIT 1

Legal Description

SEE ATTACHED

EXHIBIT 'A'

LEGAL DESCRIPTION

THE NORTH ½ OF THE NORTH ½ OF LOT 106, BLOCK 15, OAKLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK Q, PAGE(s) 443, AND PLAT BOOK 1, PAGE 9 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL IDENTIFICATION NUMBER: 122353-0000

✓

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

AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
Individual

PEARLIE R GRAHAM

Owner (Affiant) Name

748 A PHILIP RANDOLPH BLVD JACKSONVILLE FL 32202

Address(es) for Subject Property

122353-0000

Real Estate Parcel Number(s) for Subject Property

LAWRENCE YANCY

Appointed or Authorized Agent(s)

WAIVER OF MINIMUM DISTANCE FOR LIQUOR LICENSE 4COP (SFS)

Type of Request(s)/Application(s)

STATE OF Florida
COUNTY OF Duval

BEFORE ME, the undersigned authority, this day personally appeared Pearlie Graham, 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

V

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.

Pearlie Graham
Signature of Affiant

Pearlie Graham
Printed/Typed Name of Affiant

NOTARIAL CERTIFICATE

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

Type of identification produced D L #.

Maria Brown
Notary Public Signature

[NOTARY SEAL]

Maria Brown
Comm.: HH 386565
Expires: April 13, 2027
Notary Public - State of Florida

Maria Brown
Printed/Typed Name – Notary Public

My commission expires: 4-13-2027

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

ONLINE SERVICES

Apply for a License
Verify a Licensee
View Food & Lodging Inspections
File a Complaint
Continuing Education Course Search
View Application Status
Find Exam Information
Unlicensed Activity Search
AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS

11:16:23 AM 10/13/2025

Licensee Information

Name:	**SKYLINE WINGS AND THINGS INC (Primary Name)**
	SKYLINE WINGS & THINGS (DBA Name)
Main Address:	**748 A PHILIP RANDOLPH BLVD JACKSONVILLE Florida 32202**
County:	**DUVAL**
License Location:	**748 A PHILIP RANDOLPH BLVD JACKSONVILLE FL 32202**
County:	**DUVAL**

License Information

License Type:	**Retail Beverage**
Rank:	**2COP**
License Number:	**BEV2612797**
Status:	**Current,Active**
Licensure Date:	**09/17/2025**
Expires:	**09/30/2026**

Special Qualifications	Qualification Effective
Dual Beverage and Tobacco License	**09/17/2025**

Alternate Names

View Related License Information
View License Complaint

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Profit Corporation
SKYLINE WINGS & THINGS INC

Filing Information

Document Number	P25000013464
FEI/EIN Number	NONE
Date Filed	02/27/2025
Effective Date	02/26/2025
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	07/28/2025
Event Effective Date	NONE

Principal Address

748 A PHILIP RANDOLPH BLVD
JACKSONVILLE, FL 32202

Mailing Address

748 A PHILIP RANDOLPH BLVD
JACKSONVILLE, FL 32202

Registered Agent Name & Address

DURHAM, WILLA
748 A PHILIP RANDOLPH
JACKSONVILLE,, FL 32202

Name Changed: 07/28/2025

Address Changed: 07/28/2025

Officer/Director Detail

Name & Address

Title DIR

LAURIE, MICHAEL
748 A PHILIP RANDOLPH BLVD
JACKSONVILLE, FL 32202, FL 32202

Annual Reports

No Annual Reports Filed

Document Images

07/28/2025 -- Amendment	View image in PDF format
06/27/2025 -- Off/Dir Resignation	View image in PDF format
02/27/2025 -- Domestic Profit	View image in PDF format

GRAHAM PEARLIE R
760 A PHILIP RANDOLPH BLVD
JACKSONVILLE, FL 32202

Primary Site Address
748 A PHILIP RANDOLPH BLVD
Jacksonville FL 32202-

Official Record Book/Page
16793-01652

Tile #
7418

748 A PHILIP RANDOLPH BLVD

Property Detail

RE #	122353-0000
Tax District	USD1
Property Use	7100 Church
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	02142 OAKLAND
Total Area	2779

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	$30,336.00	$29,864.00
Extra Feature Value	$0.00	$0.00
Land Value (Market)	$6,860.00	$6,860.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$37,196.00	$36,724.00
Assessed Value	$37,196.00	$36,724.00
Cap Diff/Portability Amt	$0.00 / $0.00	$0.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$37,196.00	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
16793-01652	5/9/2014	$24,000.00	WD - Warranty Deed	Qualified	Improved
16775-01074	1/29/2002	$100.00	MS - Miscellaneous	Unqualified	Improved
14265-00250	10/24/2007	$100.00	QC - Quit Claim	Unqualified	Improved
14265-00249	10/24/2007	$100.00	QC - Quit Claim	Unqualified	Improved
14241-01760	10/18/2007	$100.00	MS - Miscellaneous	Unqualified	Improved
14042-02246	6/20/2007	$100.00	MS - Miscellaneous	Unqualified	Improved
05747-00534	8/4/1982	$5,000.00	WD - Warranty Deed	Unqualified	Improved
03741-01085	6/19/1974	$10,000.00	WD - Warranty Deed	Unqualified	Improved

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	1000	COMMERCIAL	CCG-2	0.00	0.00	Common	2,744.00	Square Footage	$6,860.00

Legal

LN	Legal Description
1	Q-443 18-2S-27E .063
2	OAKLAND
3	N1/4 LOT 106 BLK 15

Buildings

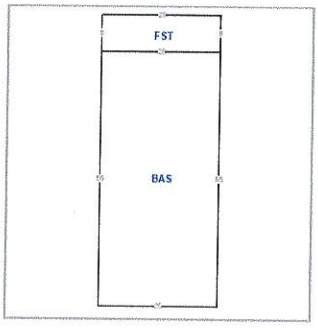
Building 1
Building 1 Site Address
748 A PHILIP RANDOLPH BLVD Unit
Jacksonville FL 32202-

Building Type	1101 - STORE RETAIL
Year Built	1929
Building Value	$29,864.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1430	1430	1430
Finished Storage	208	0	104
Total	1638	1430	1534

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Exterior Wall	17	17 C.B. Stucco
Roof Struct	4	4 Wood Truss
Roofing Cover	4	4 Built Up/T&G
Interior Wall	4	4 Plywood panel
Int Flooring	5	5 Asphalt tile
Heating Fuel	4	4 Electric
Heating Type	3	3 Frcd Not Ductd
Air Cond	2	2 Wall Unit
Ceiling Wall Finish	6	6 NS Ceil Wall Fin
Comm Htg & AC	0	0 None
Comm Frame	3	3 C-Masonry

Element	Code	Detail
Stories	1.000	



Baths	4.000	
Rooms / Units	1.000	
Avg Story Height	14.000	

2025 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	$36,724.00	$0.00	$36,724.00	$420.94	$415.60	$398.87
Urban Service Dist1	$36,724.00	$0.00	$36,724.00	$0.00	$0.00	$0.00
Public Schools: By State Law	$36,724.00	$0.00	$36,724.00	$115.01	$113.66	$109.98
By Local Board	$36,724.00	$0.00	$36,724.00	$83.62	$82.56	$78.80
School Board Voted	$36,724.00	$0.00	$36,724.00	$37.20	$36.72	$36.72
FL Inland Navigation Dist.	$36,724.00	$0.00	$36,724.00	$1.07	$1.06	$0.99
Water Mgmt Dist. SJRWMD	$36,724.00	$0.00	$36,724.00	$6.67	$6.58	$6.25
Urb Ser Dist1 Voted	$36,724.00	$0.00	$36,724.00	$0.00	$0.00	$0.00
			Totals	$664.51	$656.18	$631.61

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$37,196.00	$37,196.00	$0.00	$37,196.00
Current Year	$36,724.00	$36,724.00	$0.00	$36,724.00

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

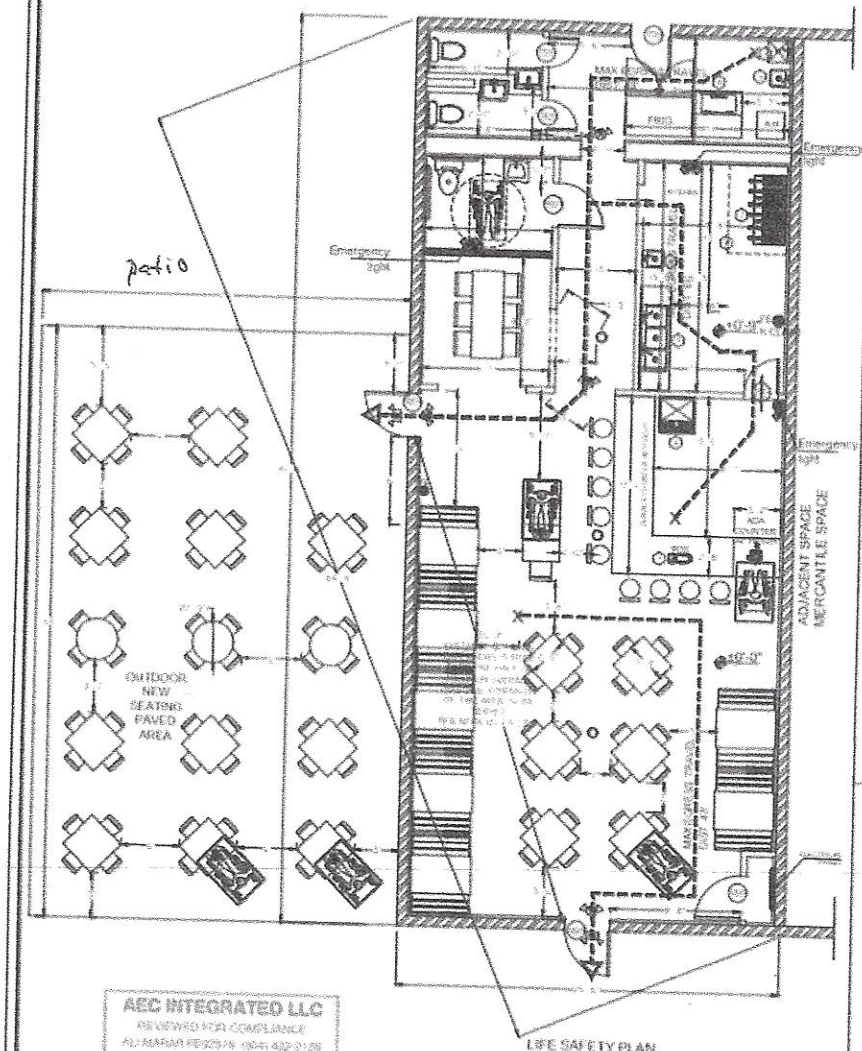
2015

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



LIFE SAFETY PLAN
SCALE: 3/8"=1'

AEC INTEGRATED LLC
REVIEWED FOR COMPLIANCE
ALI AMRAN PE50716 (904) 402-0126
4/28/2025

FIRE CODE OCCUPANCY

- CONSTRUCTION TYPE III B WITHOUT FIRE SPRINKLER
- RESTAURANT SPACE - ASSEMBLY AREA - GROUP A2
- MAXIMUM EXIT TRAVEL DISTANCE 200 FT (ASSEMBLY OCCUPANCY WITHOUT FIRE SPRINKLERS - AREA PER NFPA 101 12.2.6.2)

- OCCUPANCY DESIGN LOAD ACCORDING TO NFPA 1 2020 & TABLE 7.3.1.2 NFPA 101 2021 LIFE SAFETY CODE

1-ASSEMBLY UNCONSECRATED (TABLE & CHAIRS)
486 SQFT (NET) / 15 = 33 OCCUPANTS
ASSEMBLY FIXED SEATS (BAR SEATING)
205" LFT = 245" / 24 linear in = 10 OCCUPANTS
ASSEMBLY FIXED SEATS (BOOTH SEATING)
56" LFT = 672" / 24 linear in = 20 OCCUPANTS
ASSEMBLY STANDING AREA (RECEPTION AREA)
40 SQFT (NET) / 7 = 6 OCCUPANTS
ASSEMBLY UNCONSECRATED (OUTDOOR PAVER SEATING)
850 SQFT (NET) / 15 = 57 OCCUPANTS
TOTAL ASSEMBLY AREA
33+10+20+6+57 = 126 OCCUPANTS
2 - BUSINESS (CHECKOUT SERVICE & OFFICE)
94 SQFT (GROSS) /150 = 1 OCCUPANTS
3 - KITCHEN COMMERCIAL
329 SQFT (GROSS) / 100 = 3 OCCUPANTS

GRAND TOTAL OCCUPANTS
126+1+3 = 130 OCCUPANTS

FIRE PROTECTION NOTES

- FLORIDA FIRE RESERVATION CODE 2023 8TH EDITION BASED ON NFPA 1 FIRE CODE 2018 EDITION & NFPA 101 LIFE SAFETY CODE 2021 EDITION
- INSTALL TACTILE SIGN FOR EXIT DOORS PER NFPA 101 7.10.1.3
- ROOF STRUCTURAL SYSTEM IS HEAVY STRUCTURAL SHOULD NOT COMPLY WITH THE REQUIREMENT OF FAC 69A-60.0081
- THE MAIN ELECTRICAL DISCONNECT ON OUTSIDE EXTERIOR WALL
- ELECTRICAL SHOULD INSTALL THE ELECTRICAL SIGNAGE PER NFPA

LIFE SAFETY FIXTURES LEGEND

SYMBOL	DESCRIPTION
	EXIT/SIGN EMERGENCY LIGHT W/ BACK UP BATTERY
	SIGN, EMERGENCY LIGHT
	EXIT SIGN
	EMERGENCY LIGHT
	FIRE EXTINGUISHER (Extinguisher rate class & rating per local building requirements)

EXISTING WALL LEGEND

TYPE	DESCRIPTION

APPLICABLE CODE

- FLORIDA BUILDING CODE 2023 ,8TH EDITION
- FLORIDA PLUMBING CODE 2023 8TH EDITION
- FLORIDA MECHANICAL CODE 2023 8TH EDITION
- NATIONAL ELECTRICAL CODE 2020
- FLORIDA FIRE PREVENTION CODE 2023 ,8TH EDITION BASED ON NFPA 1 2021 & NFPA 101-2021 LIFE SAFETY CODE

CODE SUMMARY

- CONSTRUCTION TYPE III B WITHOUT FIRE SPRINKLER
- 1 STORY BUILDING IN CATEGORY II AREA.
- SPACE AREA: 2,589 SQ.FT (GROSS AREA)
- THE BUILDING IS 100 % H.C. ACCESSIBLE
- MAXIMUM EXIT TRAVEL DISTANCE 200 FT (ASSEMBLY OCCUPANCY WITHOUT FIRE SPRINKLERS - AREA PER NFPA 101 12.2.6.2)

OCCUPANCY:

OCCUPANCY RESTAURANT SPACE - ASSEMBLY AREA - GROUP A2
OCCUPANCY DESIGN LOAD ACCORDING TO FBC BUILDING 2023 TABLE 1004.5

1-ASSEMBLY UNCONSECRATED (TABLE & CHAIRS)
486 SQFT (NET) / 15 = 33 OCCUPANTS
ASSEMBLY FIXED SEATS (COUNTER SEATING)
205'5" LFT = 245" / 24 linear in = 10 OCCUPANTS
ASSEMBLY FIXED SEATS (BOOTH SEATING)
56" LFT = 672" / 24 linear in = 20 OCCUPANTS
ASSEMBLY STANDING AREA (RECEPTION AREA)
40 SQFT (NET) / 7 = 6 OCCUPANTS
ASSEMBLY UNCONSECRATED (OUTDOOR PAVER SEATING)
850 SQFT (NET) / 15 = 57 OCCUPANTS
TOTAL ASSEMBLY AREA
33+10+20+6+57 = 126 OCCUPANTS
2 - BUSINESS (CHECKOUT SERVICE)
94 SQFT (GROSS) /150 = 1 OCCUPANTS
3 - KITCHEN COMMERCIAL
329 SQFT (GROSS) / 200 = 2 OCCUPANTS

GRAND TOTAL OCCUPANTS
126 +1+2 = 129 OCCUPANTS

PLUMBING FACILITIES REQ'D

OCCUPANT LOAD - ASSEMBLY 129 OCCUPANTS
W.C. - (MALE) REQ'D - 1 PER 75
129 / 2 = 65 OCCUPANTS = 1 REQ'D - PROVIDED 1
W.C. - (FEMALE) REQ'D - 1 PER 75
129 / 2 = 65 OCCUPANTS = 1 REQ'D - PROVIDED 1
ADA W.C. 1 UNISEX / FAMILY RESTROOM ADA COMPLIANT PROVIDED
LAV - REQ'D 1 PER 200
127 OCCUPANTS = 1 REQ'D - PROVIDED 3
DRINKING FOUNTAIN NOT REQUIRED PER FBC P 410.4 - FREE DRINKING WATER IS SERVED THRU THE SODA MACHINE
SERVICE SINK -1 REQ'D - PROVIDED 1 PER FBC. PLUMBING TABLE 403.1

VICINITY PLAN
N.T.S

Seven Gates Design

SKYLINE WINGS & THINGS RESTAURANT
748 PHILLIP RANDOLPH BLVD
JACKSONVILLE, FLORIDA 32202

SEVEN GATES DESIGN LLC
2916 UNIVERSITY BLVD W. Suite 200
JACKSONVILLE, FL 32217

A-01

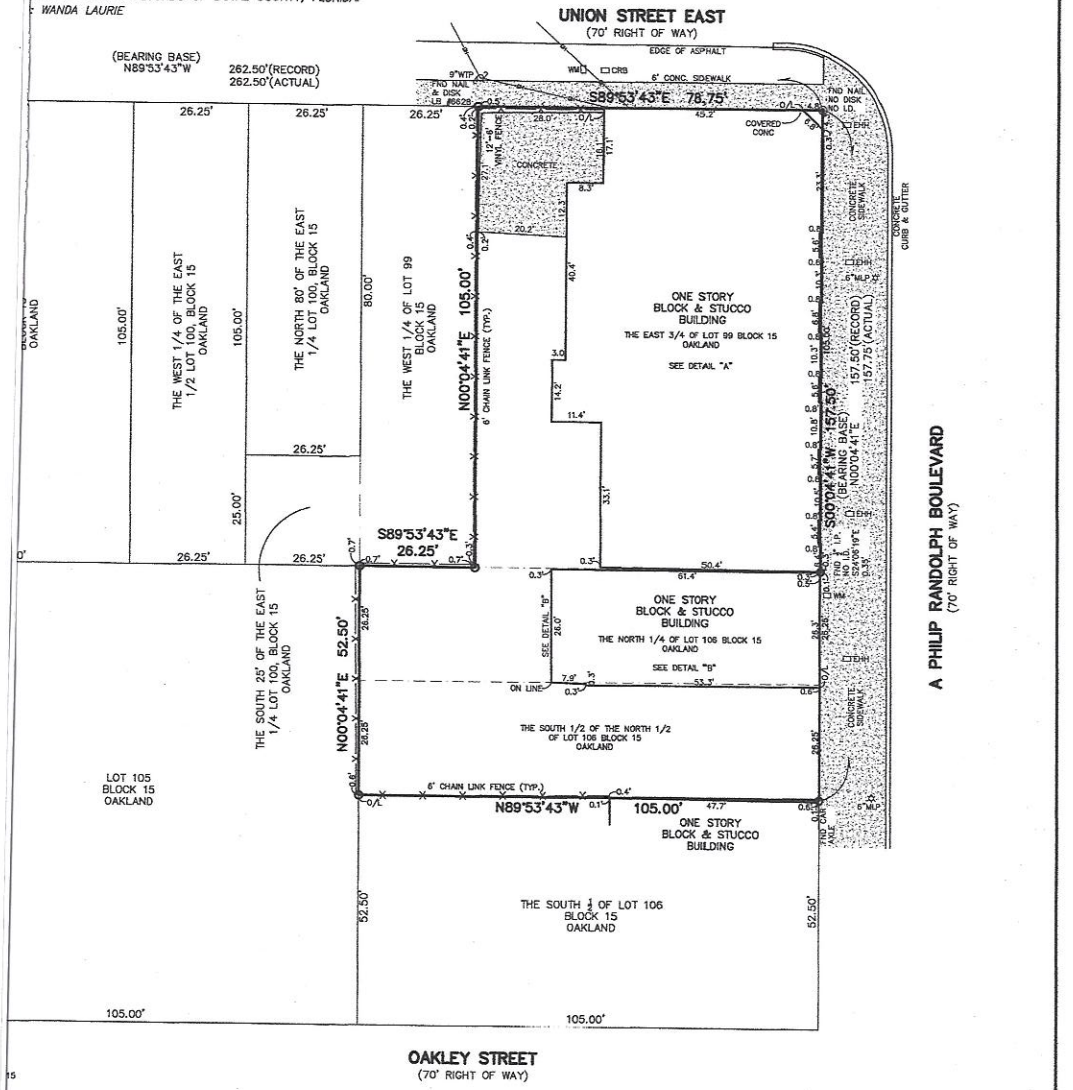
LIFE SAFETY PLAN

REV #	DATE
0	07-07-2025

SCALE	AS SHOWN
DESIGN BY	Abdelhamid Bahloul
DRAWING BY	Abdelhamid Bahloul
QC	
DATE	07-07-2025
SHEET #	A-01

UNDARY SURVEY OF
15 & THE NORTH 1/2 OF LOT 106
ON MAP OF OAKLAND

FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
: WANDA LAURIE



THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

O SET 5/8" IRON ROD; LB #3857 UNLESS OTHERWISE SHOWN HEREON

BEARINGS AND DIRECTIONAL NORTH ARE BASED ON AN ASSUMED DATUM

UNDERGROUND ENCROACHMENTS NOT LOCATED

THE LAND SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 0359 J FOR DUVAL COUNTY, FLORIDA, DATED 11-02-18

ALL AMERICAN SURVEYORS OF FLORIDA, INC.

LAND SURVEYORS – 3751 SAN JOSE PLACE, SUITE 15 – JACKSONVILLE, FLORIDA, 32257 – 904/279-0088 – LICENSED LAND BUSINESS NO. 3857

Legend

(D&M)	= RECORDED & MEASURED	F.F.E.	= FINISH FLOOR ELEVATION
FND	= FOUND	A/C	= AIR CONDITIONER
ESMT	= EASEMENT	I.D.	= IDENTIFICATION
CM'S	= CONCRETE MONUMENT	P.R.M.	= PERMANENT REFERENCE MONUMENT
I.P.	= IRON PIPE	P.T.	= POINT OF TANGENCY
I.R.	= IRON ROD	P.C.P.	= PERMANENT CONTROL POINT
Δ	= DELTA ANGLE	P.C.	= POINT OF CURVE
CH	= CHORD	P.R.C.	= POINT OF REVERSE CURVE
ARC	= ARC LENGTH	P.C.C.	= POINT OF COMPOUND CURVE
RAD	= RADIUS	B.R.L.	= BUILDING RESTRICTION
CALC	= CALCULATED	F.P.&L.	= FLORIDA POWER & LIGHT
MEAS	= MEASURED	(TYP.)	= TYPICAL
R	= RADIAL LINE	O/L	= ON LINE
℄	= CENTER LINE	CRB	= CABLE RISER BOX
R/W	= RIGHT-OF-WAY	EHH	= ELECTRIC HAND HOLE
(A)	= ACTUAL	MLP	= METAL LIGHT POLE
(M)	= MEASURED	WM	= WATER METER
		WTP	= WOOD TELEPHONE POLE

THIS IS TO 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 STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 / CHAPTER 5J17, FLORIDA ADMINISTRATIVE CODE

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL

JAMES D. HARRISON, JR., No. 2647

SCALE 1"=20'

DATE 11-06-24

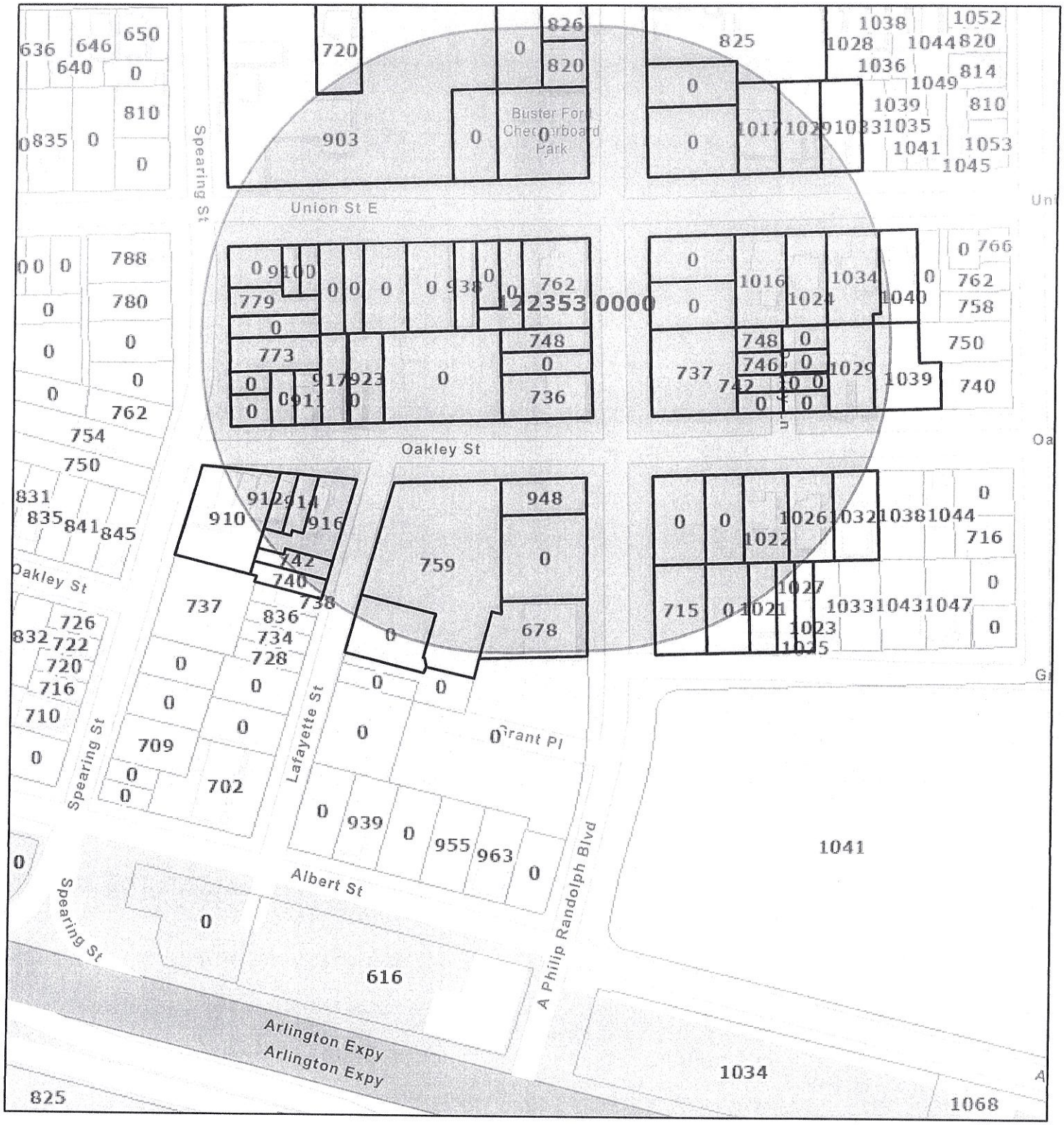
FLORIDA REGISTERED SURVEYOR AND MAPPER

ALL AMERICAN SURVEYORS OF FLORIDA, INC.

F.B. NOTES D.C. 96364-220835 DR. BY BRB DIR. P:\2024 (95336)\WANDA LAURIE\OAKLAND ORDER NO. 220835-MTG FILE 96364

748 A Philip Randolph BV

Land Development Review



October 14, 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_ADDR2	MAIL_ADD	MAIL_CITY	MAI	MAIL_ZIP
2	122424 0005	GREEN DESHAWN N		1017 UNION ST E			JACKSONVILLE	FL	32206
3	122456 0000	BCEL 8C LLC		7563 PHILIPS HWY STE 208			JACKSONVILLE	FL	32256
4	122420 0000	SANLIN INVESTORS INC		196 CR 309C			PALAKA	FL	32177
5	122450 0000	STEWART KEYON DEMARCO		10861 FORD			BRYCEVILLE	FL	32009
6	122421 0000	MATTHEWS CHRISTOPHER D		10650 LONE STAR RD			JACKSONVILLE	FL	32225
7	122443 0000	MITCHELL GEORGEANNA ET AL		1024 E UNION ST			JACKSONVILLE	FL	32206-5750
8	122335 0000	ZION COMMUNITY CHURCH INC		938 UNION ST			JACKSONVILLE	FL	32206
9	122347 0000	FRINK PROPERTY MANAGEMENT GROUP LLC INC		120 SCARLETT OAK WAY			FAYETTEVILLE	GA	30214
10	122343 0000	MIDEKSA HIWOT		3133 SPRING GLEN RD			JACKSONVILLE	FL	32207
11	122467 0030	JENKINS GEORGIA LIFE ESTATE		1025 GRANT ST			JACKSONVILLE	FL	32202
12	122341 0000	JAX FLORIDA HOLDINGS LLC		2220 COUNTY RD 210 W SUITE 108 311			JACKSONVILLE	FL	32259
13	122466 0000	SCOTT SHARON M		1022 OAKLEY ST			JACKSONVILLE	FL	32202-1733
14	122445 0000	OSBORNE RODNEY D SR ET AL		PO BOX 43083			JACKSONVILLE	FL	32203
15	122427 0000	MOORING TISHA ELLEN LIFE ESTATE		1033 E UNION ST			JACKSONVILLE	FL	32206-5762
16	122336 0000	ZION COMMUNITY CHURCH INC		938 E UNION ST			JACKSONVILLE	FL	32206
17	122342 0000	SMITH-DAWSON FRANCES ET AL		910 E UNION ST			JACKSONVILLE	FL	32206-5749
18	122345 0000	FRINK PROPERTY MANAGEMENT GROUP		120 SCARLETT OAK WAY			FAYETTEVILLE	GA	30214
19	122452 0100	ARNOLD FALSARIO		2281 MASERATI CT			JACKSONVILLE	FL	32246
20	122465 0000	ADDISON THOMAS IV		1032 OAKLEY ST			JACKSONVILLE	FL	32202
21	130753 0000	SUMMU ENTERPRISE INC		10158 WINDWARD WAY N			JACKSONVILLE	FL	32256
22	130774 0010	LEWIS ZERELDA L ET AL		1355 CARVILL AVE			JACKSONVILLE	FL	32208
23	122351 0000	SMITH AMOS		0 OAKLEY ST			JACKSONVILLE	FL	32202
24	130780 0000	FREEWILL HOLINESS CHURCH OF JAX INC		925 TYLER ST			JACKSONVILLE	FL	32209
25	122339 0000	TABERNACLE BAPTIST INSTITUTIONAL CHURCH OF JACKSON		903 UNION ST E			JACKSONVILLE	FL	32206
26	122466 0100	CLARK JOYCE B		1026 OAKLEY ST			JACKSONVILLE	FL	32202-1733
27	122320 0000	COCKY PROPERTIES INC		1471 DYAL ST			JACKSONVILLE	FL	32206-4126
28	122455 0000	CUSICK THOMAS S		3099 LEON RD STE 5			JACKSONVILLE	FL	32246
29	122457 0000	FRIDAY BROWNS REALTY LLC		10160 HUNTERS CHASE CT			JACKSONVILLE	FL	32219
30	130756 0000	LML PROPERTY INC OF JACKSONVILLE FL		1566 BLANDING BLVD			JACKSONVILLE	FL	32210
31	122346 0000	GAY LUCILLE ESTATE ET AL		C/O LISA N HARRIS	11825 WAXBERRY LN		JACKSONVILLE	FL	32218
32	122422 0000	WESTBROOK ALPHONSO III		PO BOX 10202			JACKSONVILLE	FL	32247
33	122454 0000	A&D R LOGISTICS GROUP LLC		12316 PINK DOGWOOD LN			JACKSONVILLE	FL	32218
34	122446 0000	GARMON NELLIE ESTATE ET AL		C/O REGINA G TIMMONS	527 LAURINA ST		JACKSONVILLE	FL	32216-9163
35	122340 0000	SMITH RODNEY L ET AL		C/O FRANCES R SMITH	10276 WOODLEY CREEK RD W		JACKSONVILLE	FL	32218
36	122315 0000	JONES NATHANIEL ESTATE		720 PIPPIN ST			JACKSONVILLE	FL	32206
37	122321 0000	COCKY PROPERTIES INC		C/O EARL WILLIAMS	1471 DYAL ST		JACKSONVILLE	FL	32206-4126
38	122323 0010	CITY OF JACKSONVILLE		C/O CITY REAL ESTATE DIV	214 N HOGAN ST 10TH FL		JACKSONVILLE	FL	32202
39	122467 0020	THEURI ANTHONY		9745 TOUCHTON RD STE 103			JACKSONVILLE	FL	32246
40	130772 0000	JONES CARLTON ET AL		9654 SPOTTSWOOD RD W			JACKSONVILLE	FL	32208
41	122349 0000	FRINK PROPERTY MANAGEMENT GROUP LLC INC		120 SCARLETT OAK WAY			FAYETTEVILLE	GA	30214
42	122353 0000	GRAHAM PEARLIE R		760 A PHILIP RANDOLPH BLVD			JACKSONVILLE	FL	32202
43	122467 0010	SNIVANI FLORIDA LLC		245 ROME PL			HAYWARD	CA	94544
44	122442 0000	CLJ INDUSTRIES INC		11250 OLD ST AUGUSTINE RD 15131			JACKSONVILLE	FL	32257
45	122350 0000	FRINK PROPERTY MANAGEMENT GROUP INC LLC		120 SCARLETT OAK WAY			FAYETTEVILLE	GA	30214
46	122453 0000	COLLINS JUDGE WALTER		746 OAKLEY LN			JACKSONVILLE	FL	32202
47	122348 0000	FRINK PROPERTY MANAGEMENT GROUP		120 SCARLETT OAK WAY			FAYETTEVILLE	GA	30214-2648
48	122441 0000	JORDAN JADA N ET AL		1040 UNION ST E			JACKSONVILLE	FL	32202
49	122344 0000	SMITH NAJEE JAMAL		13941 BRADLEY COVE RD			JACKSONVILLE	FL	32218
50	130755 0000	JACKSON ELAINE FORD ET AL		11411 WOODSONG LOOP S			JACKSONVILLE	FL	32225-1032
51	122322 0010	GANTT KACHERYL ELE		2717 HENRIETTA ST			JACKSONVILLE	FL	32209
52	122426 0000	WILLIAMS BRANDI D		1029 E UNION ST			JACKSONVILLE	FL	32206-5762

	A	B	C	D	E	F	G	H	I
53	122469 0000	VARGAS ERNESTO JOSE J ET AL		7927 VIVERA CT			JACKSONVILLE	FL	32244
54	130777 0000	ARTS VILLAGE EASTSIDE LLC		PO BOX 213			JACKSONVILLE	FL	32244
55	130778 0000	THOMPSON ROBIN		7542 MOLLEY FRANCIS DR			SCOTTSVILLE	VA	24590
56	122444 0000	HANSBROW PROPERTIES 1 LLC		1016 E UNION ST			TALLAHASSEE	FL	32309
57	122458 0000	FITOZ BIZ LLC		7563 PHILIPS HWY BLDG 500			JACKSONVILLE	FL	32206
58	122352 0000	KNIGHT JAMES VENTURES LLC		16592 SAND HILL DR			JACKSONVILLE	FL	32256
59		URBAN CORE	BRYANT SHUMAKER	303 4TH ST W			JACKSONVILLE	FL	32226-2094
60		HISTORIC EASTSIDE COMMUNITY DEV CORP	SUZANNE PICKETT	1105 PHELPS ST			JACKSONVILLE	FL	32206
61		JACKSONVILLE CULTURAL DEVLP CORP	SUZANNE PICKETT	648 UNION ST E			JACKSONVILLE	FL	32206
62		OPEN VOLUNTEER	RANDALL JACKSON	5807 GILCHRIST OAKS CT			JACKSONVILLE	FL	32206
63		WE MAKE THE SHIRTS	DAWN CURLING	822 A PHILLIP RANDOLPH BV			JACKSONVILLE	FL	32219
64		JAX - HENA	ALICE NELSON	1138 ODESSA ST			JACKSONVILLE	FL	32206
65		EASTSIDE NEIGHBORHOOD ASSOCIATION	JANICE LOVE	1611 ELIZABETH ST			JACKSONVILLE	FL	32206
66		EASTSIDE ENVIRONMENTAL COUNCIL	WYNETT WRIGHT	1637 WALNUT STREET					
67		OAKLAND TRACE COMMUNITY ASSOCITION	CARLA FOSTER	1233 E. UNION ST			JACKSONVILLE	FL	32206
							JACKSONVILLE	FL	32206

57
x 7
399 Notice
+ 1173 Fee
$1,572. Total

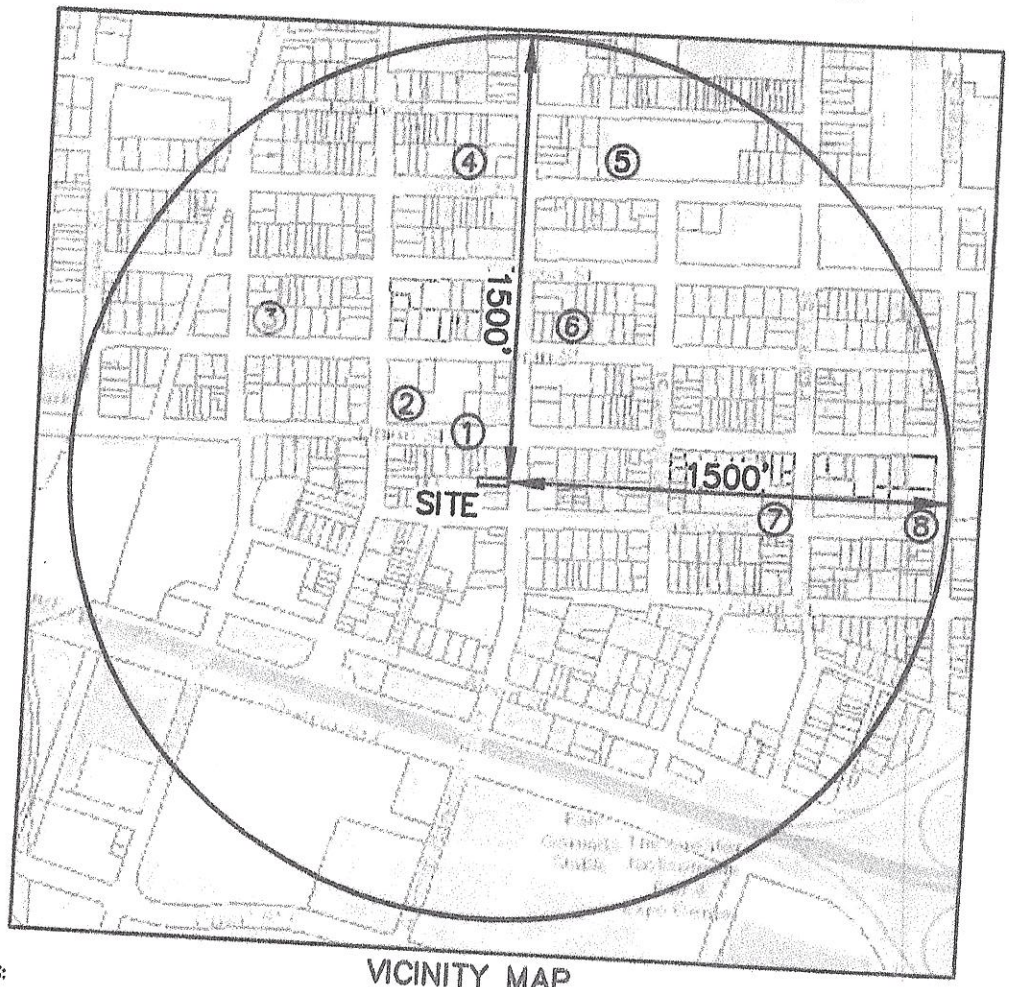
Duval County

Date/Time: 10/17/2025 02:53PM
Drawer: P04
Clerk: ME
Transaction: 7915415

Item	Paid
CR Processing:	$1,572.00
CR793858	
PEARLIE GRAHAM	
/ LAWRENCE	
YANCY	
748 A PHILIP RANDOLPH	
BV JACKSONVILLE, FL	
32202	
Total:	$1,572.00
Receipt: 460-26-00858870	
Total Tendered	$1,572.00
PIN Debit:	$1,572.00
Visa CC#XXXX-0068	
Confirmation number:	
M1181486809	
AID: A0000000980840	
TDS: emv	
Application Label: US	
DEBIT	
PIN Statement: 1	
Auth Code: 441223	
Balance:	$0.00
Convenience Fee:	$2.50
Total Charged:	$1,574.50
Paid By: PEARLIE GRAHAM	
WANDA LAURIE	

MAP OF

THE NORTH 1/2 OF THE NORTH 1/2 OF LOT 106, BLOCK 15, OAKLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK Q, PAGE 4443, AND PLAT 1, PAGE 9 OF THE FORMER 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 FOUR (8).

SUBJECT SITE:
748 A PHILIP RANDOLPH BLVD,
JACKSONVILLE, FL 32202
R.E. #: 122353-0000

1. ZION COMMUNITY CHURCH
938 E. UNION STREET,
JACKSONVILLE, FL 32206 – 139'±
2. TABERNACLE BAPTIST CHURCH
903 E. UNION STREET,
JACKSONVILLE, FL 32206 – 332'±
3. UNION PROGRESSIVE BAPTIST CHURCH
613 PIPPIN STREET,
JACKSONVILLE, FL 32206 – 891'±
4. NEW FOUNTAIN CHAPEL AME CHURCH
737 JESSIE STREET,
JACKSONVILLE, FL 32206 – 1,037'±
5. FIRST BAPTIST CHURCH–OAKLAND
1025 JESSIE STREET,
JACKSONVILLE, FL 32206 – 1,075'±
6. ACT OF THE APOSTLE BIBLEWAY CHURCH
1025 PIPPIN STREET,
JACKSONVILLE, FL 32208 – 511'±
7. ST. LUKES BAPTIST CHURCH
742 FRANKLIN STREET,
JACKSONVILLE, FL 32202 – 889'±
8. ST. JOHN BAPTIST CHURCH
740 BRIDIER STREET,
JACKSONVILLE, FL 32202 – 1,323'±

CERTIFIED TO:
LAWRENCE YANCY

JASON D. BOATWRIGHT
License Number 7292
STATE OF FLORIDA
Professional Surveyor and Mapper

JASON D. BOATWRIGHT, PSM
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:	FILE: 2025-1235
OCTOBER 03, 2025	DRAWN BY: DAF
SHEET 1 OF 1	SCALE: 1" = 500'

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

Minor Modifications and Administrative Deviation Appeals

MM-25-10

REPORT OF THE PLANNING DEPARTMENT FOR

APPLICATION FOR MINOR MODIFICATION TO A

PLANNED UNIT DEVELOPMENT FOR ORDINANCE 2021-0196-E

NOVEMEBER 20, 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-25-10**.

Location:	903 University Boulevard North; between the Arlington Expressway and Harris Avenue
Real Estate Number(s):	129407-0010
Modification Requested:	To allow for the adopted sign locations to remain in place as on site signs of the PUD in the event of the complex getting parceled off
Current Zoning District:	Planned Unit Development (PUD 2021-0196-E)
Current Land Use Category:	Community / General Commercial (CGC)
Planning District:	Greater Arlington / Beaches, 2
Council District:	District-4
Applicant/Agent:	Zach Miller, Esq. Law Office of Zach Miller 3203 Old Barn Court Ponte Vedra Beach, Florida 32082
Owner:	903 University Blvd LLC 7563 University Blvd Jacksonville, Florida. 32256
Staff Recommendation:	**APPROVE w/ CONDITION**

GENERAL INFORMATION

Application for Minor Modification to a Planned Unit Development (PUD) **MM-25-10** seeks to allow for the adopted sign locations to remain in place as on site signs of the PUD if the shopping center is parceled out. The proposed modification would allow for uses within the overall shopping

center to utilize the monument signs located along the major roadways even if their use is no longer on the parcel that the sign is located within. The proposed modification does not modify the size, location, or any other factor of any approved sign requirements of the original PUD.

The Minor Modification was heard by the Renew Arlington CRA Advisory Board at their November 13, 2025 meeting, where the board recommended Approval of the requested Modification with a condition noting that it is not the intent of the Minor Modification to allow for an increase of any free-standing signage on any of the outparcels created by this Modification. Signage for uses permitted on the out-parcels shall be included on the multi-tenant signs as part of the existing PUD.

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 uses. The proposed Minor Modification is allow for the approved signage locations to remain if the parcel is split up.

(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.

There are no proposed changes to any vehicle or pedestrian distribution paths.

(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.

The applicant has not requested a change to the conditions set forth by the City Council in the Ordinance.

Conditions:

(1) The developer shall install a minimum six-foot high, 100 percent opaque visual screen (fence or wall), foundation landscaping (unless a wall mural is proposed), as well as signage, that restricts

off-premises alcohol consumption between the outdoor food court area and adjacent off-site outparcels (gas station and fast-food restaurant).

(2) The College Park PUD shall be limited to a single (1) liquor store within the PUD boundary, which must be developed in conjunction with a grocery store occupying 20,000 square feet or more of space.

(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.

There are no changes to any perimeter buffer or fencing, therefore external compatibility is maintained in the PUD.

(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 height, therefore external compatibility is maintained in the PUD.

SUPPLEMENTARY INFORMATION

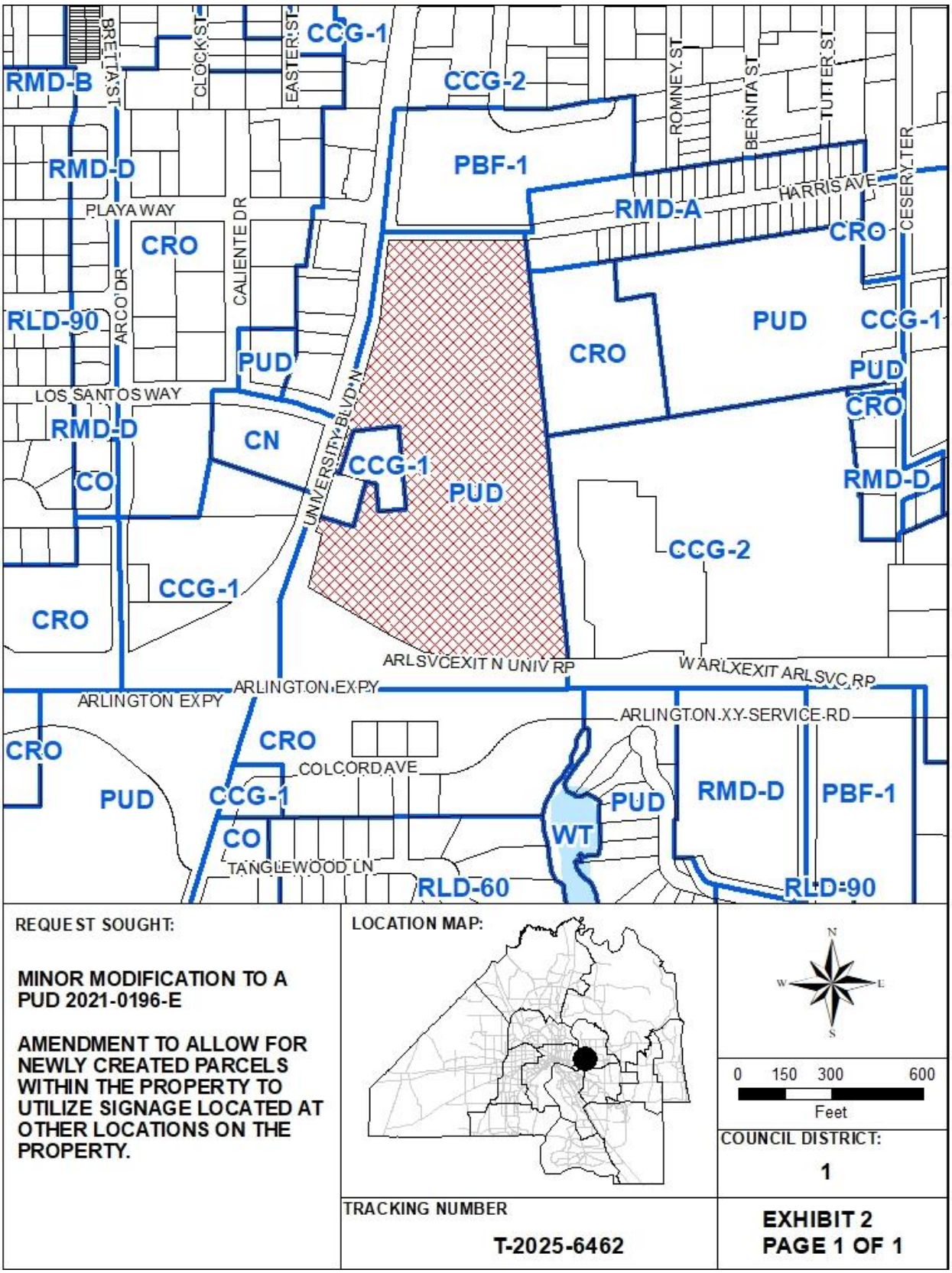
The applicant submitted a signed sign posting affidavit dated November 12, 2025, the required Notice of Public Hearing sign **was** posted within the required posting deadline.

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Minor Modification to a Planned Unit Development **MM-25-10** be **APPROVED W/ CONDITION:**

1. **Any newly created outparcels shall not be permitted to construct a new individual free-stranding sign for their specific use if it is not identified on this Minor Modifications site plan, unless a separate Minor Modification to the PUD is approved.**

Aerial View


RMD-B
BRETTA ST
CLOCK ST
EASTER ST
CCG-1
CCG-2
ROMNEY ST
BERNITA ST
TUTTER ST
CESERY TER
RMD-D
PLAYA WAY
PBF-1
HARRIS AVE
RMD-A
CRO
ARCO DR
CALIENTE DR
RLD-90
PUD
CCG-1
LOS SANTOS WAY
UNIVERSITY BLVD N
CN
CO
ARLSVCEXIT N UNIV RP
W ARLXEXIT ARLSVC RP
ARLINGTON EXPY
ARLINGTON X-Y-SERVICE RD
COLCORD AVE
WT
TANGLEWOOD LN
RLD-60
REQUEST SOUGHT:
MINOR MODIFICATION TO A PUD 2021-0196-E
AMENDMENT TO ALLOW FOR NEWLY CREATED PARCELS WITHIN THE PROPERTY TO UTILIZE SIGNAGE LOCATED AT OTHER LOCATIONS ON THE PROPERTY.
LOCATION MAP:
N
W
E
S
0 150 300 600
Feet
COUNCIL DISTRICT:
1
TRACKING NUMBER
T-2025-6462
EXHIBIT 2
PAGE 1 OF 1

Legal Map

A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Office of Economic Development
117 West Duval Street, Suite 275
Jacksonville, FL 32202
(904) 255-5444
www.jaxdevelopment.org

M E M O R A N D U M

TO: **Helena Parola, Director, Planning and Development Department**

FROM: **Ed Randolph, Executive Director, Office of Economic Development**

SUBJECT: **Application for Minor Modification to a PUD (MM-25-10)**

DATE: **November 14, 2025**

The Renew Arlington CRA Advisory Board ("Advisory Board") met on Thursday, November 13, 2025, and has reviewed and opined on the Application for Minor Modification to a PUD 25-10.

The Advisory Board voted unanimously 8-0 to recommend approval of the Application with a condition noting that it is not the intent of the Minor Modification to allow for an increase of any free-standing signage on any of the outparcels created by this Modification. Signage for uses permitted on the out-parcels shall be included on the multi-tenant signs as part of the existing PUD.

As stated in the authorizing legislation approving the Renew Arlington Community Redevelopment Area Redevelopment Plan ("the Redevelopment Plan"), review by the Advisory Board is necessary and required to establish conformity of all future redevelopment activities with the Redevelopment Plan ("Plan") and with the Renew Arlington Zoning Overlay ("Overlay"). The application sufficiently complies with the requirements of both the Plan and the Overlay.

cc: Jacksonville Planning Commission
Carla Schell, Office of General Counsel
Erin Abney, Planning and Development Department

Application For Minor Modification To A PUD

Planning and Development Department Info

Application Number MM-25-10 **Staff Sign-Off/Date** CMC / 09/22/2025
Current Land Use Category CGC
Planning Commision Hearing Date 10/23/2025
Neighborhood Association OLD ARLINGTON, INC; FREE4LIFE FOUNDATION, INC; OPEN VOLUNTEER; ARLINGTON BUSINESS SOCIETY

Application Info

PUD# To Modify	2021-0196-E		
Tracking #	6462	**Application Status**	FILED COMPLETE
Date Started	08/12/2025	**Date Submitted**	08/12/2025

General Information On Applicant

Last Name MILLER
First Name ZACH
Middle Name WATON
Company Name LAW OFFICE OF ZACH MILLER
Mailing Address 3203 OLD BARN COURT
City PONTEVEDRABEACH
State FL
Zip Code 32082
Phone 9046518958
Fax 904
Email ZWMILLERLAW@GMAIL.COM

General Information On Owner(s)

☐ **Check to fill first Owner with Applicant Info**

Last Name RIGEL
First Name ADAM
Middle Name
Company/Trust Name 903 UNIVERSITY BLVD LLC
Mailing Address 7563 UNIVERSITY BLVD
City JACKSONVILLE
State FL
Zip Code 32256
Phone 9046518958
Fax
Email ZWMILLERLAW@GMAIL.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	129407 0010	1	2

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

Minor Modification Requested

AMENDMENT TO ALLOW FOR NEWLY CREATED PARCELS WITHIN THE PROPERTY TO UTILIZE SIGNAGE LOCATED AT OTHER LOCATIONS ON THE PROPERTY.

Location Of Property

General Location UNIVERSITY BLVD

House #	Street Name, Type and Direction	Zip Code
903	UNIVERSITY BLVD N	32211

Between Streets

ARLINGTON EXPRESSWAY **and** HARRIS AVENUE

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
☑	DEED
☑	PUD BINDING LETTER

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.

NO CHANGE TO APPROVED 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.

NO CHANGE TO DRIVEWAYS AND/OR STREETS NOR ARE THERE ANY CHANGES TO PEDESTRIAN CIRCULATION.

(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.

NO CHANGE

(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.

THERE ARE NO CHANGES TO ANY LAND USES OR ANY CHANGES TO LOCATION, WIDTH, HEIGHT, MATERIAL OR ANYTHING CONCERNING BUFFERS.

(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 ARE NO CHANGES WHICH CONCERN EXTERNAL COMPATIBILITY. THE PUD AS APPROVED DOES NOT HAVE A MINIMUM LOT SIZE AND THERE ARE NO PROPOSED CHANGES TO LOT SIZE, HEIGHT OR ANY BUFFERS.

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

35 Notifications @ $7.00/each: $245.00

3) Total Application Cost: $1,583.00

EXHIBIT D

AMENDED PUD WRITTEN DESCRIPTION

MINOR MODIFICATION

College Park PUD

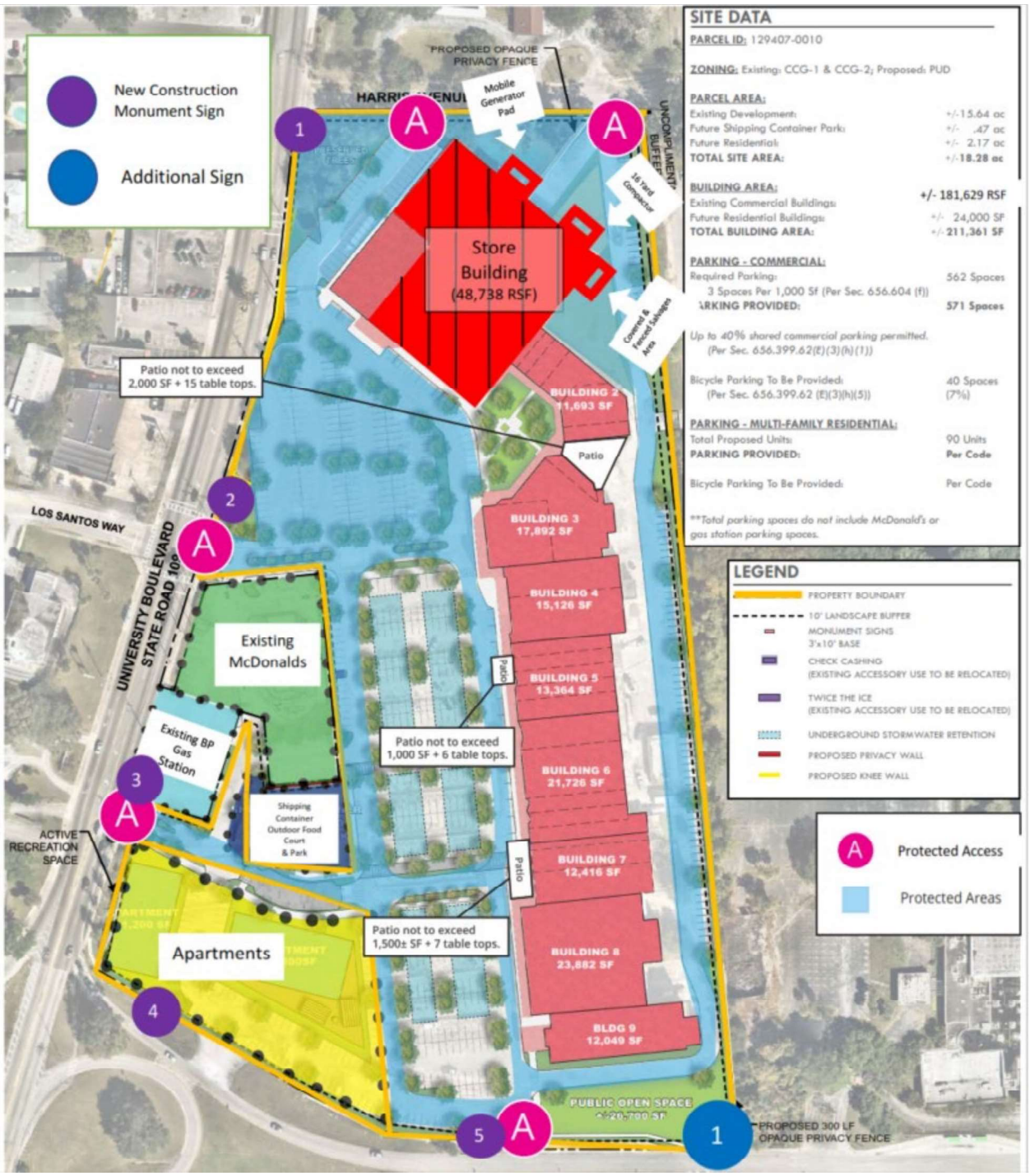
August 12, 2025

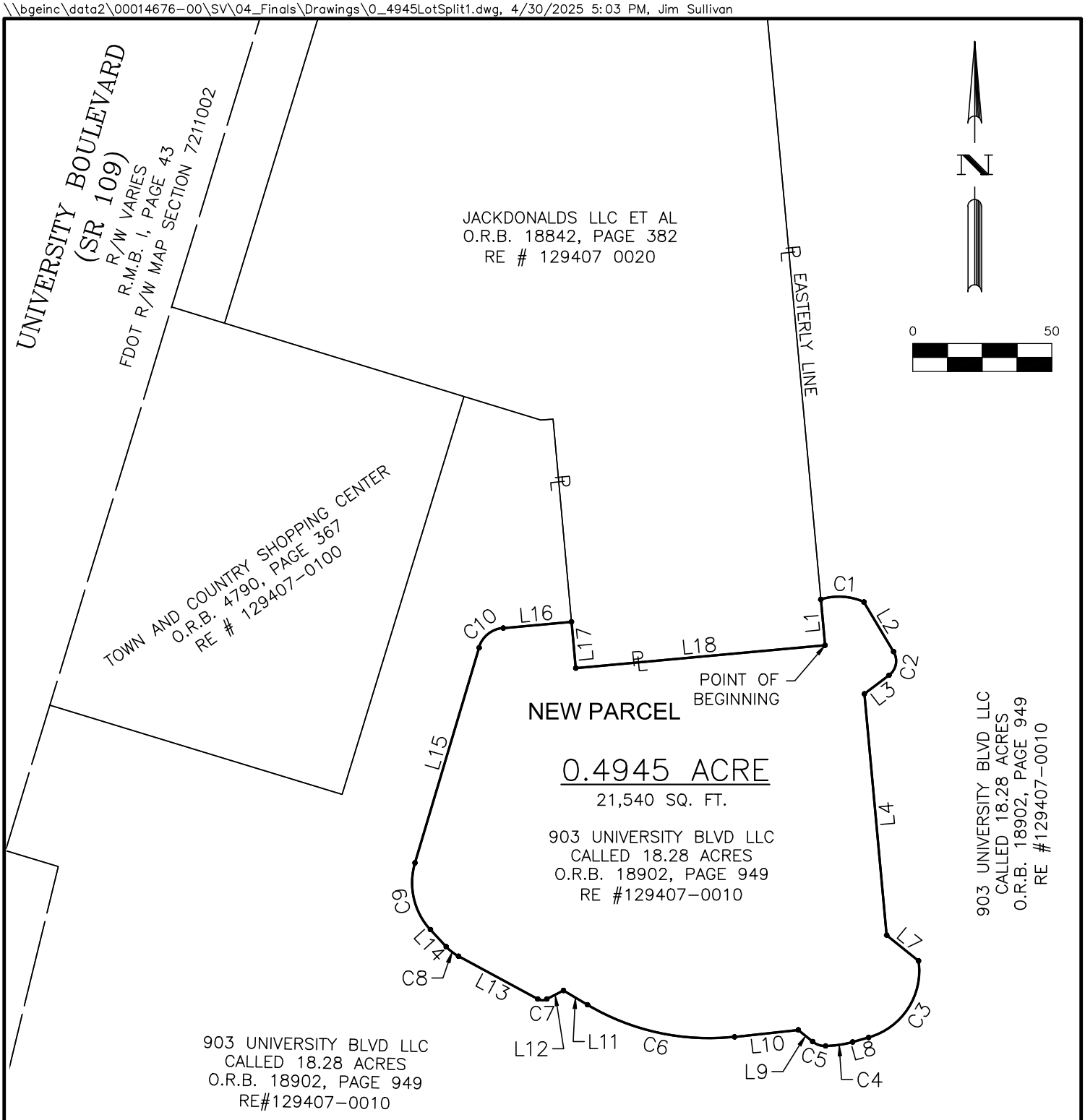
Owner's Name:	903 University Blvd LLC
Owner's Mailing Address:	7563 Philips Highway Suite 208 Jacksonville, Florida 32256
Agent:	Zach Miller, Esq.
Agent Address:	3203 Old Barn Court Ponte Vedra Beach, Florida 32082
Agent Phone Number:	904-651-8958
Agent Email:	zwmillerlaw@gmail.com

Changes to PUD: This amended written description reflects changes to the existing PUD which constitute a minor modification. This amendment specifies that newly created parcels within property designated as RE# 129407-0010 (the "Property", which is subject to Ordinance 2021-196-E) may use signs located at other locations on the Property.

The site plan and written description of the PUD approved by Ordinance 2021-196-E remain unchanged except as follows:

The two newly created parcels (as shown on the attached maps) within the Property and the businesses and uses located thereon shall be allowed to utilize signs at locations as shown on the attached site plan (signs designated as "1", "2", "3", "4" and "5" – the "Signs"). There is no change to the size, location or any other metric for the Signs.


New Construction Monument Sign
Additional Sign
PROPOSED OPAQUE PRIVACY FENCE
Mobile Generator Pad
Store Building (48,738 RSF)
16 Yard Compactor
Covered & Fenced Salvages Area
Patio not to exceed 2,000 SF + 15 table tops.
BUILDING 2 11,693 SF
Patio
BUILDING 3 17,892 SF
BUILDING 4 15,126 SF
BUILDING 5 13,364 SF
Patio
Patio not to exceed 1,000 SF + 6 table tops.
BUILDING 6 21,726 SF
BUILDING 7 12,416 SF
Patio
Patio not to exceed 1,500± SF + 7 table tops.
BUILDING 8 23,882 SF
BLDG 9 12,049 SF
PUBLIC OPEN SPACE
LOS SANTOS WAY
UNIVERSITY BOULEVARD
STATE ROAD 10
Existing McDonalds
Existing BP Gas Station
Shipping Container Outdoor Food Court & Park
ACTIVE RECREATION SPACE
Apartments
PROPOSED 300 LF OPAQUE PRIVACY FENCE
1
2
3
4
5
A
SITE DATA
PARCEL ID: 129407-0010
ZONING: Existing: CCG-1 & CCG-2; Proposed: PUD
PARCEL AREA:
Existing Development: +/-15.64 ac
Future Shipping Container Park: +/- .47 ac
Future Residential: +/- 2.17 ac
TOTAL SITE AREA: +/-18.28 ac
BUILDING AREA: +/- 181,629 RSF
Existing Commercial Buildings:
Future Residential Buildings: +/- 24,000 SF
TOTAL BUILDING AREA: +/- 211,361 SF
PARKING - COMMERCIAL:
Required Parking: 562 Spaces
3 Spaces Per 1,000 Sf (Per Sec. 656.604 (f))
ARKING PROVIDED: 571 Spaces
Up to 40% shared commercial parking permitted. (Per Sec. 656.399.62(E)(3)(h)(1))
Bicycle Parking To Be Provided: 40 Spaces (7%)
(Per Sec. 656.399.62 (E)(3)(h)(5))
PARKING - MULTI-FAMILY RESIDENTIAL:
Total Proposed Units: 90 Units
PARKING PROVIDED: Per Code
Bicycle Parking To Be Provided: Per Code
**Total parking spaces do not include McDonald's or gas station parking spaces.
LEGEND
PROPERTY BOUNDARY
10' LANDSCAPE BUFFER
MONUMENT SIGNS 3'x10' BASE
CHECK CASHING (EXISTING ACCESSORY USE TO BE RELOCATED)
TWICE THE ICE (EXISTING ACCESSORY USE TO BE RELOCATED)
UNDERGROUND STORMWATER RETENTION
PROPOSED PRIVACY WALL
PROPOSED KNEE WALL
A Protected Access
Protected Areas



LEGEND

FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
O.R.B.	OFFICIAL RECORD BOOK
PG.	PAGE
℄	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
RGE.	RANGE
R.M.B.	ROAD MAP BOOK
R/W	RIGHT-OF-WAY
SEC.	SECTION
SQ. FT.	SQUARE FEET
TWP.	TOWNSHIP

BGE, Inc.
10151 Deerwood Park Blvd., Bldg. 200, Suite 200, Jacksonville, FL 32256
Tel: 904-990-8383 • www.bgeinc.com
Florida Licensed Surveying Firm No. LB8533

Copyright 2025

EXHIBIT OF A
0.4945 ACRE LOT SPLIT
COLLEGE PARK
SEC. 41/52, TWP. 2S, RGE, 27E
CITY OF JACKSONVILLE
DUVAL COUNTY, FLORIDA

Scale:	Job No.:	Date:	Drawing:
1" = 50'	14676-00	04-29-25	3 OF 3

DESCRIPTION:

BEING A PARCEL OF LAND OUT OF A CALLED 18.28 ACRE TRACT AS RECORDED IN OFFICIAL RECORD BOOK 18902, PAGE 949 OF THE DUVAL COUNTY OFFICIAL RECORDS AND LOCATED IN SECTION 41 AND 52, TOWNSHIP 2 SOUTH, RANGE 27 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JACKDONALDS LLC AS RECORDED IN OFFICIAL RECORD BOOK 18842, PAGE 382 OF THE DUVAL COUNTY OFFICIAL RECORDS AND BEING AN INTERIOR CORNER OF SAID 18.28 ACRE TRACT; THENCE N 05°14'40" W, 16.52 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, FROM WHICH ITS CENTER BEARS S 16°25'45" E; THENCE OVER AND ACROSS SAID 18.28 ACRE TRACT THE FOLLOWING COURSES:

THENCE 15.88 FEET IN A SOUTHEASTERLY DIRECTION, ALONG AND WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 23.00 FEET, A CENTRAL ANGLE OF 39°34'15" AND CHORD WHICH BEARS S 86°38'37" E, 15.57 FEET TO A POINT FOR CORNER; THENCE S 30°51'20" E, 20.77 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE 9.51 FEET IN A SOUTHWESTERLY DIRECTION, ALONG AND WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 9.51 FEET, HAVING A RADIUS OF 6.50 FEET, A CENTRAL ANGLE OF 83°49'14" AND CHORD WHICH BEARS S 11°03'17" W, 8.68 FEET TO THE POINT OF TANGENCY; THENCE S 52°57'54" W, 11.14 FEET TO A POINT FOR CORNER; THENCE S 05°18'50" E, 87.20 FEET TO A POINT FOR CORNER; THENCE S 51°00'00" E, 14.76 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, FROM WHICH ITS CENTER BEARS S 81°52'39" W; THENCE 35.96 FEET IN A SOUTHWESTERLY DIRECTION, ALONG AND WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 82°25'21" AND CHORD WHICH BEARS S 33°05'20" W, 32.94 FEET TO THE POINT OF TANGENCY; THENCE S 74°18'00" W, 6.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE 9.88 FEET IN A SOUTHWESTERLY DIRECTION, ALONG AND WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 39.00 FEET, A CENTRAL ANGLE OF 14°31'15" AND CHORD WHICH BEARS S 81°33'37" W, 9.86 FEET TO THE POINT OF A TANGENT COMPOUND CURVE TO THE RIGHT; THENCE 4.92 FEET IN A NORTHWESTERLY DIRECTION, ALONG AND WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 7.00 FEET, A CENTRAL ANGLE OF 40°17'54" AND CHORD WHICH BEARS N 71°01'48" W, 4.82 FEET TO THE POINT OF TANGENCY; THENCE N 50°52'51" W, 6.70 FEET TO A POINT FOR CORNER; THENCE S 83°45'47" W, 23.07 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE 55.05 FEET IN A NORTHWESTERLY DIRECTION, ALONG AND WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 37°06'20" AND CHORD WHICH BEARS N 77°41'03" W, 54.09 FEET TO THE POINT OF TANGENCY; THENCE N 59°07'53" W, 10.13 FEET TO A POINT FOR CORNER; THENCE S 62°25'35" W, 6.73 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE 3.42 FEET IN A NORTHWESTERLY DIRECTION, ALONG AND WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3.50 FEET, A CENTRAL ANGLE OF 56°00'51" AND CHORD WHICH BEARS N 89°33'59" W, 3.29 FEET TO THE POINT OF TANGENCY; THENCE N 61°33'34" W, 32.40 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE 5.60 FEET IN A NORTHWESTERLY DIRECTION, ALONG AND WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 17.00 FEET, A CENTRAL ANGLE OF 18°53'16" AND CHORD WHICH BEARS N 52°06'56" W, 5.58 FEET TO THE POINT OF TANGENCY; THENCE N 42°40'18" W, 8.34 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE 25.84 FEET IN A NORTHWESTERLY DIRECTION, ALONG AND WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 59°13'43" AND CHORD WHICH BEARS N 13°03'27" W, 24.71 FEET TO THE POINT OF TANGENCY; THENCE N 16°33'25" E, 80.77 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE 11.90 FEET IN A NORTHEASTERLY DIRECTION, ALONG AND WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 68°11'55" AND CHORD WHICH BEARS N 50°39'23" E, 11.21 FEET TO THE POINT OF TANGENCY; THENCE N 84°45'20" E, 24.72 FEET TO A POINT FOR CORNER TO THE WEST LINE OF SAID JACKDONALDS TRACT;

THENCE S 05°14'40" E, 16.76 FEET ALONG THE WEST LINE OF SAID JACKDONALDS TRACT AND AN INTERIOR LINE OF SAID 18.28 ACRE TRACT TO A POINT FOR CORNER; THENCE N 84°45'20" E, 90.00 FEET ALONG THE SOUTH LINE OF SAID JACKDONALDS TRACT AND AN INTERIOR LINE OF SAID 18.28 ACRE TRACT TO THE POINT OF BEGINNING AND CONTAINING 0.4945 ACRES (21,540 SQUARE FEET) MORE OR LESS OF LAND.

JIM SULLIVAN, PSM LS6889
BGE, INC.
10151 DEERWOOD PARK
BLDG. 200, SUITE 200
JACKSONVILLE FLORIDA 32256
TELEPHONE: (561) 559-2280
EMAIL: JSULLIVAN@BGEINC.COM

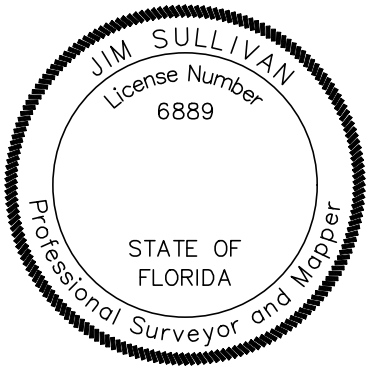


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EXHIBIT OF A
0.4945 ACRE LOT SPLIT
COLLEGE PARK
SEC. 41/52, TWP. 2S, RGE, 27E
CITY OF JACKSONVILLE
DUVAL COUNTY, FLORIDA

Scale:	Job No.:	Date:	Drawing:
1" = 50'	14676-00	04-29-25	1 OF 3

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	15.88'	23.00'	39°34'15"	S 86°38'37" E	15.57'
C2	9.51'	6.50'	83°49'14"	S 11°03'17" W	8.68'
C3	35.96'	25.00'	82°25'21"	S 33°05'20" W	32.94'
C4	9.88'	39.00'	14°31'15"	S 81°33'37" W	9.86'
C5	4.92'	7.00'	40°17'54"	N 71°01'48" W	4.82'
C6	55.05'	85.00'	37°06'20"	N 77°41'03" W	54.09'
C7	3.42'	3.50'	56°00'51"	N 89°33'59" W	3.29'
C8	5.60'	17.00'	18°53'16"	N 52°06'56" W	5.58'
C9	25.84'	25.00'	59°13'43"	N 13°03'26" W	24.71'
C10	11.90'	10.00'	68°11'55"	N 50°39'22" E	11.21'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 05°14'40" W	16.52'
L2	S 30°51'20" E	20.77'
L3	S 52°57'54" W	11.14'
L4	S 05°18'50" E	87.20'
L7	S 51°00'00" E	14.76'
L8	S 74°18'00" W	6.00'
L9	N 50°52'51" W	6.70'
L10	S 83°45'47" W	23.07'
L11	N 59°07'53" W	10.13'
L12	S 62°25'35" W	6.73'
L13	N 61°33'34" W	32.40'
L14	N 42°40'18" W	8.34'
L15	N 16°33'25" E	80.77'
L16	N 84°45'20" E	24.72'
L17	S 05°14'40" E	16.76'
L18	N 84°45'20" E	90.00'

NOTES:

1. THE PURPOSE OF THE SKETCH IS TO ILLUSTRATE A PARCEL SPLIT.
2. THE SKETCH WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF FLORIDA ADMINISTRATIVE CODE.
3. THE SKETCH IS NOT A BOUNDARY SURVEY.
4. THE BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF UNIVERSITY BLVD. AND RECORDED PER FDOT R/W MAP SECTION NO. 72110.
5. ALL DISTANCES SHOWN HEREON ARE U.S. SURVEY FEET (GRID).

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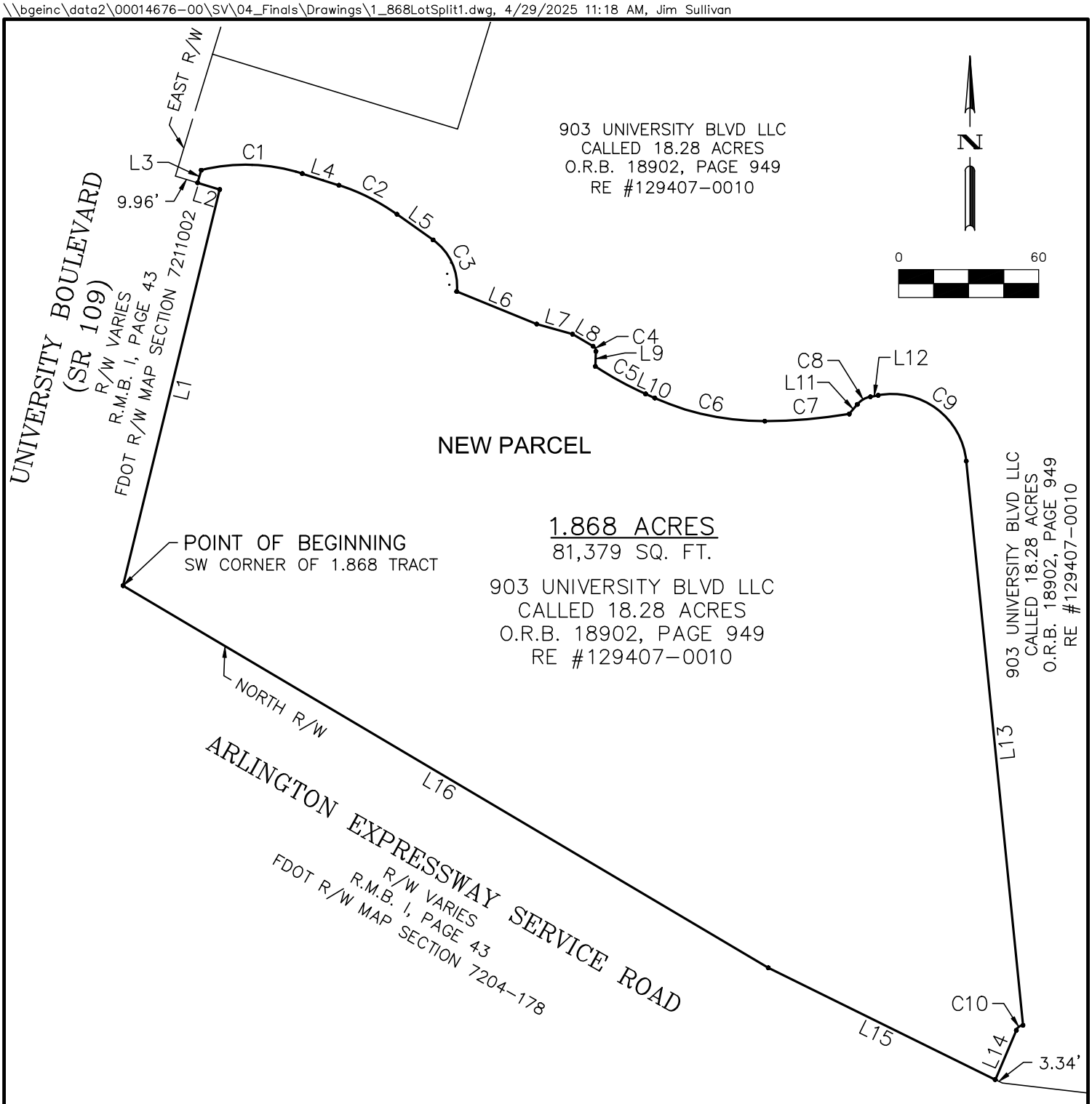
Scale:	Job No.:	Date:	Drawing:
1" = 50'	14676-00	04-29-25	2 OF 3



LEGEND

FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
O.R.B.	OFFICIAL RECORD BOOK
PG.	PAGE
RGE.	RANGE
R.M.B.	ROAD MAP BOOK
R/W	RIGHT-OF-WAY
SEC.	SECTION
SQ. FT.	SQUARE FEET
TWP.	TOWNSHIP

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EXHIBIT OF A
1.868 ACRE LOT SPLIT
COLLEGE PARK
SEC. 52, TWP. 2S, RGE. 27E
CITY OF JACKSONVILLE
DUVAL COUNTY, FLORIDA

Scale:	Job No.:	Date:	Drawing:
1" = 60'	14676-00	04-29-25	3 OF 3

DESCRIPTION:

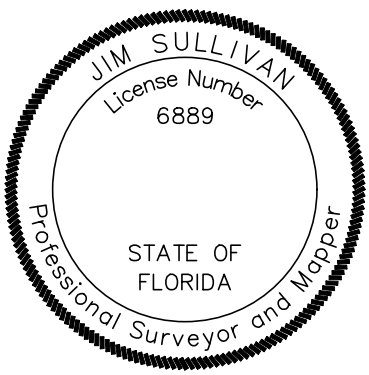
BEING A PARCEL OF LAND OUT OF A CALLED 18.28 ACRE TRACT AS RECORDED IN OFFICIAL RECORD BOOK 18902, PAGE 949 OF THE DUVAL COUNTY OFFICIAL RECORDS AND LOCATED IN SECTION 52, TOWNSHIP 2 SOUTH, RANGE 27 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID 18.28 ACRE TRACT AND BEING THE NORTHEAST INTERSECTION OF UNIVERSITY BOULEVARD AND ARLINGTON EXPRESSWAY SERVICE ROAD; THENCE N 13°43'47" E, 175.11 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID UNIVERSITY BOULEVARD TO A POINT FOR CORNER; THENCE N 73°00'11" W, 9.95 FEET CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT FOR CORNER; THENCE OVER AND ACROSS SAID 18.28 ACRE TRACT THE FOLLOWING COURSES:

THENCE N 16°22'10" E, 5.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, FROM WHICH ITS CENTER BEARS S 13°42'37" E; THENCE 43.87 FEET IN AN EASTERLY DIRECTION, ALONG AND WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 80.10 FEET, A CENTRAL ANGLE OF 31°22'42" AND CHORD WHICH BEARS S 88°01'16" E, 43.32 FEET TO THE POINT OF TANGENCY; THENCE S 72°19'55" E, 16.50 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE 28.02 FEET IN A SOUTHEASTERLY DIRECTION, ALONG AND WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 90.50 FEET, A CENTRAL ANGLE OF 17°44'12" AND CHORD WHICH BEARS S 63°27'49" E, 27.90 FEET TO THE POINT OF TANGENCY; THENCE S 54°35'43" E, 18.98 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE 25.59 FEET IN A SOUTHEASTERLY DIRECTION, ALONG AND WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 24.40 FEET, A CENTRAL ANGLE OF 60°01'18" AND CHORD WHICH BEARS S 24°35'04" E, 24.41 FEET TO A POINT FOR CORNER; THENCE S 67°49'07" E, 36.98 FEET TO A POINT FOR CORNER; THENCE S 74°13'29" E, 15.98 FEET TO A POINT FOR CORNER; THENCE S 59°41'15" E, 10.20 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE 2.70 FEET IN A SOUTHEASTERLY DIRECTION, ALONG AND WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2.50 FEET, A CENTRAL ANGLE OF 61°58'01" AND CHORD WHICH BEARS S 28°42'15" E, 2.57 FEET TO THE POINT OF TANGENCY; THENCE S 02°16'46" W, 6.40 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, FROM WHICH ITS CENTER BEARS N 33°02'47" E; THENCE 24.59 FEET IN A SOUTHEASTERLY DIRECTION, ALONG AND WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 158.34 FEET, A CENTRAL ANGLE OF 08°53'53" AND CHORD WHICH BEARS S 61°24'09" E, 24.57 FEET TO THE POINT OF TANGENCY; THENCE S 65°51'06" E, 4.30 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT; THENCE 48.59 FEET IN A SOUTHEASTERLY DIRECTION, ALONG AND WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 113.70 FEET, A CENTRAL ANGLE OF 24°29'16" AND CHORD WHICH BEARS S 78°05'44" E, 48.23 FEET TO THE POINT OF A TANGENT COMPOUND CURVE TO THE LEFT; THENCE 36.33 FEET IN A NORTHEASTERLY DIRECTION, ALONG AND WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 230.61 FEET, A CENTRAL ANGLE OF 09°01'36" AND CHORD WHICH BEARS N 85°08'50" E, 36.29 FEET TO A POINT FOR CORNER; THENCE N 40°21'11" E, 5.43 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE 6.58 FEET IN A NORTHEASTERLY DIRECTION, ALONG AND WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 9.70 FEET, A CENTRAL ANGLE OF 38°53'04" AND CHORD WHICH BEARS N 59°47'39" E, 6.46 FEET TO THE POINT OF TANGENCY; THENCE N 79°14'11" E, 3.41 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE 53.08 FEET IN A SOUTHEASTERLY DIRECTION, ALONG AND WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 32.00 FEET, A CENTRAL ANGLE OF 95°02'39" AND CHORD WHICH BEARS S 53°14'30" E, 47.20 FEET TO THE POINT OF TANGENCY; THENCE S 05°43'10" E, 243.44 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, FROM WHICH ITS CENTER BEARS S 06°59'39" E; THENCE 3.76 FEET IN A SOUTHWESTERLY DIRECTION, ALONG AND WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 3.60 FEET, A CENTRAL ANGLE OF 59°52'51" AND CHORD WHICH BEARS S 53°03'55" W, 3.59 FEET TO THE POINT OF TANGENCY; THENCE S 23°07'30" W, 22.92 FEET TO A POINT FOR CORNER AND LYING ON THE NORTH RIGHT-OF-WAY LINE OF SAID ARLINGTON EXPRESSWAY SERVICE ROAD;

THENCE N 63°45'44" W, 108.49 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT FOR CORNER; THENCE N 59°21'44" W, 321.76 FEET CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 1.868 ACRES (81,379 SQUARE FEET) OF LAND.

JIM SULLIVAN, PSM LS6889
BGE, INC.
10151 DEERWOOD PARK
BLDG. 200, SUITE 200
JACKSONVILLE, FLORIDA 32256
TELEPHONE: (561) 559-2280
EMAIL: JSULLIVAN@BGEINC.COM



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CITY OF JACKSONVILLE
DUVAL COUNTY, FLORIDA

Scale:	Job No.:	Date:	Drawing:
1" = 60'	14676-00	04-29-25	1 OF 3

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	43.87'	80.10'	31°22'42"	S 88°01'16" E	43.32'
C2	28.02'	90.50'	17°44'12"	S 63°27'49" E	27.90'
C3	25.56'	24.40'	60°01'18"	S 24°35'04" E	24.41'
C4	2.70'	2.50'	61°58'01"	S 28°42'15" E	2.57'
C5	24.59'	158.34'	8°53'53"	S 61°24'09" E	24.57'
C6	48.59'	113.70'	24°29'16"	S 78°05'44" E	48.23'
C7	36.33'	230.61'	9°01'36"	N 85°08'50" E	36.29'
C8	6.58'	9.70'	38°53'04"	N 59°47'39" E	6.46'
C9	53.08'	32.00'	95°02'39"	S 53°14'30" E	47.20'
C10	3.76'	3.60'	59°52'51"	S 53°03'55" W	3.59'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 13°43'47" E	175.11'
L2	N 73°00'11" W	9.95'
L3	N 16°22'10" E	5.63'
L4	S 72°19'55" E	16.50'
L5	S 54°35'43" E	18.98'
L6	S 67°49'07" E	36.98'
L7	S 74°13'29" E	15.98'
L8	S 59°41'15" E	10.20'
L9	S 02°16'46" W	6.40'
L10	S 65°51'06" E	4.30'
L11	N 40°21'11" E	5.43'
L12	N 79°14'11" E	3.41'
L13	S 05°43'10" E	243.44'
L14	S 23°07'30" W	22.92'
L15	N 63°45'44" W	108.49'
L16	N 59°21'44" W	321.76'

NOTES:

1. THE PURPOSE OF THE SKETCH IS TO ILLUSTRATE A PARCEL SPLIT.
2. THE SKETCH WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF FLORIDA ADMINISTRATIVE CODE.
3. THE SKETCH IS NOT A BOUNDARY SURVEY.
4. THE BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF UNIVERSITY BLVD. AND RECORDED PER FDOT R/W MAP SECTION NO. 72110.
5. ALL DISTANCES SHOWN HEREON ARE U.S. SURVEY FEET (GRID).

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Scale:	Job No.:	Date:	Drawing:
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Introduced and amended by the Land Use and Zoning Committee:

ORDINANCE 2021-196-E

AN ORDINANCE REZONING APPROXIMATELY 18.28± ACRES, LOCATED IN COUNCIL DISTRICT 1 AT 903 UNIVERSITY BOULEVARD NORTH, BETWEEN HARRIS AVENUE AND THE ARLINGTON EXPRESSWAY (R.E. NO. 129407-0010) AS DESCRIBED HEREIN, OWNED BY 903 UNIVERSITY BLVD, LLC, FROM COMMERCIAL COMMUNITY/GENERAL-1 DISTRICT (CCG-1) AND COMMERCIAL COMMUNITY/GENERAL-2 (CCG-2) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO PERMIT MIXED USE DEVELOPMENT, AS DESCRIBED IN THE COLLEGE PARK PUD; PUD SUBJECT TO CONDITIONS; PROVIDING A DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, 903 University Blvd, LLC, the owner of approximately 18.28± acres, located in Council District 1 at 903 University Boulevard North, between Harris Avenue and the Arlington Expressway (R.E. No. 129407-0010), as more particularly described in **Exhibit 1**, dated February 10, 2021, and graphically depicted in **Exhibit 2**, both of which are **attached hereto** (Subject Property), has applied for a rezoning and reclassification of that property from Commercial Community/General-1 (CCG-1) District and Commercial Community/General-2 (CCG-2) District to Planned Unit Development (PUD) 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 *2030 Comprehensive Plan*; (2) furthers the goals, objectives and policies of the *2030 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 Commercial Community/General-1 (CCG-1) District and Commercial Community/General-2 (CCG-2) District to Planned Unit Development (PUD) District. This new PUD district shall generally permit mixed use development, and is described, shown and subject to the following documents, **attached hereto**:

Exhibit 1 – Legal Description dated February 10, 2021.

Exhibit 2 – Subject Property per P&DD.

Revised Exhibit 3 – Revised Written Description dated May 27, 2021.

Exhibit 4 – Site Plan dated February 19, 2021.

Exhibit 5 – Conceptual Architectural Renderings dated February 19, 2021.

Section 2. Rezoning Approved Subject to Conditions. This rezoning is approved subject to the following conditions. Such

conditions control over the Written Description and the Site Plan and may only be amended through a rezoning.

(1) The developer shall install a minimum six-foot high, 100 percent opaque visual screen (fence or wall), foundation landscaping (unless a wall mural is proposed), as well as signage, that restricts off-premises alcohol consumption between the outdoor food court area and adjacent off-site outparcels (gas station and fast-food restaurant).

(2) The College Park PUD shall be limited to a single (1) liquor store within the PUD boundary, which must be developed in conjunction with a grocery store occupying 20,000 square feet or more of space.

Section 3. Owner and Description. The Subject Property is owned by 903 University Blvd, LLC, and is legally described in **Exhibit 1, attached hereto.** The applicant is Blair Knighting, 12740 Gran Bay Parkway West, Suite 2350, Jacksonville, Florida 32258; (904) 828-3917.

Section 4. Disclaimer. The rezoning granted herein shall **not** be construed as an exemption from any other applicable local, state, or federal laws, regulations, requirements, permits or approvals. All other applicable local, state or federal permits or approvals shall be obtained before commencement of the development or use and issuance of this rezoning is based upon acknowledgement, representation and confirmation made by the applicant(s), owner(s), developer(s) and/or any authorized agent(s) or designee(s) that the subject business, development and/or use will be operated in strict compliance with all laws. Issuance of this rezoning does **not** approve, promote or condone any practice or act that is prohibited or restricted by any federal, state or local laws.

Section 5. 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/ Shannon K. Eller

Office of General Counsel

Legislation Prepared By: Bruce Lewis

GC-#1436926-v1-2021-196-E

WRITTEN DESCRIPTION
For
College Park PUD
~~February 19, 2021~~May 27, 2021

I. PROJECT DESCRIPTION

A. This application seeks the approval of an urban mixed-use redevelopment in a Catalyst Character Area in the Renew Arlington Zoning Overlay. The subject parcel (RE# 129407-0010) is located on the corner of University Boulevard and the Arlington Expressway Service Road in the City of Jacksonville. This Planned Unit Development (PUD) contains approximately eighteen (18) acres in total and will allow a mix of commercial, residential, and office uses to serve the surrounding residential and commercial community. The predominant land uses along this section of University Boulevard are commercial, institutional, and residential.

The existing site contains a dilapidated commercial strip-mall with a large asphalt parking field. The proposed project includes a true mixed-use concept with multi-family residential, food court park, redesign of the existing parking areas, and the redevelopment and redesign of the commercial strip-mall which will include a grocery anchor, retail spaces, restaurant spaces, and offices. This project is expected to help encourage reinvestment and redevelopment within this area of Arlington. It has been many years since this area has had this type of investment and revitalization. The goal of this PUD is to develop a viable mixed-use project while meeting the desire of the Arlington Community Redevelopment Agency's (CRA) to bring investment into the area.

The multi-family portion of the mixed-use project will be on a separate parcel however, due to the integrated nature of the mixed-use design of the project, having the multi-family on a separate parcel will not have a noticeable effect on these remaining portions of the project.

Project Team		
Developer	**Engineer**	**Planning Team**
903 University Blvd LLC	Kimley-Horn & Associates, Inc.	Kimley-Horn & Associates, Inc.
7563 Philips Hwy, Ste 208	12740 Gran Bay Pkwy W, Ste 2350	12740 Gran Bay Pkwy W, Ste 2350
Jacksonville, FL 32256	Jacksonville, FL 32258	Jacksonville, FL 32258

B. Current Land Use Category: Community/General Commercial (CGC)

C. Current Zoning District: CCG-1 and CCG-2

D. Requested Land Use Category: N/A

E. Requested Zoning District: Planned Unit Development (PUD)

F. Real Estate Number(s): 129407-0010

II. QUANTITATIVE DATA

A. Total Acreage: Approximately 18.28 acres

B. Total number of dwelling units: Maximum 90 units

C. Total amount of non-residential floor area: Maximum 220,000 SF

D. Total amount of recreation/open space: Approximately 53,800 SF

E. Total amount of land coverage of all buildings and structures: Maximum 244,000 SF

F. Total amount of impervious surface ratio: Maximum 85%

G. Phase schedule of construction (include initiation dates and completion dates): Construction of this project will commence within five (5) years and will be completed within ten (10) years of the final approval date of this PUD.

III. STATEMENTS

A. How does the proposed PUD differ from the usual application of the Zoning Code?

The Proposed PUD provides for flexibility in site design that could otherwise not be accomplished through conventional zoning. The ultimate goal of this project is to provide a viable redevelopment of this site while meeting the intent of the existing Land Development Code and the Renew Arlington Overlay Design Guidelines. This PUD meets the intent of the regulations and also provides the flexibility needed to accomplish a successful mixed-use project. The proposed PUD differs from the usual application of the Zoning Code in that it binds the Applicant and successors to the PUD Written Description and Site Plan. There are a few specific areas of the Zoning Code and the Renew Arlington Overlay that the PUD Written Description and Site Plan do not meet. However, the added benefits of the overall project to the Arlington area far exceeds any perceived negative impacts of the variances and relief from Chapter 656 listed below:

- Pursuant to Section 656.313(A)(IV)(c)(4), Multi-family residential developments are required to be integrated into a permissible use within the CCG-1 zoning district and are required to obtain a Zoning Exception. This PUD is requesting relief from this requirement and instead allow the detached multi-family structures as a permissible use.

- Pursuant to Section 656.313(A)(IV)(c)(2), Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4 in the CCG-1 zoning district are required to obtain a Zoning Exception. This PUD is requesting outside sales and service as a permissible use.

- Pursuant to Section 656.313(A)(IV)(c)(1), an establishment that includes the retail sale and service of all alcoholic beverages for on and off-premises consumption is required to obtain a Zoning Exception. This PUD is requesting retail sales and service of all alcoholic beverages for on and off-premises consumption be permitted within the entire project boundary. The appropriate alcohol permits may determine a smaller boundary than the whole project area. Due to the integrated nature of the site design including the food court, it is common for a mixed-use development to allow outdoor sales of alcohol throughout the project boundary. The Renew Arlington Zoning Overlay Section 656.399.62.E.4(a)(1), waives the requirement in Part 8 of the Zoning Code which pertains to distance limitations and prohibitions of locations selling and/or serving all alcoholic beverages for on-premises consumption in conjunction with a restaurant, microbrewery or brewpub, from the location of any and all established faith institutions or schools (inclusive of Jacksonville University) therefore the applicant is not seeking relief from this. In general, this use would be more common in the southern portion of the project area around the food court and restaurants.

- The Renew Arlington Zoning Overlay (Section 656.399.60.E.3(c)(1&2)) and Section 656.399.60.E.3(a)(5) focuses on the location of the buildings on site. Section 656.399.60.E.3(c)(1&2) specifically states, “new buildings shall be located no more than ten feet from the front property line facing a public right-of-way and shall have a side setback of no more than ten feet”. As shown in the PUD Site Plan, the eastern multi-family structure does not meet this 10-foot requirement and is located approximately 90-feet from the Arlington Expressway Service Road and 165-feet from the University Boulevard public rights-of-way. The western multi-family building complies with this regulation as it is located within 10-feet of both of the aforementioned rights-of-way. The applicant is requesting this deviation to the Overlay for a few reasons.
    - The proposed location of the eastern multi-family building brings the residents closer to the other internal uses such as the parks and food court area within this mixed-use development, thereby creating safer internal pedestrian routes to the commercial components of this project.
    - Also, locating the residential building closer to the internal network of sidewalks and bike paths helps create a pedestrian and human scale environment within the project.
    - Due to the lower elevation of the Arlington Expressway, the location of the buildings within the south portion of the project will not be noticed by the expressway users and the spirit and intent of the Overlay will still be met.

- In addition to the buildings being located closer to the amenities of the site which support the pedestrian feel of the project, the multi-family buildings will feature enhanced architectural designs on all facades to ensure they are engaging the street and pedestrians. These added architectural enhancements may include but are not limited to the following:
  - Balconies/patios
  - Entrances at ground level
  - Added windows to ensure there are no large blank wall spaces
  - Material changes from the first floor to the remaining floors to indicate differentiation between the floors.
  - Murals and artwork.

- The Renew Arlington Zoning Overlay Section (656.399.60(C) (2) states," shipping containers are not permitted". This PUD requests to allow the use of shipping containers as permanent commercial structures only within the container food court as indicated on the provided site plan, not solely for storage. The proposed shipping container food court is modeled after other extremely successful upscale Florida developments such as Boxi Park in Lake Nona and Sparkman's Wharf on the waterfront in Tampa. In addition, the shipping containers will be a principal use application of a small containerized structure, affixed to the site, and improved with façade treatments. The containers will have limited visibility from both rights-of-way, as this area is located behind the existing BP Gas Station and the proposed multi-family structures. This food court and park area is an added recreational feature for not only the mixed-use development but also the surrounding residents and employees. The containers will feature architectural elements which may include but are not limited to the following:
  - Paint
  - Murals
  - Openings or transparency
  - Awnings
  - Lighting
  - The facades longer than ten (10) feet in length will feature at least 50% of the façade with one or more of the above features or similar features
  - Exhibit J is a conceptual rendering of the potential Food Court Park; the requested shipping container Food Court Park will be designed substantially similar to this exhibit

- The Renew Arlington Zoning Overlay Section (656.399.60E(d)(1) states, "Single use structures shall be limited to 35 feet in height." This PUD is requesting to allow single use structures to follow Section (656.399.60E(d)(2)) for multiuse structures which states, "Multiuse or mixed use structures may have a maximum height of 45 feet; provided, however, that height may be unlimited where all required yards are increased by one foot for each foot of building height or fraction thereof in excess of 45 feet." Considering the entire project is mixed-use and half of the parcel is CCG-2 (which contains no height restrictions) it is feasible to allow structures further from the property lines and more centered on the parcel to be higher than the perimeter structures.

- The Renew Arlington Zoning Overlay Section (656.399.63E(3)(5)(ii)) states, "No more than 40 percent of parcel frontage shall be open to parking, stormwater or internal green space." The applicant is requesting relief from this section due to the locations of the existing buildings on the subject site that will be adaptively reused, the internal configuration of these structures that preclude full use of the frontages, and the fact that three of our four parcel boundaries are considered frontages which provides a hardship in fulfilling this requirement. To limit the appearance of the existing parking areas, the applicant will install a knee wall along University as depicted on the site plan. The required landscaping along this perimeter will meet code as well.

- Pursuant to Section 656.313(A)(IV)(f)(4), "Where the lot is adjacent to a residential district without an intervening street, a minimum yard of 25 feet shall be provided along private property lines adjoining the residential district. No improvements other than landscaping, visual screening or retention may be permitted in the required yard". This PUD is requesting a reduction of this requirement to 10-feet along the 100-foot section of the northeast property line that is adjacent to the RMD-A zoning district. This RMD-A land is owned by JEA and is used as a wastewater treatment plant.

- For future consideration of property division, internal landscaping buffers as set forth in sections 656.1215 and 656,1216 shall not be required due to the mixed-use nature of the project.

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.

All facilities on this site will be privately owned, operated and managed.

IV. USES AND RESTRICTIONS

A. Permitted Uses and Permissible Uses by Exception:

In addition to the uses mentioned in Section III of this PUD, all permissible uses and permissible uses by exception shall be consistent with Section 656.313(A)(IV) of the City of Jacksonville's Ordinance Code (Commercial Community/General-1 (CCG-1) Zoning District) as described below

1. Commercial retail sales and service establishments
2. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
3. Professional and business offices, 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.
4. Hotels and motels.
5. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, and movie theaters, and development criteria set forth in Part 4, and similar uses.
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. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
10. Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
11. An establishment or facility ~~which~~ that includes the retail sale and service of ~~beer or wine~~all alcohol for ~~off-premises consumption or for on-premises~~on and off premises consumption ~~conjunction with a restaurant~~ .
12. Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
13. Express or parcel delivery offices and similar uses (but not freight or truck terminals)
14. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
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 including outdoor sales limited to within ten (10) feet from the building envelope and on a temporary basis.
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. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.

These uses will complement the existing residential, institutional, and commercial uses within the immediate community, considering the surrounding properties are in various zoning districts such as CCG-1, CCG-2, and PUD. This PUD will be a beneficial transition from the more intensive uses and zoning districts surrounding the property and along this section of University Boulevard.

B. Permitted Accessory Uses and Structures:

Permitted accessory uses and structures shall be consistent with Section 656.313(A)(IV)(b) of the City of Jacksonville's Zoning Code.

C. Limitations on permitted or permissible uses by exception.

All of the permitted and permissible uses by exception in this PUD are subject to the following unless otherwise provided for:

1. Sale, service and display, preparation and storage shall be conducted within a completely enclosed building, unless otherwise provided for, and no more than 30 percent of the floor space shall be devoted to storage.

V. DESIGN GUIDELINES

A. Lot Requirements:
   1. Minimum width and area- None
   2. Maximum lot coverage by all buildings and structures- None, except as otherwise required for certain uses. Impervious surface ratio as required by Section 654.129.
   3. Minimum yard requirements for all new buildings and structures-
      a. Front—0 feet minimum & 10 feet maximum (with the exception of the eastern multi-family building and the food court area) (per the Catalyst Character Area)
      b. Side— None
      c. Rear—10 feet
   4. Maximum height of structures
      a. 35 feet (per the Catalyst Character Area)
      b. 45 feet for mixed-use buildings (per the Catalyst Character Area)
      c. The height for single use structures may be unlimited where all required yards are increased by one foot for each foot of building height or fraction thereof in excess of 45 feet

B. Ingress, Egress and Circulation:

   1. Parking Requirements.
      The vehicle parking requirement shall be consistent with Part 6 of the Zoning Code excluding the maximum parking standard found in Section 656.604 as well as Section 656.399.62.E.3(h) of the Catalyst Character Area in the Renew Arlington Zoning Overlay. All parking spaces within this PUD may be shared and therefore count toward the requirement for each individual use even if the subject property is divided in the future.

   2. Vehicular Access.
      a. The property currently has access on the Arlington Expressway Service Road, University Blvd. N, and Harris Ave. The right in/right out access driveways on the Arlington Expressway Service Road may be modified consistent with FDOT standards. The existing right in/right out access south of the existing BP Gas Station on University Blvd North, and the signalized intersection at Los Santos Way will remain. In addition, the service entrance towards the rear of the project off Harris Avenue will remain.

b. If the Property is divided in the future among more than one person or entity, internal access to each new parcel shall be provided by reciprocal easements for ingress and egress along the driveways of the various parcels within the subject Property.

3. Pedestrian Access.
Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan and the Renew Arlington Zoning Overlay. The internal sidewalks throughout the site will connect with the external sidewalk system for pedestrian access to surrounding areas. The internal pedestrian connections will be a minimum width of (5) feet throughout the site. There will be two pedestrian connections between the Food Court Park and the existing Shopping Center that will feature pedestrian connections with a ten (10) foot minimum width to further enhance the pedestrian walkability of the project.

C. Signs:

Signs shall comply with Renew Arlington Zoning Overlay Section 656.399.62.E(3)(g).

D. Landscaping:

The Property shall be developed in accordance with Part 12 (Landscape Regulations) of the Zoning Code as well as the landscaping requirements found in Section 656.399.62(E)(3)(f) of the Renew Arlington Zoning Overlay. For future consideration of property division, internal landscaping buffers as set forth in sections 656.1215 and 656,1216 shall not be required due to the mixed-use nature of the project.

E. Recreation and Open Space:

The project is a mixed-use development with a maximum of ninety (90) multi-family residential units. As such, active recreation is not required. However, pursuant to Section 654.129, a minimum of 15% of the total PUD area will remain open space.

Even though active recreation is not required, the PUD site plan includes pedestrian/bicycle paths throughout the entire site as well as two private parks; one food court park (approximately 18,000 SF) and a public open space area (approximately 26,000 SF) at the southeast portion of the site. In addition, there will be a private active recreation area along the front façade of the multi-family building along University Blvd to meet the Comprehensive Plan CGC Urban Priority Area Development Characteristics.

F. Utilities:

Water, Sanitary Sewer and Electric will all be provided by JEA.

G. Wetlands:

The site is currently developed; therefore, wetlands will not be impacted by the development of the site.

H. Stormwater:

The redevelopment of this dilapidated site will include underground retention and will require St Johns River Water Management District permitting and other appropriate agencies for approval.

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance within this PUD, a preliminary development plan shall be submitted to the City of Jacksonville's Planning and Development Department and the Community Redevelopment Agency advisory board identifying all then existing and proposed uses within the Property and showing the general layout of the overall Property. In addition, the Applicant shall provide conceptual design plans for Signage, Architecture, Recreation Space & Fencing for the CRA agency advisory Board. The conceptual plans shall be appended by reference to the PUD prior to Ordinance approval for later reference the time of site plan approval / substantial compliance.

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 2030 Comprehensive Plan and Land Use Regulations (Chapter 656 Ordinance Code). The proposed project will be beneficial to the surrounding community.

A. Is more efficient than would be possible through strict application of the Zoning Code;

The Renew Arlington Zoning Overlay code language has recently been added to the Zoning Code. This project is the first large scale mixed-use project under the new code. There are practical reasons as described above that do not allow the project to completely adhere to the code. Despite this fact, the benefits of a mixed-use project within this currently dilapidated location in Arlington greatly out-weigh the relief requested. Unique projects with more than one use usually do not fit within the standard zoning code and therefore require a special set of zoning regulations. This mixed-use project is no different. The requests within the PUD will not have a negative impact on the surrounding area and will meet the intent of the Catalyst Character Area of the Renew Arlington Zoning Overlay by providing a sense of place for the residents of Arlington.

B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;

The subject parcel is located on the corner of two major arterial roadways (Arlington Expressway and University Blvd North), this is the ideal location for a destination mixed-use development. The intent of the CGC-Urban Priority Area is "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." The proposed project undoubtably embodies the intent of the Urban Priority Area with the redevelopment of the dilapidated commercial strip-mall into a vibrant mixed-use project with much needed multi-family residential uses.

C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.

The proposed PUD rezoning will promote the City of Jacksonville's 2030 Comprehensive Plan by meeting the following objectives and policies:

FLUE Policy 1.1.5:
The amount of land designated for future development should provide for a balance of uses that:

i. Fosters vibrant, viable communities and economic development opportunities;
ii. Addresses outdated development patterns;
iii. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

The proposed redevelopment will meet this policy by adding a mix of residential, commercial, and office development within a mostly developed area. This project will provide a maximum of 90 multi-family residential units and a maximum of 220,000 SF of desired commercial, office, and retail uses which will help encourage further redevelopment and economic opportunities in the area.

FLUE Policy 1.1.12:
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.

This PUD will meet the intent of this policy of the 2030 Comprehensive Plan. The innovative mixed-use design of the site ensures the interconnection of all uses within the project. In addition, this mixed-use project will reduce traffic trips due to the inherent nature of internal capture.

FLUE Policy 1.1.18:
Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the 2030 Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use Element and the Development Areas and the Plan Category Descriptions of the Operative Provisions.

The proposed project is a redevelopment of an existing under-performing and dated commercial strip-mall and therefore meets the intent of this policy.

FLUE Policy 1.1.25:
The City will encourage the use of such smart growth practices as:

i. Interconnectivity of transportation modes and recreation and open space areas;
ii. A range of densities and types of residential developments;
iii. A mix of uses including office, commercial, and residential which encourage internal capture of trips;
iv. Use of the Development Areas;
v. Revitalization of older areas and the downtown, and
vi. Purchase of land through the Preservation Project to remove it from development and preserve it as open space, recreation or conservation use.

This project includes a mix of uses which will ensure internal capture, redevelopment and revitalization of an older area of the city that will provide a sense of place to the community as a whole. The features of this PUD meet the intent of this policy.

FLUE Objective 2.2:
Through the use of neighborhood plans and studies, the City shall continue to maintain and implement an urban revitalization strategy for the City's blighted areas, and those areas threatened by blight, which will address maintenance, improvement or replacement of existing structures, permit the transition of run-down or grossly under-utilized commercial properties to alternate uses, and support the re-emergence of diverse urban neighborhoods.

This proposed project is located within the Arlington Community Redevelopment Agency (CRA) and therefore will benefit from revitalization. The project includes the redevelopment of an older commercial strip-mall with a massive asphalt parking field into a vibrant mixed-use community. This project will take this under-utilized strip-mall and redevelop it into a destination place for the community. As such, this project meets the intent of this policy.

FLUE Policy 2.2.8
Encourage the redevelopment and revitalization of run-down and/or under-utilized commercial areas through a combination of regulatory techniques, incentives and land use planning. Adopt redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized residential and/or commercial areas where adequate infrastructure to support redevelopment exists.

The proposed project works in conjunction with the newly adopted Renew Arlington Zoning Overlay to revitalize this area of Arlington with unique revitalization strategies and private reinvestment.

FLUE Objective 3.4:
Where feasible, the City shall encourage all new developments to conform to a compact and connected growth pattern with land use diversity and improved interrelationships among living, working, shopping, education and recreational activities.

The proposed project is a true mixed-use redevelopment that will encourage the live, work, and play concept that ensures compact and smart growth principles.

FLUE Objective 6.3:
The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

The subject parcel is surrounded by existing developed sites. This parcel is currently a large asphalt parking lot with a large dated commercial strip-mall. Developing this site as proposed will be considered an efficient use of land, considering the available infrastructure, utilities, and public facilities. This project will bring much needed multi-family residential, retail and commercial uses to the surrounding community.

Transportation Element Policy 2.3.9:
The City shall encourage, though the development review process, the interconnections of land uses that reduce the need for external trip generation and encourage alternative methods of movement.

The proposed project is a mixed-use redevelopment that will provide internal capture and therefore reduce external trip generation.

D. The project will have internal and external compatibility.

All proposed uses within the subject PUD will be compatible internally as well as externally. The project will contain uses permitted in the CCG-1 zoning district which will continue to be similar and compatible with the surrounding uses along University Boulevard and Arlington Expressway. Further, the project will include internal sidewalks between uses that will also connect to the existing external sidewalk system. As such, the project design will be pedestrian and bicycle-focused throughout the site thereby enhancing compatibility.

The residential, commercial and retail nature of the proposed project also helps create a mixed-use compact development for the residential, institutional, and other commercial users in the immediate area. There are limited retail and commercial options for the people who work and live in the area. This project will help fill that need.

SITE DATA

PARCEL ID: 129407-0010

ZONING: Existing: CCG-1 & CCG-2; Proposed: PUD

PARCEL AREA:

Existing Development:	+/-15.64 ac
Future Shipping Container Park:	+/- .47 ac
Future Residential:	+/- 2.17 ac
TOTAL SITE AREA:	**+/-18.28 ac**

BUILDING AREA:

Existing Commercial Buildings:	187,361SF
Future Residential Buildings:	+/- 24,000 SF
TOTAL BUILDING AREA:	**+/-211,361 SF**

PARKING - COMMERCIAL:

Required Parking:	562 Spaces
3 Spaces Per 1,000 Sf (Per Sec. 656.604 (f))	
PARKING PROVIDED:	**571 Spaces**

Up to 40% shared commercial parking permitted. (Per Sec. 656.399.62(E)(3)(h)(1))

Bicycle Parking To Be Provided:	40 Spaces
(Per Sec. 656.399.62 (E)(3)(h)(5))	(7%)

PARKING - MULTI-FAMILY RESIDENTIAL:

Total Proposed Units:	90 Units
PARKING PROVIDED:	**Per Code**
Bicycle Parking To Be Provided:	Per Code

***Total parking spaces do not include McDonald's or gas station parking spaces.*

LEGEND

- PROPERTY BOUNDARY
- 10' LANDSCAPE BUFFER
- MONUMENT SIGNS 3'x10' BASE
- CHECK CASHING (EXISTING ACCESSORY USE TO BE RELOCATED)
- TWICE THE ICE (EXISTING ACCESSORY USE TO BE RELOCATED)
- UNDERGROUND STORMWATER RETENTION
- PROPOSED PRIVACY WALL
- PROPOSED KNEE WALL

THIS DRAWING IS CONCEPTUAL ONLY. ALL SHOWN DIMENSIONS, UTILITY EASEMENTS, LOT PROPERTY LINES, GRADING, AND SITE REQUIREMENTS SHOULD BE VERIFIED BEFORE ACTUAL CONSTRUCTION.

NORTH

0' 165'

GRAPHIC SCALE: 1"=165'

EXHIBIT A

February 19, 2021

EXHIBIT B

EXHIBIT C

February 19, 2021

Land Use Amendments, Companion Rezonings, and Text Amendments

2025-0798

(L-6066-25C)

(Companion 2025-0799)

Report of the Jacksonville Planning Department

Small-Scale Future Land Use Map Amendment – November 14, 2025

Ordinance/Application No.:	**2025-798 / L-6066-25C**
Property Location:	0 and 11990 Old Kings Road
Real Estate Number(s):	002605-0052 (portion of), 002605-0550 (portion of), 002605-9005 (portion of), and 002605-9500 (portion of)
Property Acreage:	30.74 acres
Planning District:	District 6, North
City Council District:	District 8
Applicant:	Michael Roman and Driver, McAfee, Hawthorne & Diebenow, PLLC
Current Land Use:	Agriculture (AGR)
Proposed Land Use:	Low Density Residential (LDR)
Development Area:	Suburban Development Area
Current Zoning:	Agriculture (AGR)
Proposed Zoning:	Residential Low Density-50 (RLD-50)
Recommendation:	***Approve***

APPLICANT'S JUSTIFICATION FOR THE LAND USE MAP AMENDMENT

The applicant seeks to amend the subject site to build single family homes.

BACKGROUND

The 30.74-acre subject site is located on the west side of Old Kings Road, between Kings Forest Drive and Plummer Road. According to the City's Functional Highway Classification Map, Old Kings Road is a collector roadway, Kings Forest Drive is a local roadway, and Plummer Road is a collector roadway. The site is located in Council District 8 and Planning District 6 (North), within the Suburban Development Area. The applicant is proposing a Future Land Use Map (FLUM) amendment to the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan to amend the land use designation of the subject site from AGR to LDR. The applicant is also proposing a companion rezoning from AGR

to RLD-50 that is pending concurrently with this application, pursuant to Ordinance 2025-799.

Single-family residential and agricultural land uses surround the subject site on the the north, west, and south. Directly north of the subject property is a parcel of undeveloped land designated Mixed Use (MU), followed by a tract of land designated AGR consisting of single-family residential. Directly south of the subject property is land designated AGR and LDR, consisting of agritourism, pastureland, and an RV park with rental cottages that is currently in development. Following this is additional land designated AGR and LDR consisting of single-family residential. Directly west of the subject site is a large tract of land designated LDR that is pastureland, followed by land designated AGR for the developement of single-family homes, as well as undeveloped land designated MU. East of the subject site, across Old Kings Road and a railway, is a large tract of land designated Light Industrial (LI) that is used for JEA utilities.

The adjacent land use categories, zoning districts and property uses are as follows:

North: Land Use: AGR and MU
Zoning: AGR and Planned Unite Development (PUD)
Property Use: Single-Family Residential, RV Park, and Undeveloped Land

South: Land Use: LDR and Rural Residential (RR)
Zoning: PUD, Residential Rural-Acre (RR-Acre), and Residential Low Density-40 (RLD-40)
Property Use: Single-Family Residential, RV Park with Rental Cottages in Development, Patureland, and Orchards (Congaree and Penn)

East: Land Use: AGR, LI, and Neighborhood Commercial (NC)
Zoning: AGR and Industrial Business Park (IBP)
Property Use: RV Park, JEA Utilities, and CSX Railroad

West: Land Use: AGR, LDR, and MU
Zoning: AGR and PUD
Property Use: Pastureland, Undeveloped Land, Single-Family Residences in Development, and Orchards

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.

Land Use Amendment Impact Assessment - Application Number L-6066-25C

Development Analysis (30.74 Acres)		
Development Boundary	Suburban Area	
Roadway Frontage Classification / State Road	Old Kings Road: collector roadway	
Plans and/or Studies	North Vision Plan	
Site Utilization	Current: Single-family dwelling/ pastureland	Proposed: Single-family residential
Land Use / Zoning	Current: AGR/AGR	Proposed: LDR/RLD-50
Development Standards for Impact Assessment	Current: 1 DU/2.5 Acres	Proposed: 5 DU/Acre
Development Potential	Current: 12 DU	Proposed: 153 DU
Net Increase or Decrease in Maximum Density	Increase of 141 dwelling units	
Net Increase or Decrease in Potential Floor Area	N/A	
Population Potential	Current: 31 people	Proposed: 406 people
Public Facilities Impacts		
Potential Roadway Impact	Net increase of 1,282 daily trips	
Potential Public School Impact	35 new students	
Water Provider	N/A	
Potential Water Impact	Increase of 37,506 gallons per day	
Sewer Provider	N/A	
Potential Sewer Impact	Increase of 28,129.5 gallons per day	
Potential Solid Waste Impact	Increase of 366.6 tons per year	
Environmental Features		
Aquatic Preserve	No	
Brownfields	No	
Boat Facility Siting Zone	No	
Contours/Elevations	9-23 ft. above sea level	
Drainage Basin/Sub-basin	Trout River/Little Trout River	
Groundwater Aquifer Recharge Area	Discharge	
Land Cover	2110: Improved pastures (monoculture, planted forage crops) 8370: Surface water collection basins 5300: Reservoirs – pits, retention ponds, dams 6440: Emergent aquatic vegetation 8320: Electrical power transmission lines 2150: Field crops	
Recreation and Parks	Kings Road Historic Preserve and Dinsmore Playground	

Development Analysis (30.74 Acres)	
Wellhead Protection Zone	No
Coastal High Hazard Area (CHHA)	No
Flood Zones	1.18 acres – 0.2 pct annual chance flood hazard
Soils	38: Mascotte fine sand, 0-2 percent slopes 82: Pelham Fine Sand, depressional, 0-2 percent slopes 67: Surrency loamy fine sand, 0-2 precent slopes, frequently flooded 63: Sapelo fine sand, 0 to 2 percent slope 86: Yulee clay, depressional, 0-2 percent slopes
Wetlands	Yes, Category III
Wildlife *(applicable to sites greater than 50 acres)*	N/A
Historic Features	
Archaeological Sensitivity	High and Low
Cultural Resources	No
Historic District	No
Land Use & Zoning Features	
Industrial Preservation Area	No
Adaptation Action Area	Yes, approximately 13 acres
Transportation Features	
Airport Environment Zone	500' Height and Hazard Zone for Jacksonville International Airport (JIA)
Mass Transit Access	None
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 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 May 29, 2024. According to the letter, JEA does not have a water main or sewer main available within ¼ of a mile of this property at this time. The LDR land use category requires connection to centralized water and sewer to develop single-family dwellings. The applicant has submitted a notarized centralized water and sewer connection binding acknowledgment with their land use application, stating that they agree to develop the property in accordance with all applicable centralized water and sewer requirements.

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 comprises approximately 30.74 acres and is located on Old Kings Road, a collector roadway. The property lies within the Suburban Area and Mobility Zone 5. The applicant is requesting a land use amendment to change the designation from Agricultural (AGR) to Low Density Residential (LDR) to allow for a broader range of residential 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.

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 AGR land use would result in 109 daily trips. If the land use is amended to allow for this proposed LDR development, this will result in 1,391 daily trips.

Transportation Planning Division <u>RECOMMENDS</u> the following:
The difference in daily trips for the proposed land use amendment is 1,282 net new daily trips when compared to the existing land use. 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.

Table A
Trip Generation Estimation Scenarios

Current Land Use	ITE Land Use Code	Potential Number of Units	Estimation Method	Daily Trips
AGR	210	12 DUs	T = 9.09 (X)	109
			Total.Trips.for.Existing.Land.Use.7	109
Proposed Land Use	ITE Land Use Code	Potential Number of Units	Estimation Method	Daily Trips
LDR	210	153 DUs	T = 9.09 (X)	1,391
			Total.Trips.for.Proposed.Land.Use_Scenario.7	1,391
			Difference in Daily Trips	(1,282)

Source: Trip Generation Manual, 12th Edition, Institute of Engineers (ITE)

<u>School Capacity</u>
The 30.74-acre proposed land use map amendment has a development potential of 153 dwelling units and 35 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-6066-25C 11990 Old Kings Rd
Requested By: Sophie Fogg
Reviewed By: Levonne Griggs
Due: 10/31/2025

Analysis based on maximum dwelling units: 153

School Type	CSA[1]	2025-26 Enrollment/CSA	Current Utilization (%)	New Student/ Development[3]	5-Year Utilization (%)	Available Seats - CSA[2]	Available Seats - Adjacent CSA 2,7 & 8
Elementary	1	10,526	64%	18	67%	2,363	2,060
Middle	1	6,413	73%	6	78%	1,247	1,139
High	1	7,258	76%	11	79%	1,038	1,371
				35			

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.

Potential school capacity impacts will be addressed through the Concurrency and Mobility Management System Office. 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 is provided by the Duval County School Board. This information 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-6066-25C 11990 Old Kings Rd
Requested By:	Sophie Fogg
Reviewed By:	Levonne Griggs
Due:	10/31/2025
Analysis based on maximum dwelling units:	153

SCHOOL	CSA[1]	STUDENTS GENERATED (Rounded)[3]	SCHOOL CAPACITY[2] (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2025/26)	% OCCUPIED	4 YEAR PROJECTION
Dinesmore ES #45	1	18	683	604	88%	84%
Highlands MS#244	1	6	1148	567	49%	49%
Jean Ribault HS#96	1	11	1731	1556	90%	70%
		35				

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

The site is located within the 500' Height and Hazard Zone for the Jacksonville International Airport and is within the approach of a future runway. 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.

Archeological 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.

Adaptation Action Area (AAA)

Approximately 13 acres located in the western area of the amendment 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

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.

Flood Zones

Approximately 1.18 acres is located in the 0.2 Percent Chance Annual Hazard Area (X Flood Zone). The property does not have areas that lie within a 100 year flood zone. 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 0.2 PCT Annual Chance Flood Hazard area is within the 500-year floodplain and outside of the SFHA. Flood insurance is not mandatory within these flood zones. The areas are deemed to be subject to moderate flood hazards.

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 amendment is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

Approximate Size:	2.01 acres
General Location(s):	The wetlands found on the northwestern area of the subject site consist of two excavated ponds in the early stages of eutrophication. These ponds are surrounded by agriculture pasture and may have had nutrient loading from cattle during grazing, thereby adding phosphorous by way of water runoff. Emergent aquatic vegetation is the early creation of freshwater marshes. These ponds were excavated from a wetland that once existed.
Quality/Functional Value:	As wetlands, these ponds have a medium functional value for water filtration attenuation and flood water capacity due to their isolation, size and having an indirect impact on the City's waterways.
Soil Types/ Characteristics:	(86) Yulee Clay, depressional. This soil series consists of nearly level, very poorly drained soils. This soil formed in thick clayey marine sediments. They are often found on floodplains and in depressions. The soil is very slowly permeable. In areas of depressions, the high water table generally is at or above the surface for very long periods.
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 website, no application for permit has been submitted for this recent application. A wetlands boundary determination may be required from the Water Management District prior to design and development.
Wetlands Impact:	None proposed at this time.
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 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 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.

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.

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 required notices of public hearing signs were posted on October 31, 2025, evidenced by the notarized Notice of Public Hearing Sign Posting Affidavit and pictures of the posted signs submitted by the applicant. Thirteen (13) 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 November 3, 2025. No members of the public attended to speak on this amendment.

CONSISTENCY EVALUATION

Consistency with 2045 Comprehensive Plan Goals, Objectives and Policies

Future Land Use Element (FLUE)

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:

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.

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 as described in the Housing Element.

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 Land Use Category Description within the Future Land Use Element (FLUE), Agriculture (AGR) is intended to provide for agricultural uses and to preserve the existing rural character of outlying areas of the City. Most AGR lands are located in the Rural Area of the City where full urban services and facilities will not be provided by the City during the planning time frame. 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, and other resource dependent uses. In order to preserve the rural character of these areas, residential uses are permitted at very low densities. The maximum gross density in the AGR category shall be one unit/2.5 acres in all Development Areas.

Low Density Residential (LDR) is a category intended to provide for low density residential development. Generally, single-family detached housing should be the predominant development typology in this category. New residential subdivisions in LDR should be

designed in such a way as to reduce the number of Vehicles Miles Traveled, and cul-de-sacs should be avoided. Plan amendment requests for new LDR designations are preferred in locations which are supplied with full urban services. 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.

Single-family residential and agricultural land uses surround the subject site on the the north, west, and south. To the south of the subject property is an approxiamtely 36-acre tract of land that was designated LDR via Ordinance 2024-0906-E. Additionally, a approximately 29-acre tract of land southeast of the subject property was designated NC via Ordinance 2010-0394-E. Therefore, the proposed amendment is a logical extension of LDR and the residential development along Old Kings Road, a collector roadway.

The applicant is proposing the amendment from AGR to LDR to allow for single-family residential homes. The proposed amendment to LDR would result in a land use pattern that is compatible with the surrounding uses and would also allow for the development of an underutilized property for additional housing options in the North Planning District. If approved, the proposed LDR land use amendment would increase the total amount of LDR designated land for residential development needed to accommodate future growth through the planning timeframe of the 2045 Comprehensive Plan. Therefore, the amendment is consistent with FLUE Goal 1, Goal 3, Objective 1.1, Objective 3.1, and Policies 1.1.21, 1.1.22, and 3.1.5.

According to a JEA Availability letter provided by the applicant, dated March 29, 2024, JEA does not have a water main or sewer main available within ¼ of a mile of this property at this time. The LDR land use category requires connection to centralized water and sewer to develop single-family dwellings. The applicant has submitted a notarized centralized water and sewer connection binding acknowledgment with their land use application, stating that they agree to develop the property in accordance with all applicable centralized water and sewer requirements. With this acknowledgement, the proposed land use amendment meets the requirements of 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.

North Jacksonville Shared Vision and Master Plan
The application site lies within the North Jacksonville Shared Vision and Master Plan area. The plan does not identify specific recommendations in the vicinity of the subject

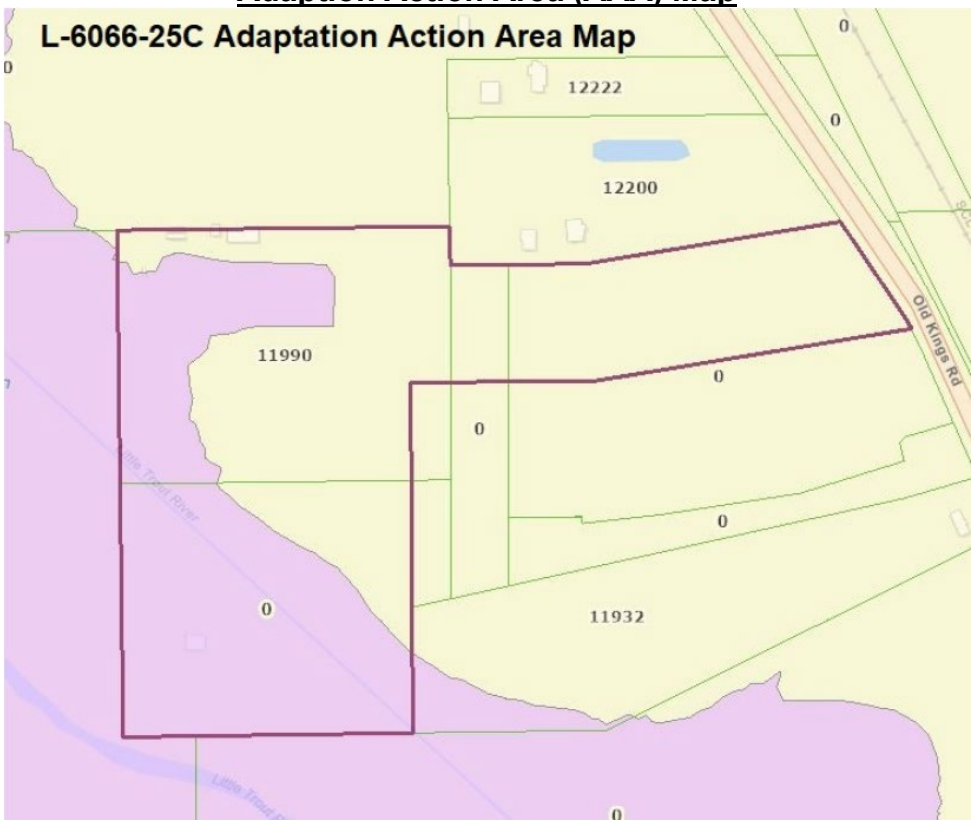
site. However, the Plan emphasizes the importance of diversifying housing opportunities and redirecting growth from more favored regions in Jacksonville. Therefore, the proposed land use amendment encourages and fulfills the goals of this Vision Plan.

Strategic Regional Policy Plan
The proposed amendment is consistent with the following Goal of the Strategic Regional Policy Plan:

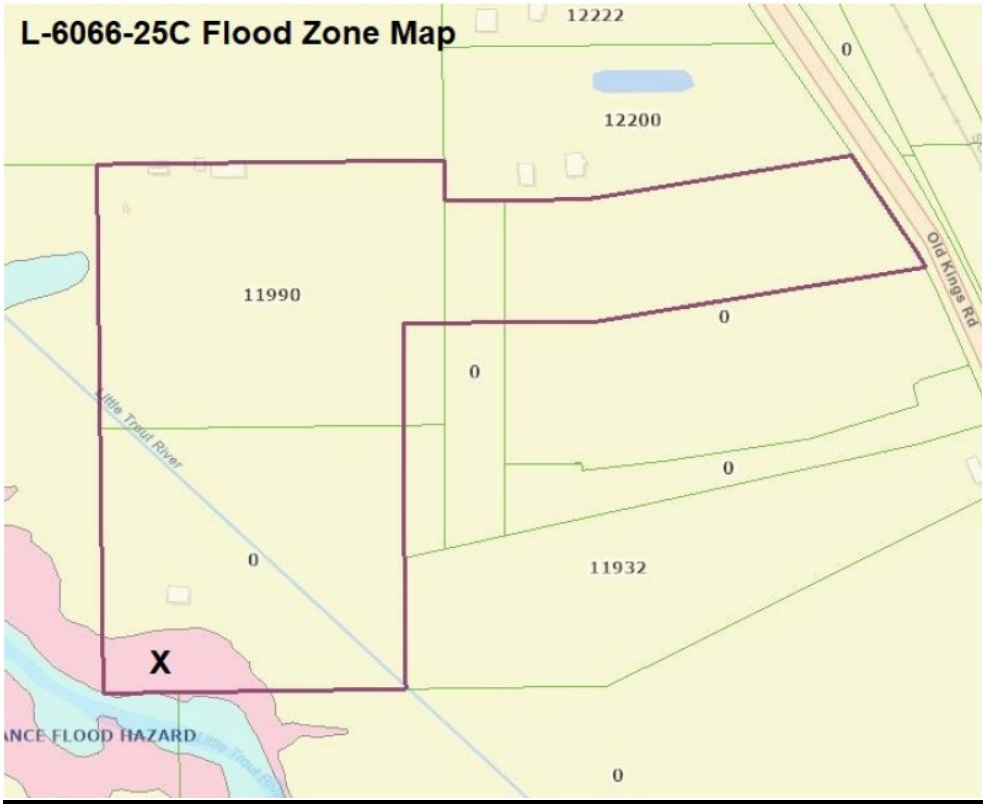
Goal: A safe, sanitary, efficient and resilient housing supply that provides lifestyle choice (agricultural, rural, suburban, and urban) and affordable options for all income, age and ability groups, equitably placed in vibrant, viable and accessible communities throughout the region.

The proposed land use amendment would increase opportunities for residential development, providing a wider range of housing in the North Florida region and creating a location for the development of new housing stock for the area. Therefore, the proposed amendment is consistent with the Strategic Regional Policy Plan.

Adaption Action Area (AAA) Map

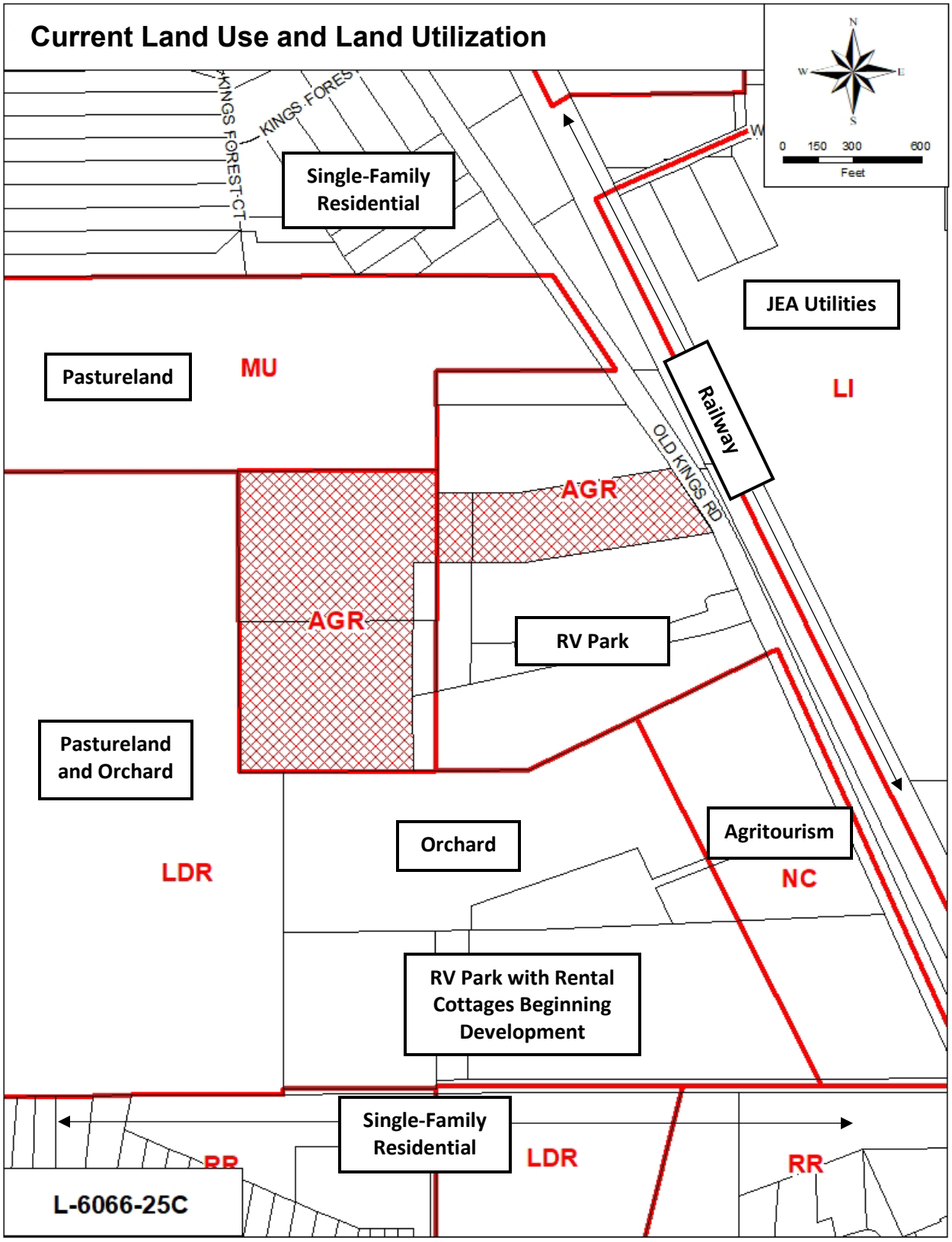


Flood Zone Map



Wetlands Map

Current Land Use and Land Utilization Map



2025-0799

(Companion 2025-0798)

2025-0799
(Companion 2025-0798)
ELA

REPORT OF THE PLANNING DEPARTMENT TO

APPLICATION FOR REZONING ORDINANCE 2025-0799

NOVEMBER 20, 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 **2025-0799**.

Location:	0 & 11990 Old Kings Rd
Real Estate Number:	002605-0520,002605-0550,002605-9005 & 002605-9500 (Portions)
Current Zoning District:	Agriculture (AGR)
Proposed Zoning District:	Residential Low Density-50 (RLD-50)
Current Land Use Category:	Agriculture (AGR)
Proposed Land Use Category:	Low Density Residential (LDR)
Planning District:	North, District 6
Council District:	District 8
Applicant/Owner:	Michael Roman Crossbow Cattle 11990 Old Kings Road Jacksonville, FL 32218
Staff Recommendation:	**APPROVE**

GENERAL INFORMATION

Application for Conventional Rezoning Ordinance **2025-0799** seeks to rezone approximately 30.74± acres of property from Agriculture (AGR) to Residential Low Density-50 (RLD-50). The applicant is seeking the rezoning to permit the development of a single-family subdivision with lot sizes, a minimum of 50 feet wide and 5,000 square feet. There is a companion Land-Use Amendment, **2025-0798 (L-6066-25C)**, seeking to amend from Agriculture (AGR) to Low Density Residential (LDR). The Comprehensive Plan within the LDR Land-Use Category allows for maximum gross density in the Suburban Area of 7 units/acre when centralized potable water and wastewater services are available to the site. If approved the property would allow a maximum of 215 single family dwellings.

The subject site is located along Old Kings Road, collector roadway, just north of Plummer Road. Old Kings Road between Plummer Road and New Kings Road is currently operating at 3% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 31,400 (vpd) and average daily traffic of 975 vpd. Approximately 215 single-family homes (ITE Code 210) which could produce 1954 daily trips; 151 AM peak hour trips; 200 PM peak hour 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 30.74-acre subject site is located on the west side of Old Kings Road, between Kings Forest Drive and Plummer Road. According to the City's Functional Highway Classification map, Old Kings Road is a collector roadway, Kings Forest Drive is a local roadway, and Plummer Road is a collector roadway. The site is located in Council District 8 and Planning District 6 (North), within the Suburban Development Area.

The applicant seeks to rezone the property from AGR to RLD-50 to allow for the development of single-family residential homes. A companion Future Land Use Map (FLUM) amendment was also filed for this site from AGR to LDR (L-6066-25C / Ordinance 2025-798) which is pending concurrently with this application.

According to the Future Land Use Element (FLUE), 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, dated March 29, 2024, JEA does not have a water main or sewer main available within ¼ of a mile of this property at this time. The applicant has submitted a notarized centralized water and sewer connection binding acknowledgment with the companion land use application stating that they agree to develop the property in accordance with all applicable centralized water and sewer requirements.

RLD-50 is a primary zoning district in the LDR land use category and is consistent with the proposed land use of LDR, pursuant to Ordinance 2025-798.

2. ***Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?***

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.

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.

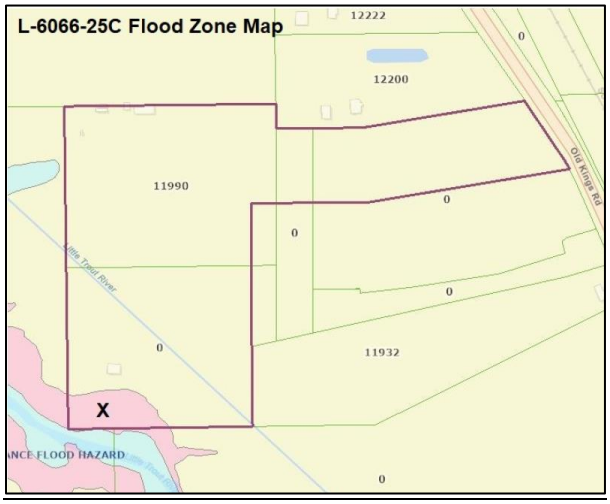
Airport Environment Zones
Height and Hazard Zone
The site is located within the 500-feet Height and Hazard Zone for the Jacksonville International Airport and is within the approach of a future runway. Zoning will limit development to a maximum height of 500 feet, unless approved by the Jacksonville 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).

Flood Zones

Approximately 1.18 acres is located in the 0.2 Percent Chance Annual Hazard Area (X Flood Zone). The property does not have areas that lie within a 100 year flood zone. 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 0.2 PCT Annual Chance Flood Hazard area is within the 500-year floodplain and outside of the SFHA. Flood insurance is not mandatory within these flood zones. The areas are deemed to be subject to moderate flood hazards.



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 rezoning is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

<u>Wetlands Characteristics:</u>

Approximate Size: 2.01 acres

General Location(s):	The wetlands found on the northwestern area of the subject site consist of two excavated ponds in the early stages of eutrophication. These ponds surrounded by agriculture pasture may have had nutrient loading from cattle during grazing thereby adding phosphorous by way of water runoff. Emergent aquatic vegetation is the early creation of freshwater marshes. These ponds were excavated from a wetland that once existed.
Quality/Functional Value:	These ponds as wetlands a medium functional value for water filtration attenuation and flood water capacity due to their isolation, size and having an indirect impact on the City's waterways.
Wetlands Category:	Category III

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 AGR to RLD-50 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 parcels are located on the west side of Old Kings Road, which extends north from Plummer Road. The surrounding area has been gradually transitioning to allow for higher-density single-family residential development, including several recently approved rezonings. The property to the south, with frontage along Plummer Road, was approved for RLD-40 development through Ordinance 2024-0907. Additionally, the Darby Plummer PUD, approved through

Ordinance 2021-0808, allows for similar development standards, including a mix of 40-, 50-, and 60-foot-wide lots. To the north is Acree Forest PUD approved through Ord.2022-0851 which allows for townhomes, and RLD-40/50 development standards. This pattern of approval reflects a clear shift in the area toward accommodating smaller lot sizes and more compact residential development. The availability of vacant and underutilized land, combined with the area's accessibility to major roadways and proximity to future JEA utility expansion, makes it a prime location for continued residential growth.

The adjacent land use categories and zoning districts are as follows:

Adjacent Property	**Land Use Category**	**Zoning District**	**Current Use**
North	LDR	PUD 2022-0851	Vacant; Acree Forest PUD
South	LDR	PUD 2009-0530	Congaree and Penn
East	LDR	RLD-60	Single Family Subdivision
West	LDR	PUD 2002-0617	Single Family Subdivision

The Planning Department finds that the requested rezoning to RLD-50 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 **October 31, 2025** that the Public Notice Signs had been posted on the property.

RECOMMENDATION

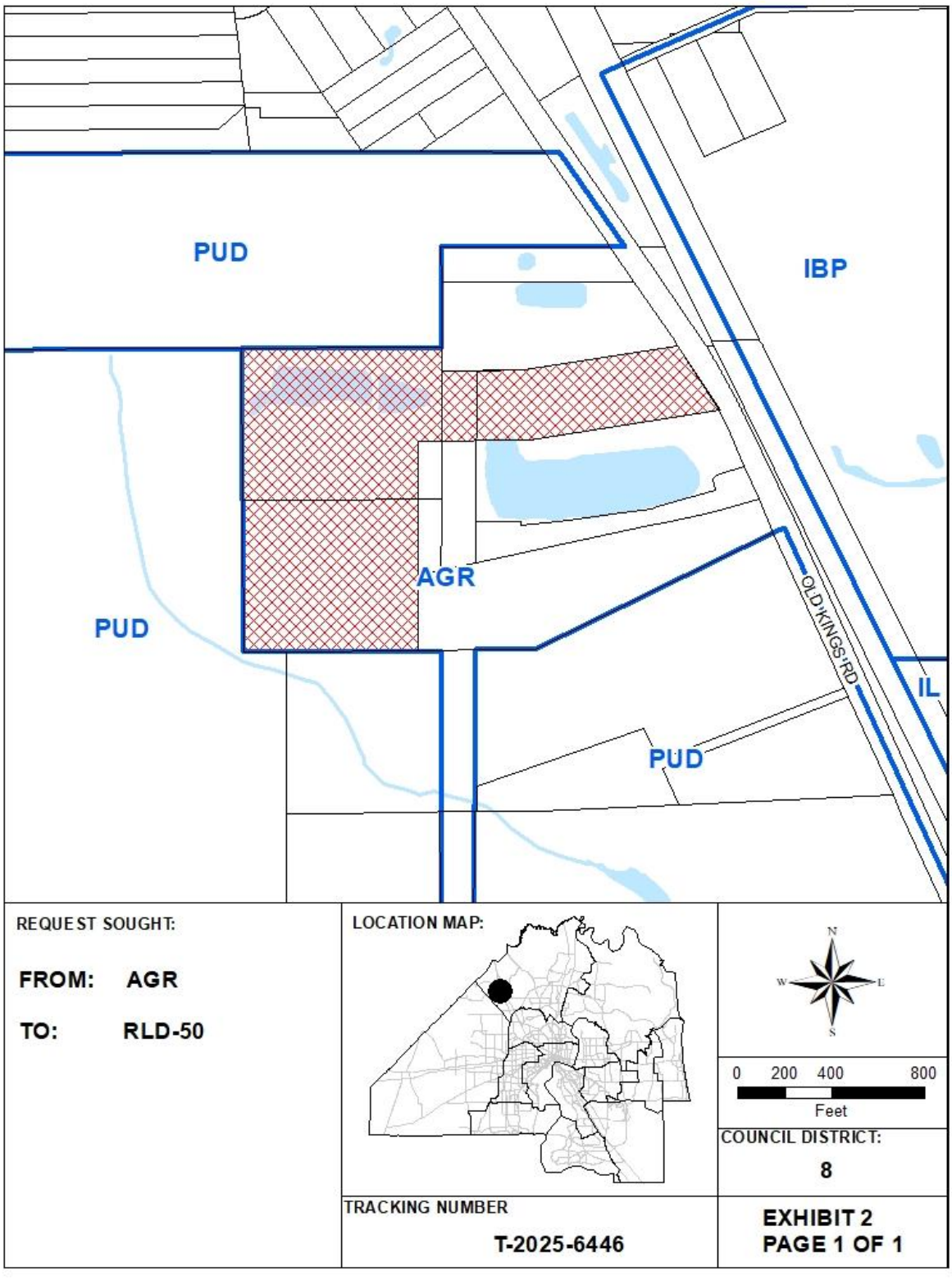
Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning Ordinance **2025-0799** be **APPROVED**.

Aerial View

Source: JaxGIS Maps

Aerial View

Source: JaxGIS Maps (January 2025)



Legal Map

Source: JaxGIS 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: Sophie Fogg
Community Planning Division

RE: 2025-799

DATE: November 4, 2025

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

Description of Proposed Rezoning Application

Current Land Use:	Agriculture (AGR)
Proposed Land Use:	Low Density Residential (LDR) (L-6066-25C / Ordinance 2025-798)
Current Zoning:	Agriculture (AGR)
Proposed Zoning:	Residential Low Density-50 (RLD-50)
Total Acres:	30.74 acres
Development Area:	Suburban Area

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 the approval of companion land use application, L-6066-25C, Ordinance 2025-798.**

ZONING REQUEST:
The applicant seeks this rezoning to allow for the development of single-family residential homes.

LAND USE CATEGORY CONSISTENCY REVIEW:
The 30.74-acre subject site is located on the west side of Old Kings Road, between Kings Forest Drive and Plummer Road. According to the City's Functional Highway Classification map, Old Kings Road is a collector roadway, Kings Forest Drive is a local roadway, and Plummer Road is a collector roadway. The site is located in Council District 8 and Planning District 6 (North), within the Suburban Development Area.

The applicant seeks to rezone the property from AGR to RLD-50 to allow for the development of single-family residential homes. A companion Future Land Use Map (FLUM) amendment was also filed for this site from AGR to LDR (L-6066-25C / Ordinance 2025-798) which is pending concurrently with this application.

According to the Future Land Use Element (FLUE), 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, dated March 29, 2024, JEA does not have a water main or sewer main available within ¼ of a mile of this property at this time. The applicant has submitted a notarized centralized water and sewer connection binding acknowledgment with the companion land use application stating that they agree to develop the property in accordance with all applicable centralized water and sewer requirements.

RLD-50 is a primary zoning district in the LDR land use category and is consistent with the proposed land use of LDR, pursuant to Ordinance 2025-798.

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 1.1.7 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 1.1.21 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 1.2.8 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.

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 as described in the Housing Element.

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

Height and Hazard Zone

The site is located within the 500-feet Height and Hazard Zone for the Jacksonville International Airport and is within the approach of a future runway. 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. 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.

Adaption Action Area (AAA)

Approximately 13 acres located in the western area of the subject 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.

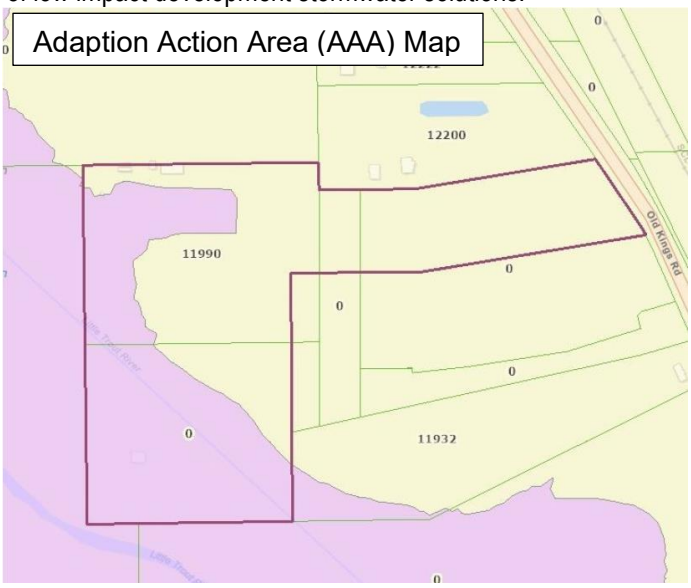
Conservation/Coastal Management Element

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.



Flood Zones

Approximately 1.18 acres is located in the 0.2 Percent Chance Annual Hazard Area (X Flood Zone). The property does not have areas that lie within a 100 year flood zone. 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 0.2 PCT Annual Chance Flood Hazard area is within the 500-year floodplain and outside of the SFHA. Flood insurance is not mandatory within these flood zones. The areas are deemed to be subject to moderate flood hazards.

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.

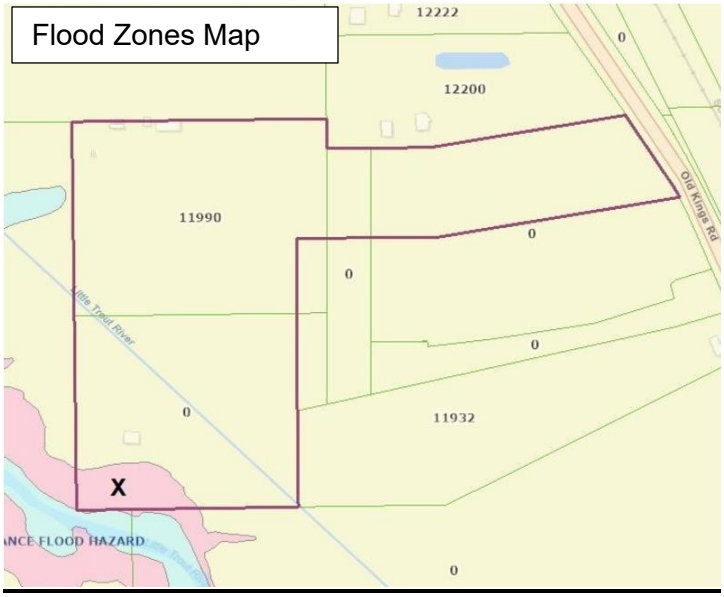
Policy 2.6.3 The City shall protect appropriate floodplain areas for the public benefit and restore degraded floodplain areas by:

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 amendment is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

Approximate Size:	2.01 acres
General Location(s):	The wetlands found on the northwestern area of the subject site consist of two excavated ponds in the early stages of eutrophication. These ponds surrounded by agriculture pasture may have had nutrient loading from cattle during grazing thereby adding phosphorous by way of water runoff. Emergent aquatic vegetation is the early creation of freshwater marshes. These ponds were excavated from a wetland that once existed.
Quality/Functional Value:	These ponds as wetlands a medium functional value for water filtration attenuation and flood water capacity due to their isolation, size and having an indirect impact on the City's waterways.

Soil Types/ Characteristics:	(86) Yulee Clay, depressional. This soil series consists of nearly level, very poorly drained soils. This soil formed in thick clayey marine sediments. They are often found on floodplains and in depressions. The soil is very slowly permeable. In areas of depressions, the high water table generally is at or above the surface for very long periods
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 website, no application for permit has been submitted for this recent application. A wetlands boundary determination may be required from the Water Management District prior to design and development.
Wetlands Impact:	None proposed at this time.
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 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 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

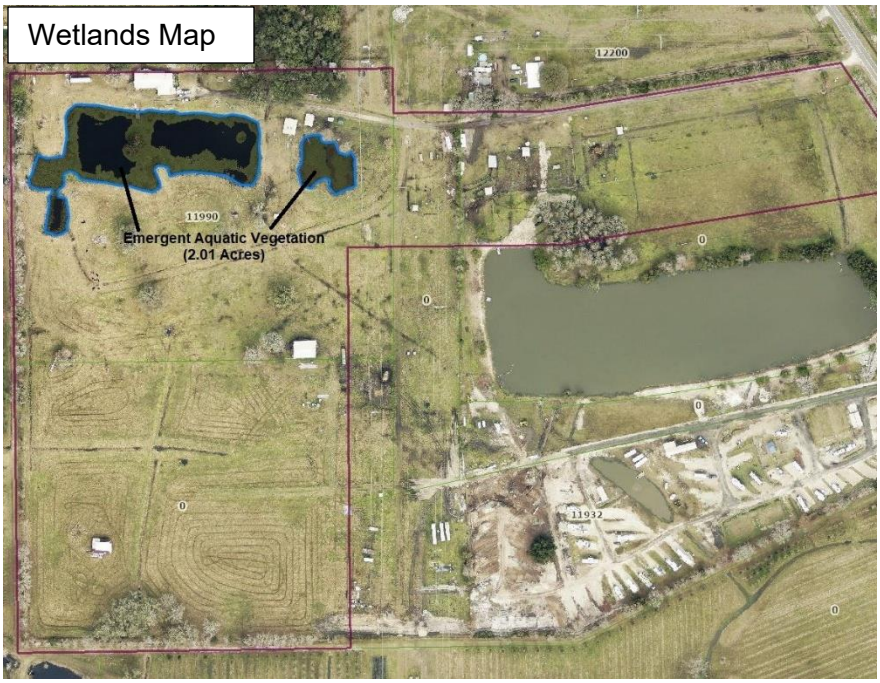
Such activities are conducted in compliance with the provisions of the "Silvicultural Best Management Practices Manual", as may be amended, published by the Florida Division of Forestry, Department of Agriculture and Consumer Services.

(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.



Evacuation Zone

The subject site is within Evacuation Zone C. As such, the application should be routed to the City's Emergency Preparedness Division (EPD) for review and comment.

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2025-0799 **Staff Sign-Off/Date** ELA / 10/13/2025
Filing Date 10/28/2025 **Number of Signs to Post** 2

Hearing Dates:
1st City Council 11/25/2025 **Planning Comission** 11/20/2025
Land Use & Zoning 12/02/2025 **2nd City Council** 12/09/2025

Neighborhood Association THE EDEN GROUP INC.
Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 6446 **Application Status** FILED COMPLETE
Date Started 08/04/2025 **Date Submitted** 08/04/2025

General Information On Applicant

Last Name ROMAN **First Name** MICHAEL **Middle Name**

Company Name CROSSBOW CATTLE

Mailing Address 11990 OLD KINGS RD

City JACKSONVILLE **State** FL **Zip Code** 32218

Phone 9045092589 **Fax** **Email** INFO@CROSSBOWCATTLE.COM

General Information On Owner(s)

☐ **Check to fill first Owner with Applicant Info**

Last Name ROMAN **First Name** MICHAEL **Middle Name**

Company/Trust Name CROSSBOW CATTLE

Mailing Address 11990 OLD KINGS RD

City JACKSONVILLE **State** FL **Zip Code** 32218

Phone 8433849333 **Fax** **Email** INFO@CROSSBOWCATTLE.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	002605 0550	8	6	AGR	RLD-50
Map	002605 0052	8	6	AGR	RLD-50
Map	002605 9500	8	6	AGR	RLD-50

Map	002605 9005	8	6		RLD-50

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

Existing Land Use Category

AGR

Land Use Category Proposed? ☑

If Yes, State Land Use Application #

6066

Total Land Area (Nearest 1/100th of an Acre) 30.74

Justification For Rezoning Application

TO ALLOW FOR SINGLE FAMILY RESIDENTIAL.

Location Of Property

General Location

0 OLD KINGS RD

House #	Street Name, Type and Direction	Zip Code
11990	OLD KINGS RD	32218

Between Streets

KINGS FOREST DRIVE **and** PLUMMER RD

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

30.74 Acres @ $10.00 /acre: $310.00

3) Plus Notification Costs Per Addressee

10 Notifications @ $7.00 /each: $70.00

4) Total Rezoning Application Cost: $2,380.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

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

AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
Individual

Michael E. Roman Jr. and Cavelle Roman
Owner (Affiant) Name

0 and 11990 Old Kings Road, Jacksonville, FL 32219
Address(es) for Subject Property

002605 0550, 002605 9500, 002605 0052, and 002605 9005
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 Michael E. Roman Jr. and Cavelle Roman, 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.

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.

By: Michael E. Roman Jr. & By: Cavelle Roman

NOTARIAL CERTIFICATE

Sworn to and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 29, day of October, 2025, by Michael E. Roman Jr. and Cavelle Roman, who is ☑ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced Driver License

Notary Public Signature

Tamara Lynn Richburg
Printed/Typed Name - Notary Public

[NOTARY SEAL]

Notary Public State of Florida
Tamara Lynn Richburg
My Commission
HH 240332
Exp. 5/1/2026

My commission expires: 5/1/2026

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.

EXHIBIT 3

CENTRALIZED WATER AND SEWER CONNECTION BINDING ACKNOWLEDGEMENT

When completed return to:

City of Jacksonville
Planning and Development Department
214 N. Hogan Street, Suite 300
Jacksonville, FL 32202

11990-1 OLD Kings Rd, Jacksonville, FL 32219
Address(es) for Subject Property

Portions of:
002605-9500, 002605-0550, 002605-0052, 002605-9005.
Parcel Number(s) for Subject Property

Driver Mcafee
Appointed Agent(s)

Land use (L-6066-25c): 2025-798, Rezoning (Z-6446): 2025-799.
Type of Request(s)/Application(s)/Application Number(s)

PLEASE READ CAREFULLY AND ACKNOWLEDGE YOUR UNDERSTANDING AND AGREEMENT TO THIS BINDING ACKNOWLEDGEMENT BY SIGNING ON PAGE 2.

You are hereby advised that the undersigned owner of the above referenced property (the "Subject Property"), which property is the subject of the above noted request(s)/application(s)/application number(s), which are by reference made a part hereof, hereby acknowledges and agrees to bind him/her/themself/itself and his/her/their/its successor(s) in title to develop the Subject Property in accordance with: (i) the centralized water and sewer connection requirements established in the applicable Future Land Use Category of the *2045 Comprehensive Plan*, and (ii) all applicable public water and sanitary sewer system requirements of Code of Subdivision Regulations, Section 654.132, City of Jacksonville Municipal Code.

ACKNOWLEDGED BY:

Signature of Owner

Michael Roman Jr

Print/Type Name

NOTARIAL CERTIFICATE

STATE OF Florida

COUNTY OF Duval

Sworn to and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 27, day of October, 2025, by Michael Roman JR, who is ☑ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced Drivers License.

Tamara Lynn Richburg

Notary Public Signature

[NOTARY SEAL]

Notary Public State of Florida
Tamara Lynn Richburg
My Commission
HH 240332
Exp. 5/1/2026

Tamara Lynn Richburg

Printed/Typed Name – Notary Public

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Appointed Agent(s)

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ACKNOWLEDGED BY:

Signature of Owner

Cavelle Roman

Print/Type Name

NOTARIAL CERTIFICATE

STATE OF Florida

COUNTY OF Duval

Sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 27, day of October, 2025, by Cavelle Roman, who is ☑ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced Driver License.

Tamara Lynn Richburg

Notary Public Signature

[NOTARY SEAL]

Notary Public State of Florida
Tamara Lynn Richburg
My Commission
HH 240332
Exp. 5/1/2026

Tamara Lynn Richburg

Printed/Typed Name – Notary Public

My commission expires: 5/1/2026

Infill Availability Letter

Ricky Jackson

Legend Engineering

416 3rd St - Unit 202

Jacksonville Beach, Florida 32250

5/29/2024

Project Name: Roman

Availability #: 2024-1979

Attn: Ricky Jackson

Thank you for your inquiry regarding the availability of Reclaim,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 customer's responsibility to engage the services of a professional engineer, licensed in the State of Florida, to plan and permit the proposed main extension(s) as well as to engage the services of a contractor to construct the main extension(s).** 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/

Lot Splits:

If a lot is split and two or more homes will be built, a layout of the proposed lot split will be required to be submitted prior to processing of estimate requests or service applications. Submit layout via Step 2 in the Sages program.Review JEA Design Guidelines 2.4.1.1 for the required information needed to process the layout submittal.

Service Tap Cost (Special Estimate):

To receive the associated cost for water or sewer service tap(s), please submit a Special Estimate Request, via Step 2 in the Sages program. Field factors that would designate the need for a special estimate are as follows:

Main Depth 8+ feet deep	Required work within FDOT, St Johns County and Nassau County ROW
Pavement less than 5 years old	Multiple services being installed
Taps on water mains 20-inch and larger	Water taps larger than 2-inches
Sewer taps greater than 6-inches	Low Pressure Sewer Service Connections
Installation of Sewer Vac Pods	Approved Commercial Development plans

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: 2024-1979

Request Received On: 5/29/2024

Availability Response: 5/29/2024

Prepared by: Jennifer Lyles

Expiration Date: 05/29/2026

Project Information

Name: Roman

Address:

County: Duval County

Type: Reclaim,Sewer,Water

Requested Flow: 250

Parcel Number: 002518 0000

Location:

Description: Looking to develop property - need to understand what utilities are available

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1:

Connection Point #2:

Water Special Conditions: JEA does not have a water main available within ¼ mile of this property at this time.

Sewer Connection

Sewer Grid: District 2/Cedar Bay

Connection Point #1:

Connection Point #2:

Sewer Special Conditions: JEA does not have a sewer main available within ¼ mile of this property at this time.

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.

General Conditions:

Subsequent steps you need to take to get service:

2025-0800

(L-5935-24C)

(Companion 2025-0801)

Report of the Jacksonville Planning Department

Small-Scale Future Land Use Map Amendment – November 14, 2025

Ordinance/Application No.:	**2025-800 / L-5935-24C**
Property Location:	5925 Luella Street
Real Estate Number(s):	135428 0000
Property Acreage:	0.55 of an acre
Planning District:	District 3, Southeast
City Council District:	District 5
Applicant:	Curtis Hart
Current Land Use:	Residential-Professional-Institutional (RPI)
Proposed Land Use:	Community / General Commercial (CGC)
Current Zoning:	Commercial Office (CO)
Proposed Zoning:	Commercial Community / General – 1 (CCG-1)
Development Area:	Urban Development Area
RECOMMENDATION:	**Approve**

APPLICANT'S JUSTIFICATION FOR THE LAND USE MAP AMENDMENT

Property is adjacent to CGC, the proposed land use change from RPI to CGC would be compatible with the surrounding area.

BACKGROUND

The 0.55 of an acre subject site is on Luella Street, one parcel west of University Boulevard South (SR-109), a minor arterial roadway, between Cruz and Luella Street, both local roads. The site is located within the Southeast Planning District (District 3), Council District 5, and the Urban Development Area. Pending concurrently with this application is a companion application to change the zoning district from CO to CCG-1, pursuant to Ordinance 2025-801.

The subject site currently contains vehicles and cargo containers. There have not been many land use changes in the area in recent years. One parcel south of the site was changed to CGC, pursuant to Ordinance 2003-1179, and one parcel further south was changed to RPI, pursuant to Ordinance 2000-1153.

There are single and multi-family residential uses proximate to the site and commercial uses entirely surrounding the site. Other uses in the surrounding area include a hospital and physical rehabilitation facility, offices, including numerous medical offices, and a mix of commercial uses.

The adjacent land use categories, zoning districts and property uses are as follows:

North: Land Use: Community / General Commercial (CGC) and Residential-Professional-Institutional (RPI)
Zoning: Residential Medium Density-D (RMD-D) and Commercial Community / General – 1 (CCG-1)
Property Use: Multi-family, Medical Facilities and Commercial

South: Land Use: CGC, RPI and Low Density Residential (LDR)
Zoning: Planned Unit Development (PUD, 2003-1180-E), PUD (2000-1154-E), CCG-1, and Commercial, Residential, and Office (CRO)
Property Use: Vacant commercial, Single-family residences, Offices, Pharmacy, and Medical Offices

East: Land Use: CGC and Public Buildings and Facilities (PBF)
Zoning: CCG-1, Public Buildings and Facilities – 2 (PBF-2) and PBF-3
Property Use: Fast food, Hospital and Physical Rehabilitation Center

West: Land Use: RPI and Medium Density Residential (MDR)
Zoning: Commercial Office (CO), Residential Medium Density – A (RMD-A), and PUD (2014-99-E)
Property Use: Commercial and Single-family residences

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	**0.55 Acres / 23,958 sq. ft.**	
Development Boundary	Urban Development Area	
Roadway Frontage Classification / State Road	Luella St. – Unclassified Roadway	
Plans and/or Studies	Southeast Vision Plan	
Site Utilization	Current: Cars and storage containers	Proposed: CGC uses
Land Use / Zoning	Current: RPI / CO	Proposed: CGC / CCG-1

Development Analysis	**0.55 Acres / 23,958 sq. ft.**	
Development Standards for Impact Assessment	Current: Scenario 1: 0.5 FAR Scenario 2: 23 DU/Acre	Proposed: Scenario 1: 0.35 FAR Scenario 2: 30 DU/Acre
Development Potential	Current: Scenario 1: 11,979 sq. ft. Scenario 2: 12 DU	Proposed: Scenario 1: 8,385 sq. ft. Scenario 2: 16 DU
Net Increase or Decrease in Maximum Density	Scenario 1: N/A Scenario 2: Increase of 4 DU	
Net Increase or Decrease in Potential Floor Area	Scenario 1: Decrease of 3,594 sq. ft. Scenario 2: N/A	
Population Potential	Current: Scenario 1: N/A Scenario 2: 28 People	Proposed: Scenario 1: N/A Scenario 2: 37 People
Special Designation Areas		
Aquatic Preserve	No	
Evacuation Zone	No	
Airport Environment Zone	500’ Height Restriction Zone for NAS Jacksonville	
Industrial Preservation Area	No	
Cultural Resources	None	
Archaeological Sensitivity	High	
Historic District	No	
Coastal High Hazard	No	
Adaptation Action Area	No	
Groundwater Aquifer Recharge Area	Discharge	
Wellhead Protection Zone	No	
Boat Facility Siting Zone	No	
Brownfield	No	
Public Facilities		
Potential Roadway Impact	Scenario 1: 363 net new daily trips Scenario 2: 17 net new daily trips	
Potential Public School Impact	De Minimus	
Water Provider	JEA	
Potential Water Impact	Scenario 1: Decrease of 421 gpd Scenario 2: Increase of 940 gpd	
Sewer Provider	JEA	
Potential Sewer Impact	Scenario 1: Decrease of 316 gpd Scenario 2: Increase of 705 gpd	
Potential Solid Waste Impact	Scenario 1: Decrease of 5.75 tons per year Scenario 2: Increase of 10.4 tons per year	

Development Analysis	**0.55 Acres / 23,958 sq. ft.**
Drainage Basin/Sub-basin	Arlington River / Little Pottsburg Creek
Recreation and Parks	Fletcher Morgan Park
Mass Transit Access	Route 50 (University Blvd) and Route 8 (Beach Blvd)
Natural Features	
Elevations	19' to 23'
Land Cover	1200: Residential, medium density - 2-5 dwelling units/acre 1400: Commercial and services
Soils	73: Urban Land – Mascotte-Sapelo complex, 0-2% slopes
Flood Zones	No
Wetlands	No
Wildlife (applicable to sites greater than 50 acres)	N/A

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 that the site will be served by central sewage and potable water from JEA. While the applicant has not provided a JEA letter of availability, review of the City's Infrastructure Map (available at: https://jaxgis.coj.net/Infrastructure/#, accessed 11/4/2025) indicates there is a water main on the Luella Street right of way and a sewer main that serves the neighboring property at the corner of Luella Street and University Boulevard South, which the site owner could potentially connect to. Full details would be provided in a letter of availability.

Plan amendment requests for new CGC designations are preferred in locations which are 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 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 comprises approximately 0.55 acres and is located at 5925 Luella Street, a local roadway, east of University Boulevard, a minor arterial roadway. The property lies within the Urban Area and Mobility Zone 8. The applicant is requesting a land use amendment to change the designation from Residential/Professional/Institutional (RPI) 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 (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 existing RPI designation and the proposed CGC designation, illustrating the potential transportation impacts on the roadway network.

Summary of Scenarios
Under the current RPI designation, the site would generate approximately 94 and 54 daily trips, depending on the scenario. If amended to CGC, two potential development scenarios were evaluated:

Scenario 1 (ITE 822 – Strip Retail Plaza, Less Than 40K): Estimated 8,385 square feet of commercial use could generate approximately 457 daily trips, representing a net increase of 363 daily trips.

Scenario 2 (ITE 221 – Multifamily Housing, Mid-Rise): Estimated 16 dwelling units could generate approximately 71 daily trips, representing an increase of 17 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 17 and 363 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.

Table A

Land Use Scenario	ITE Land Use Code	Potential Units / SF	Estimation Method	Daily Trips
Current Land Use (RPI – Scenario 1)	710	11,979 SF	T = 7.83(X) / 1000	94
Total Trips – Existing Land Use (Scenario 1)				*94*
Current Land Use (RPI – Scenario 2)	221	12 DUs	T = 4.46(X)	54
Total Trips – Existing Land Use (Scenario 2)				*54*
Proposed Land Use (CGC – Scenario 1)	822	8,385 SF	T = 54.45(X) / 1000	457
Total Trips – Proposed Land Use (Scenario 1)				*457*
Proposed Land Use (CGC – Scenario 2)	221	16 DUs	T = 4.46(X)	71
Total Trips – Proposed Land Use (Scenario 2)				*71*

Land Use Scenario	ITE Land Use Code	Potential Units / SF	Estimation Method	Daily Trips
Scenario 1 Difference in Daily Trips				**363**
Scenario 2 Difference in Daily Trips				**17**

SCHOOL CAPACITY

While the proposed amendment includes a residential component, the site would generate 20 residential units or less. Therefore, the proposed development will have a de minimis impact on school capacity.

AIRPORT HEIGHT AND HAZARD ZONE

The site is located within the 500' Height and Hazard Zone for 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).

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 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. 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.

PROCEDURAL COMPLIANCE

Based upon submittal of the sign posting affidavit as well as a site visit, staff confirmed the required notice of public hearing signs were posted on October 27, 2025. Twenty-two (22) 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 November 3, 2025. No members of the public attended to voice opinions on the application or ask questions.

CONSISTENCY EVALUATION

Consistency with 2045 Comprehensive Plan Goals, Objectives and Policies

Future Land Use Element (FLUE)

Development Area

Urban Area (UA): The UA is the second tier Development Area and generally corresponds with 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, 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:

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 (FLUE), Residential Professional Institutional (RPI) is a category primarily intended to accommodate medium to high density residential, office, and institutional uses. RPI in the Urban Area is intended to provide compact medium density residential development. Development which includes medium density residential and professional 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. The maximum gross density within the Urban Area is 30 units / acre, except as provided elsewhere in the Comprehensive Plan.

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 also allows for multi-family residential at densities up to 40 units per acre in the Urban Area. 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.

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. 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 subject site is in a transition area between the medical, office, and commercial uses on University Boulevard South, to the north, east, and south and the residential uses to the west. RPI and the MDR designation past the RPI designated area that abuts the site on the west ensures transition to residential neighborhoods. The proposed amendment is a logical extension of the abutting CGC land use designation and it will result in a uniform land use along an established commercial corridor. The proposed amendment to CGC results in a compact and compatible development pattern as CGC surrounds the subject site to the north, east, and west. 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 underutilized property for additional commercial and retail space within the Southeast Planning District. Additionally, the proposed land use designation would compliment the character of the existing corridor as well as enhance the viability of the adjacent non-residential uses. This amendment would follow the current trend in the area of providing the neighborhood with a mix of uses, including retail stores, offices, medical centers, and multi- and single-family dwellings. Therefore, the amendment is consistent with FLUE Goal 3, Objective 3.2, and Policies 1.1.21 and 1.1.22

Consistent with FLUE Policy 1.2.8, the applicant has provided that the site will be served by central sewage and potable water from JEA. While the applicant has not provided a JEA letter of availability, review of the City's Infrastructure Map (available at: https://jaxgis.coj.net/Infrastructure/#, accessed 11/4/2025) indicates there is a water main on the Luella Street right of way and a sewer main that serves the neighboring property at the corner of Luella Street and University Boulevard South, which the site owner could potentially connect to. Full details would be provided in a letter of availability. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services.

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.

Southeast Vision Plan (2010)
The subject site is located within the boundaries of the Southeast Jacksonville Vision Plan (2010) and is in the northwest corner of the vision plan boundaries. The Plan encourages infill and redevelopment in Traditional Building Areas to prevent urban sprawl and revitalize old neighborhoods, making this site a desired location for development.

Subprincipal 2.2.2 — Encourage redevelopment of existing commercial and industrial sites in need of redevelopment, i.e., vacant, blighted partially razed, by providing incentives.

The CGC category allows for a mix of commercial, retail, and multi-family residential uses that support and strengthen neighborhoods. The proposed land use amendment will provide additional commercial options and enhance the character of the area and is therefore consistent with the Southeast Vision Plan.

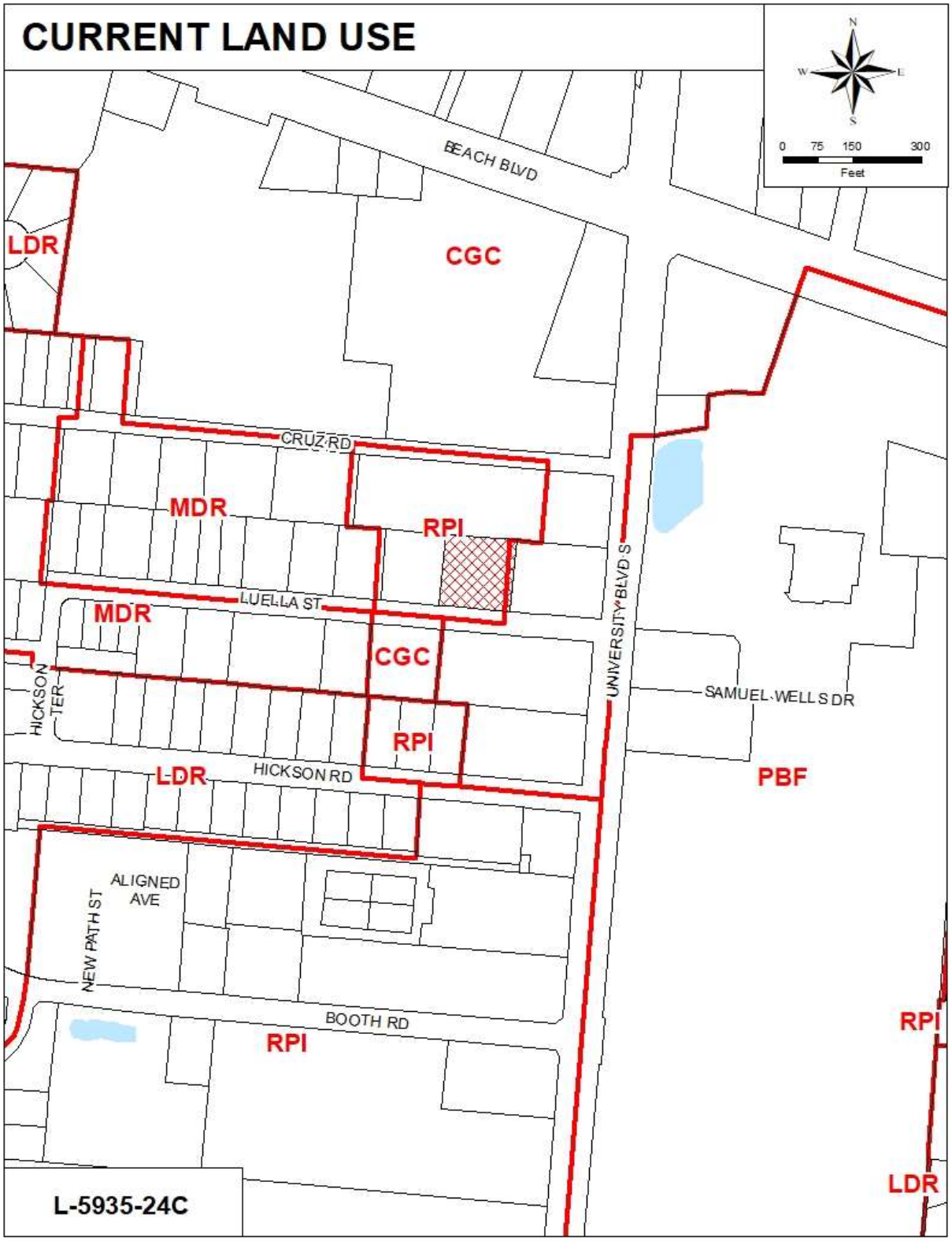
Strategic Regional Policy Plan
The proposed amendment is consistent with the following Policy of the Strategic Regional Policy Plan:

Policy 4: The Region supports strategies identified by the Regional Community Institute as they worked on First Coast Vision, including:

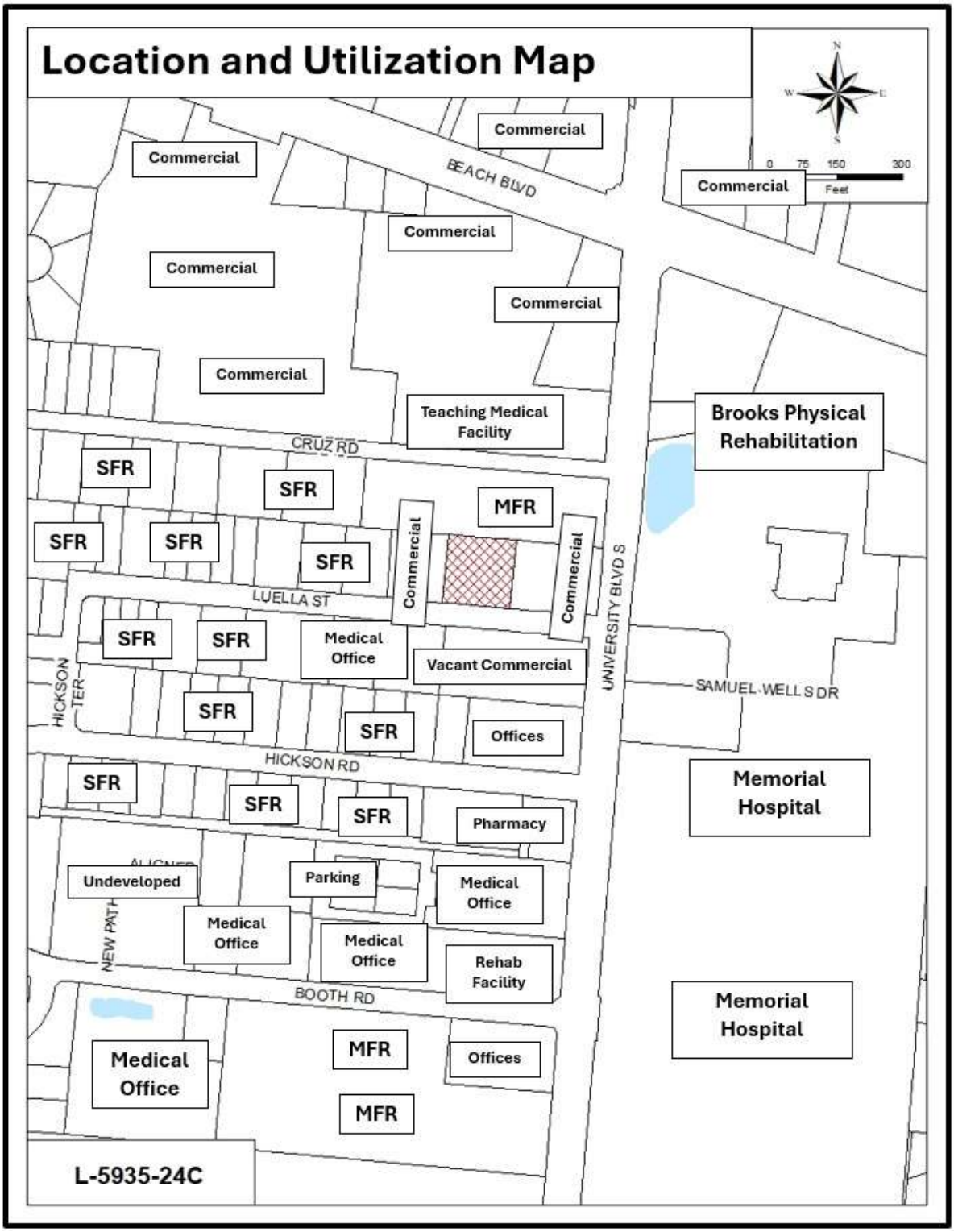
- Infill and redevelopment.

The proposed amendment would allow for the infill development of a property, within the Urban Area, consistent with Policy 4 of the Strategic Regional Policy Plan.

CURRENT LAND USE MAP



LAND UTILIZATION MAP



2025-0801

(Companion 2025-0800)

2025-0801
(Companion to 2025-0800)
CMC

REPORT OF THE PLANNING DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2025-0801

NOVEMEBER 20, 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 **2025-0801**.

Location:	5925 Luella Street; between University Boulevard and Hickson Street.
Real Estate Number:	135428-0000
Current Zoning District:	Commercial Office (CO)
Proposed Zoning Districts:	Commercial Community / General -1 (CCG-1)
Current Land Use Category:	Residential-Professional-Institutional (RPI)
Proposed Land Use Category:	Community / General Commercial (CGC)
Planning District:	District 3—Southeast
Council District:	District 5
Applicant:	Curtis Hart Hart Resources LLC Jacksonville, FL. 32216
Owner:	George Ward 1409 Tree Split Lane Neptune Beach, FL. 32266
Staff Recommendation:	**APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2025-0801** seeks to rezone 0.55± acres of land from Commercial Office (CO) to Commercial Community / General -1 (CCG-1). The request is being sought to allow for commercial uses similar to those in the surrounding area. The subject property is currently vacant and is neighbored by fast food restaurant to the east, a retail store to the south, and a multi-family complex to the north.

There is a companion Small Scale Land Use Amendment, Ordinance **2025-0800**, seeking to amend the properties Land Use category from Residential-Professional-Institutional (RPI) to Community / General Commercial (CGC). The Planning Department is also recommending approval for the Amendment.

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. In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land* of the Zoning Code, the Planning Department finds that the subject property will be located in the CGC functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2045 Comprehensive Plan. According to the Future Land Use Element (FLUE), 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.

2. Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?

Yes. The 0.55 of an acre subject site is on Luella Street, one parcel west of University Boulevard South (SR-109), a minor arterial roadway, between Cruz Road and Luella Street, both local roads. The site is located within the Southeast Planning District (District 3), Council District 5, and the Urban Development Area. Pending concurrently with this application is a companion application to amend the land use from RPI to CGC, pursuant to Ordinance 2025-800.

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 following Goals, Objectives, and Policies of the 2045 Comprehensive Plan, Future Land Use Element:

Goal 1 To ensure that the character and location of land uses optimize the combined potentials for economic benefit, 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.

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 to allow for commercial uses.

SURROUNDING LAND USE AND ZONING

The 0.55-acre subject property is currently vacant and is located on the north side of Luella Street just west of University Boulevard. The proposed CCG-1 zoning district permits development well suited to the contiguous commercial area, which will serve the residential area behind the subject site. The surrounding land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	RPI	RMD-D	Multi-Family Dwellings
East	CGC	CCG-1	Fast Food Restaurant
South	CGC	PUD	Retail Warehouse
West	RPI	CO	Office

It is the opinion of the Planning and Development Department that the requested rezoning to CCG-1 will be compatible with the surrounding uses.

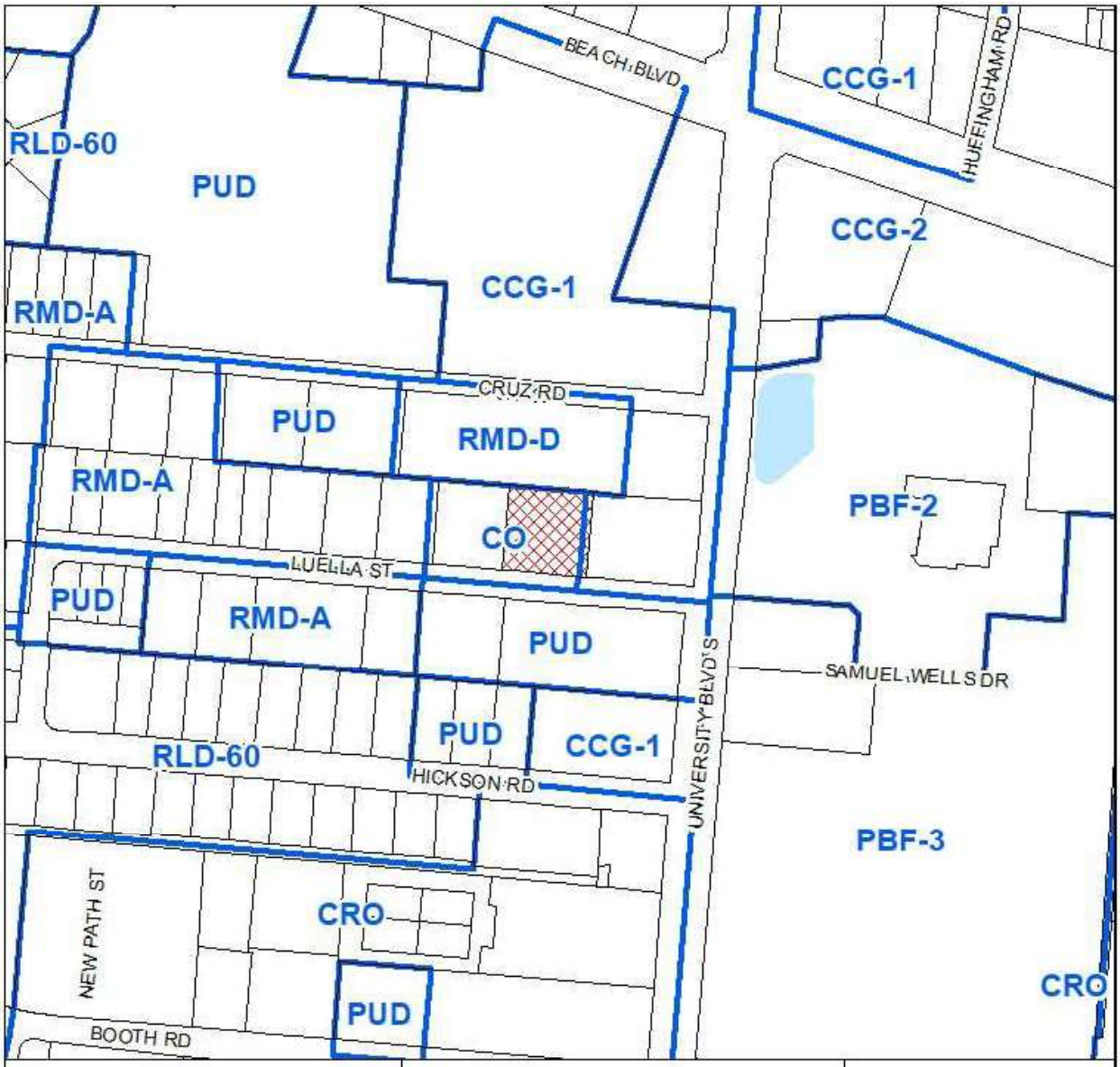
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **November 13, 2025** by the Planning Department, the required Notice of Public Hearing signs **was** posted.

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2025-0801** be **APPROVED**.

Aerial Photo

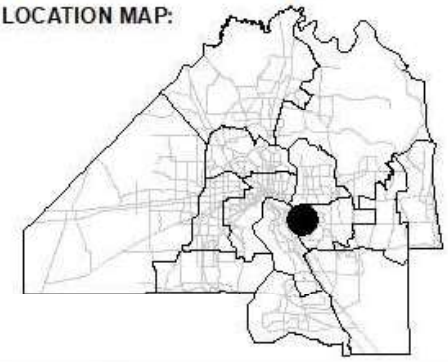


REQUEST SOUGHT:

FROM: CO

TO: CCG-1

LOCATION MAP:



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COUNCIL DISTRICT:
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ORDINANCE NUMBER	TRACKING NUMBER	
ORD-2025-0801	T-2024-5537	**EXHIBIT 2 PAGE 1 OF 1**

Legal Map

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2025-0801 **Staff Sign-Off/Date** CMC / 10/10/2025
Filing Date 10/28/2025 **Number of Signs to Post** 1

Hearing Dates:
1st City Council 11/25/2025 **Planning Comission** 11/20/2025
Land Use & Zoning 12/02/2025 **2nd City Council** 12/09/2025

Neighborhood Association N/A
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 5537 **Application Status** FILED COMPLETE
Date Started 04/03/2024 **Date Submitted** 04/03/2024

General Information On Applicant

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

General Information On Owner(s)

☐ **Check to fill first Owner with Applicant Info**

Last Name WARD **First Name** GEORGE **Middle Name**
Company/Trust Name
Mailing Address 1409 TREE SPLIT LANE
City NEPTUNE BEACH **State** FL **Zip Code** 32266
Phone **Fax** **Email**

Property Information

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

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	135428 0000	5	3	CO	CCG-1

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 #

5935

Total Land Area (Nearest 1/100th of an Acre) 0.55

Justification For Rezoning Application

PROPERTY IS ADJACENT TO CCG-1. THE PROPOSED ZONING CHANGE FROM CO TO CCG-1 WOULD BE COMPATIBLE WITH THE SURROUNDING AREA.

Location Of Property

General Location

NORTH SIDE OF LUELLA STREET

House #	Street Name, Type and Direction	Zip Code
5925	LUELLA ST	32207

Between Streets

UNIVERSITY BLVD **and** HICKSON TERRACE

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

0.55 Acres @ $10.00 /acre: $10.00

3) Plus Notification Costs Per Addressee

19 Notifications @ $7.00 /each: $133.00

4) Total Rezoning Application Cost: $2,143.00

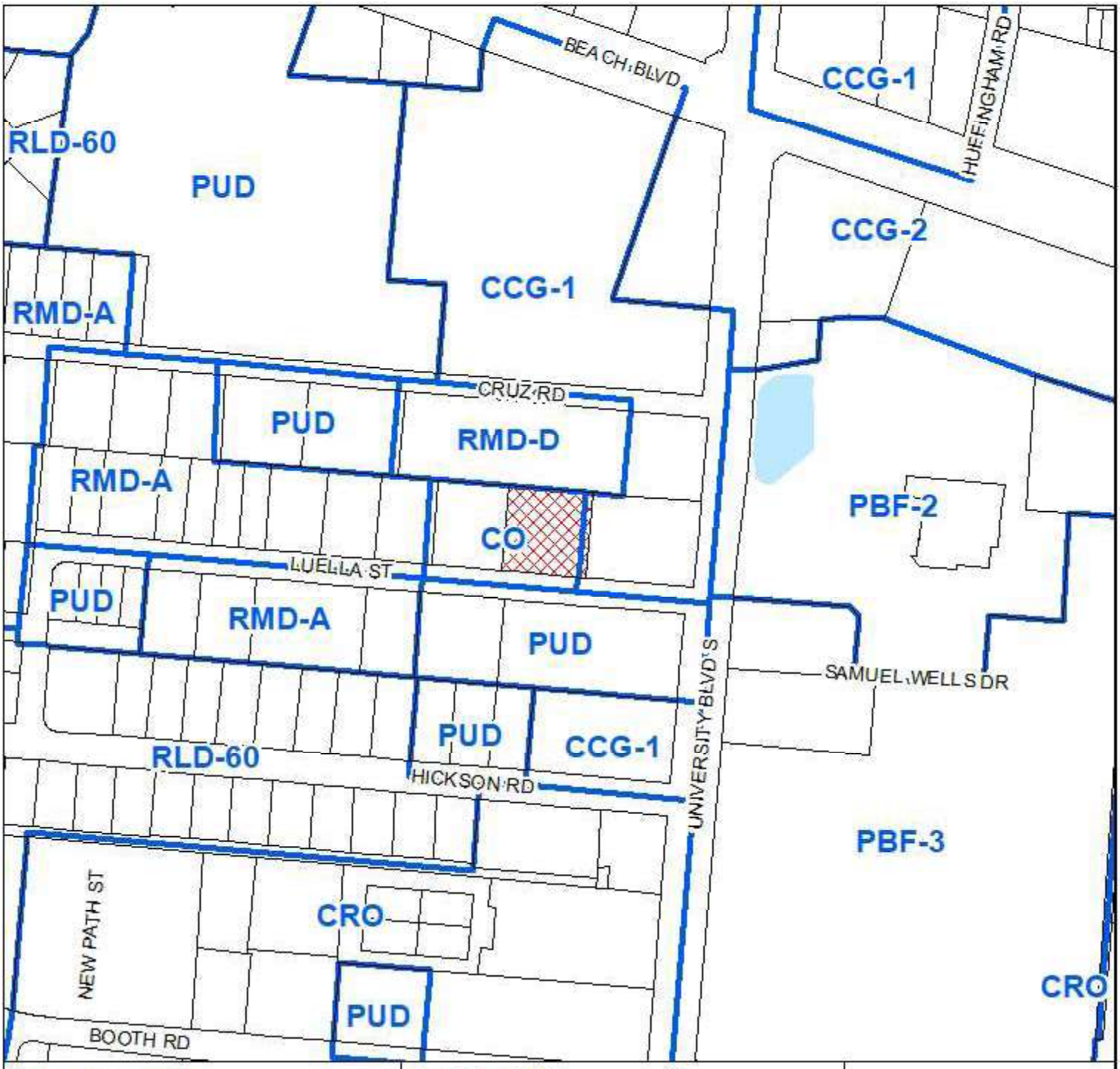
NOTE: Advertising Costs To Be Billed to Owner/Agent

LEGAL DESCRIPTION

5925 LUELLA ST

LOT 5, 6 (EXECEPT THE EAST 18.95 FEET OF LOT 5) AND LOT 7 AND 8 (EXCEPT PART DESCRIBED IN OFFICIAL RECORDS VOLUME 9492 AT PAGE 1127) OF SPRING GLEN HEIGHTS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 82 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

September 15, 2025

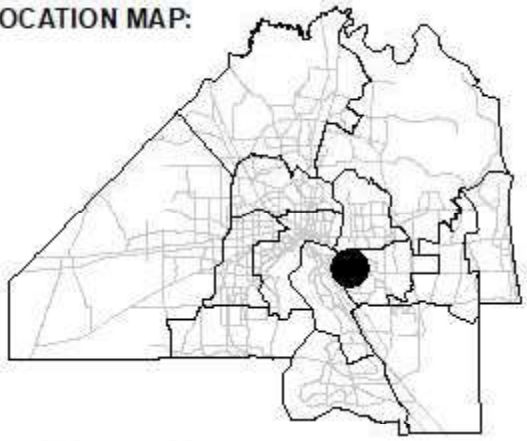


REQUEST SOUGHT:

FROM: CO

TO: CCG-1

LOCATION MAP:



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COUNCIL DISTRICT:

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TRACKING NUMBER

T-2024-5537

EXHIBIT 2
PAGE 1 OF 1

EXHIBIT A - Property Ownership Affidavit

Date: 10/17/23

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

Re: Property Owner Affidavit for the following site location:

RE# 135428-0000 (5925 Luella Street)

To Whom it May Concern:

I George J. Ward hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Rezoning and/or Land use submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

By George J. Ward

Print Name: GEORGE J. WARD

If Owner is Corporate Entity:*

Print Corporate Name:

_____

By _____

Print Name: _____

Its: _____

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

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☑ ~~physical presence~~ or ☐ online notarization, this 31 day of October, 2023, by George J. Ward, who is personally known to me or who has produced _____ as identification.

[Notary Seal]

PENELOPE A. BOWAN
MY COMMISSION #GG952726
EXPIRES: FEB 27, 2024
Bonded through 1st State Insurance

Notary Public

Penelope A. Bowan

Name typed, printed or stamped
My Commission Expires: 2/27/24

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: 10/17/23

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

Re: Agent Authorization for the following site location: RE# 135428-0000 (5925 Luella St.)

To Whom it May Concern:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Curtis Hart/ Hart Resources, LLC to act as agent to file application(s) for Rezoning and/or Land use for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

If Owner is Individual:

By George J. Ward

Print Name: George J. Ward

If Owner is Corporate Entity:*

Print Corporate Name:

By _____

Print Name: _____

Its: _____

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

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 31 day of October, 2023, by George J. Ward, who is personally known to me or who has produced _____ as identification.

[Notary Seal]

PENELOPE A. BOWAN
MY COMMISSION #GG952726
EXPIRES: FEB 27, 2024
Bonded through 1st State Insurance

Notary Public

Penelope A. Bowan

Name typed, printed or stamped
My Commission Expires: 2/27/24

Doc # 2006203632, OR BK 13323 Page 981, Number Pages: 2, Filed & Recorded 06/13/2006 at 10:12 AM, JIM FULLER CLERK CIRCUIT COURT DUVAL COUNTY RECORDING $18.50 DEED DOC ST $0.70

Prepared by:
Samuel L. LePrell
Attorney and Counselor at Law
1930 San Marco Boulevard
Suite 201, St. Mark's Place
Jacksonville, Florida 32207

When recorded return to:
Samuel L. LePrell
Attorney and Counselor at Law
1930 San Marco Boulevard
Suite 201, St. Mark's Place
Jacksonville, Florida 32207

(Space above this line reserved for recording office use only)

WARRANTY DEED

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: William L. Carriere and Sara Beth Carriere, his wife
5404 Clifton Road
Jacksonville, Florida 32211-6912

The word "I" or "me" as hereafter used means the Grantor, who are Tenants in Common and who are conveying non-homestead property.

2. IDENTIFICATION OF GRANTEE

Grantee's name and address is: George J. Ward and Anne L. Ward, his wife
6135 Ortega Farms Boulevard
Jacksonville, Florida 32244

The word "you" as hereafter used means the Grantee.

3. MEANINGS OF TERMS

The terms "I," "me," "you," "grantor," and "grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

4. DESCRIPTION OF REAL PROPERTY CONVEYED

Property hereby conveyed (the "Real Property") is described as follows:

Lots 7 and 8 (except part described in Official Records Volume 9492 at page 1127) of Spring Glen Heights according to the Plat thereof as recorded in Plat Book 12, page 82 of the current public records of Duval County, Florida

together with all tenements (property capable of being held with unconditional power of disposition), hereditaments (inheritable interest in property), easements (right to use land of another) and appurtenances (right used with land for its benefit) belonging to or benefitting such property.

The Property Appraiser's Parcel Identification Number is 135429-0000.

5. CONSIDERATION

Good and valuable consideration plus the sum of Ten Dollars ($10.00) received by me from you.

6. CONVEYANCE OF REAL PROPERTY

For the consideration described in Paragraph 5, I have granted, bargained and sold to you the Real Property to have and to hold in fee simple (estate in property unlimited as to duration, disposition and descendability) forever.

7. WARRANTY

I fully warrant the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever except for covenants, reservations, restrictions and easements of record, if any; and taxes subsequent to December 31, 2003.

8. NOT HOMESTEAD

I represent and warrant that the Real Property is neither the homestead or residence of myself or a member of my family, nor is the Real Property adjacent to the homestead or residence of myself or a member of my family.

9. EXCEPTIONS

This conveyance is subject to taxes for year 2004 and subsequent years.

10. ADDITIONAL PROPERTY

No additional consideration is being paid for this Deed. This Deed is being delivered to convey the property described herein to the Grantees effective as of August 16, 2004. The property described herein was inadvertently not included in that certain Deed from Grantors to Grantees dated April 16, 2004 and recorded in Official Records Volume 12033 at page 1427, of the current public records of Duval County, Florida.

Executed effective as of August 16, 2004.

William L. Carriere

Sara Beth Carriere

Signed in the presence of:

Print Name of Witness: Jennifer Smith

Signed in the presence of:

Print Name of Witness: MELISSA D. MORRIS

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 5th day of June, 2006, by William L. Carriere, who is personally known to me or has produced his Florida driver's license as identification.

Notary Public / State of Florida

KATHRYN K. PUSCAS
MY COMMISSION # DD 379063
EXPIRES: December 14, 2008
Bonded Thru Notary Public Underwriters

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 5th day of June, 2006 by Sara Beth Carriere, who is personally known to me or has produced her Florida driver's license as identification.

Notary Public / State of Florida

H:\Carriere\A&J Land Surveyors, Inc\Warranty Deed.Ward.052705.wpd

KATHRYN K. PUSCAS
MY COMMISSION # DD 379063
EXPIRES: December 14, 2008
Bonded Thru Notary Public Underwriters

Doc# 2004291544
Book: 12033
Pages: 1427 - 1428
Filed & Recorded
09/13/2004 11:40:36 AM
JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
RECORDING $ 9.00
TRUST FUND $ 1.50
DEED DOC STAMP $ 735.00
REC ADDITIONAL $ 8.00

Prepared by:
Samuel L. LePrell
Attorney and Counselor at Law
1930 San Marco Boulevard
Suite 201, St. Mark's Place
Jacksonville, Florida 32207

When recorded return to:
Samuel L. LePrell
Attorney and Counselor at Law
1930 San Marco Boulevard
Suite 201, St. Mark's Place
Jacksonville, Florida 32207

(Space above this line reserved for recording office use only)

WARRANTY DEED

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: William L. Carriere and Sara Beth Carriere, his wife
5404 Clifton Road
Jacksonville, Florida 32211-6912

The word "I" or "me" as hereafter used means the Grantor, who are Tenants in Common and who are conveying non-homestead property.

2. IDENTIFICATION OF GRANTEE

Grantee's name and address is: George J. Ward and Anne L. Ward, his wife
6135 Ortega Farms Boulevard
Jacksonville, Florida 32244

The word "you" as hereafter used means the Grantee.

3. MEANINGS OF TERMS

The terms "I," "me," "you," "grantor," and "grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

4. DESCRIPTION OF REAL PROPERTY CONVEYED

Property hereby conveyed (the "Real Property") is described as follows:

Lots 5 and 6 (except the East 18.95 feet of Lot 5) of Spring Glen Heights according to the Plat thereof as recorded in Plat Book 12, page 82 of the current public records of Duval County, Florida

together with all tenements (property capable of being held with unconditional power of disposition), hereditaments (inheritable interest in property), easements (right to use land of another) and appurtenances (right used with land for its benefit) belonging to or benefitting such property.

The Property Appraiser's Parcel Identification Number is 135428-0000.

5. CONSIDERATION

Good and valuable consideration plus the sum of Ten Dollars ($10.00) received by me from you.

6. CONVEYANCE OF REAL PROPERTY

For the consideration described in Paragraph 5, I have granted, bargained and sold to you the Real Property to have and to hold in fee simple (estate in property unlimited as to duration, disposition and descendability) forever.

7. WARRANTY

I fully warrant the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever except for covenants, reservations, restrictions and easements of record, if any; and taxes subsequent to December 31, 2003.

8. NOT HOMESTEAD

I represent and warrant that the Real Property is neither the homestead or residence of myself or a member of my family, nor is the Real Property adjacent to the homestead or residence of myself or a member of my family.

9. EXCEPTIONS

This conveyance is subject to taxes for year 2004 and subsequent years.

Executed on August 16, 2004.

William L. Carriere

Sara Beth Carriere

Signed in the presence of:

Print Name of Witness: Zena. de Carlton

Signed in the presence of:

Print Name of Witness: PETE RICKARD

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 16th day of August, 2004, by William L. Carriere, who is personally known to me or has produced his Florida driver's license as identification.

Notary Public - State of Florida

DANIELLE ELAINE HIERS
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD118305
EXPIRES 05/22/2006
BONDED THRU 1-888-NOTARY1

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 16th day of August, 2004, by Sara Beth Carriere, who is personally known to me or has produced her Florida driver's license as identification.

Notary Public - State of Florida

C:\wpdocs\Carriere\A&J Land Surveyors, Inc\Warranty Deed.wpd

DANIELLE ELAINE HIERS
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD118305
EXPIRES 05/22/2006
BONDED THRU 1-888-NOTARY1

Duval County, City Of Jacksonville
Jim Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Account No: CR793334
User: Corrigan, Connor - PDCU
REZONING/VARIANCE/EXCEPTION

Date: 10/9/2025
Email: CCorrigan@coj.net

Name: Curtis Hart / George Ward
Address: 8051 Tara Lane
Description: Application for Conventional Rezoning Z-5537

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	2143.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	2143.00

Total Due: $2,143.00

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

Date: 10/9/2025

REZONING/VARIANCE/EXCEPTION

Description: Application for Conventional Rezoning Z-5537

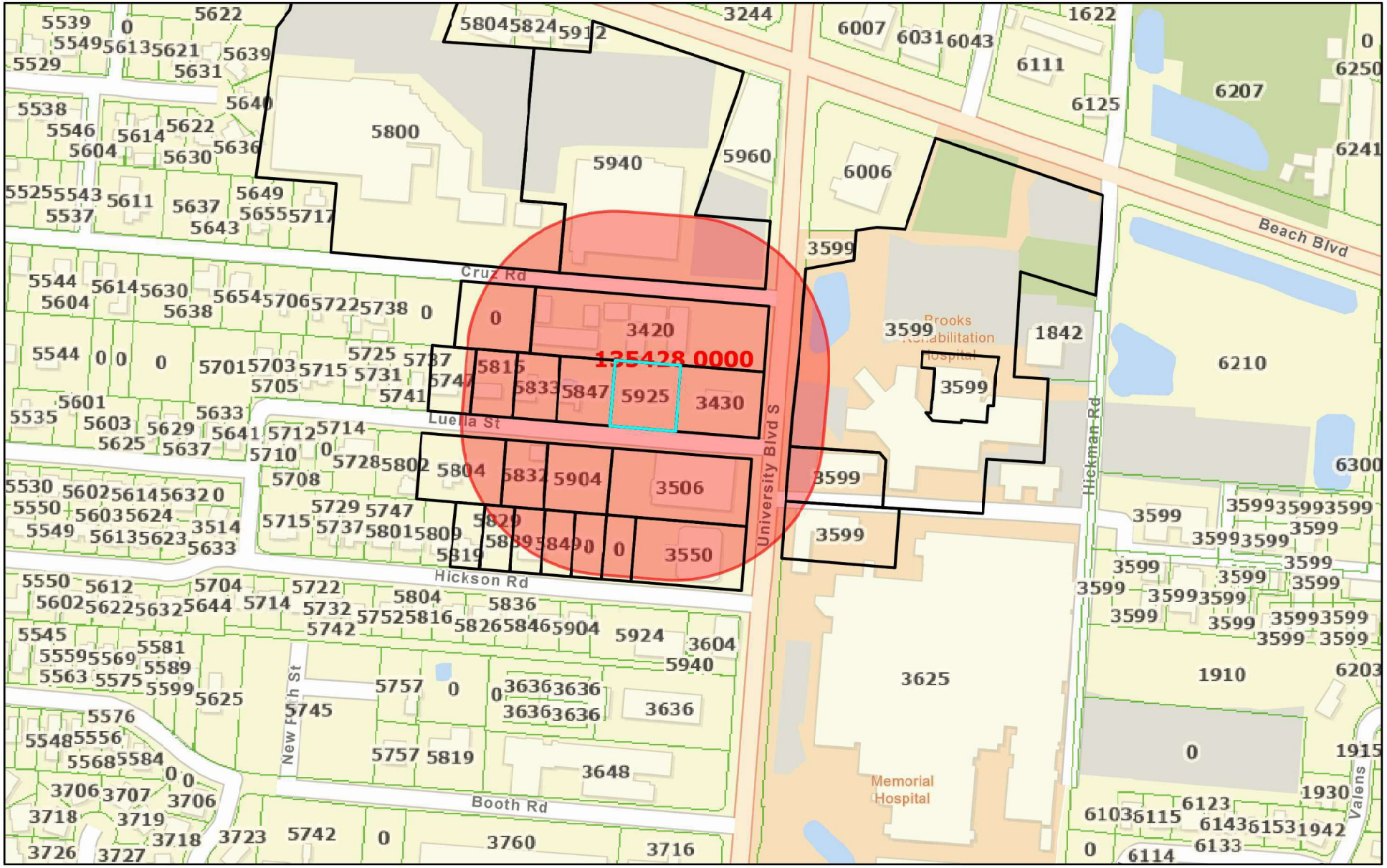
Total Due: $2,143.00

Jim Overton
Duval County
Date Time: 10/10/2025 03:04PM
Drawer: P01
Clerk: GJA
Transaction: 7895250

Item	Paid
CR Processing: CR793334	$2,143.00
Curtis Hart / George Ward 8051 Tara Lane Total:	$2,143.00
Receipt: 395-26-00839400	
Total Tendered	$2,143.00
Check:	$2,143.00
Chk#39916	
Balance:	$0.00
Paid By: A & J LAND SURVEYORS INC	

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
136320 0000	GENESIS HEALTH INC		3599 UNIVERSITY BLVD S			JACKSONVILLE	FL	32216
136288 0500	MEMORIAL HEALTHCARE GROUP INC		C/O HCA DUCHARME MCMILLEN & ASSOCIATES	P O BOX 80610		INDIANAPOLIS	IN	46280
135753 0000	3550 UNIVERSITY BLVD SOUTH HOLDINGS LLC		PO BOX 19906			JACKSONVILLE	FL	32245
135751 0000	BERISA ISO		5839 HICKSON RD			JACKSONVILLE	FL	32207
135750 0000	KANTARVIC RIFET		5829 HICKSON RD			JACKSONVILLE	FL	32207-5970
135749 0000	HIAR RIMONA J		5819 HICKSON RD			JACKSONVILLE	FL	32207-5970
135503 0000	WATSON WILLIAM A JR TRUST		7821 DEERCREEK CLUB RD STE 200			JACKSONVILLE	FL	32256-3698
135444 0000	TAYLOR RITA E B/E		5804 LUELLA ST			JACKSONVILLE	FL	32207-5965
135443 0000	DELANEY JENNIFER		5832 LUELLA ST			JACKSONVILLE	FL	32207
135439 0000	UNIVERSITY MEDICAL HOLDINGS GROUP LLC		5618 21ST AVE			BROOKLYN	NY	11204
135432 0000	HWP DEVELOPMENT LLC		330 A1A N STE 323			PONTE VEDRA BEACH	FL	32082-1826
135431 0000	MCGRUDER CARMEN		5815 LUELLA ST			JACKSONVILLE	FL	32207-5957
135430 0000	FONN REALITY LLC		2313 DUNCAN LN			WALDORF	MD	20603-4882
135429 0500	JEJO LLC		5847 LUELLA ST			JACKSONVILLE	FL	32207-5957
135428 0000	WARD GEORGE J		1409 TREE SPLIT LN			NEPTUNE BEACH	FL	32266
135427 0500	JAX FOODS L L C		3770 SALT MEADOW CT S			JACKSONVILLE	FL	32224
135132 0000	REVOCABLE LIVING TRUST OF WILLIAM A WATSON JR		7821 DEERCREEK CLUB RD STE 200			JACKSONVILLE	FL	32256-3698
135120 0500	116 W FLAGLER STREET LLC		1210 MICHIGAN AVE			MIAMI BEACH	FL	33139
135118 0000	5940 BEACH BLVD JAX LLC		12150 SW BENNINGTON CIR			PORT SAINT LUCIE	FL	34987
	SAN SOUCI NEIGHBORHOOD	MARK OWENS	6240 BENNETT RD			JACKSONVILLE	FL	32216
	SOUTHEAST	JOANNE PARKER GRIFFIN	4222 LALOSA DR			JACKSONVILLE	FL	32217

Land Development Review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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 2025-801

DATE: November 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)
Current Zoning:	Commercial Office (CO)
Proposed Zoning:	Commercial Community/General-1 (CCG-1)
Development Area:	Urban Development Area
Total Acres:	0.55 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*] [ ]

***Contingent on passage of companion land use amendment changing the land use from RPI to CGC, pursuant to ordinance 2025-800.**

ZONING REQUEST:
Rezone from CO to CCG-1.

LAND USE CATEGORY CONSISTENCY REVIEW:
The 0.55 of an acre subject site is on Luella Street, one parcel west of University Boulevard South (SR-109), a minor arterial roadway, between Cruz Road and Luella Street, both local roads. The site is located within the Southeast Planning District (District 3), Council District 5, and the Urban Development Area. Pending concurrently with this application is a companion application to amend the land use from RPI to CGC, pursuant to Ordinance 2025-800.

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: 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.

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

Future Land Use Element

Objective 2.6 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 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. 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.

Conventional Rezonings

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. Rogers Towers, P.A. 1301 Riverplace Boulevard, Suite 1500 Jacksonville, FL 32207
Owner:	Industrial Park Investments, INC. 3600 Vineland Road, Suite 101 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)

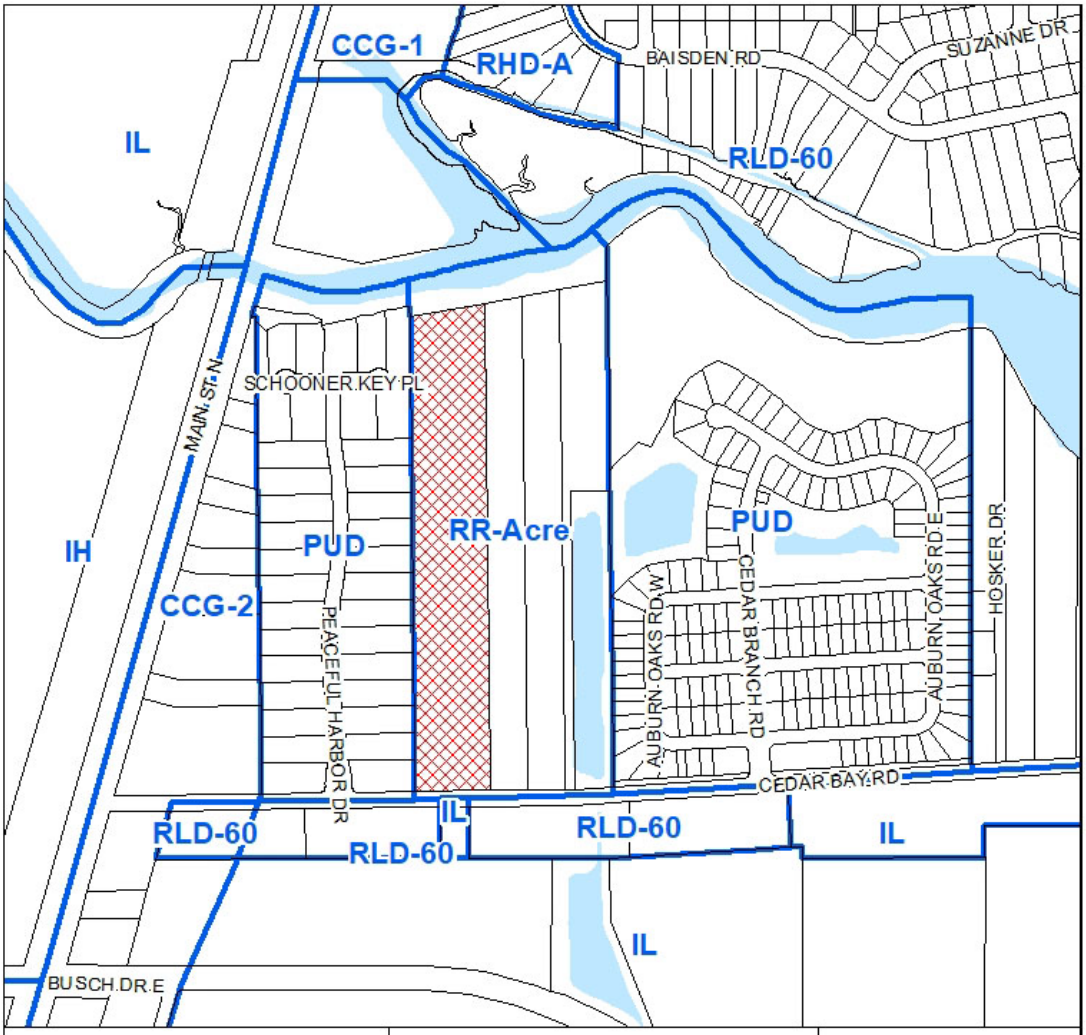
View of Subject Property
Source: Google Maps (January 2025)

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
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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

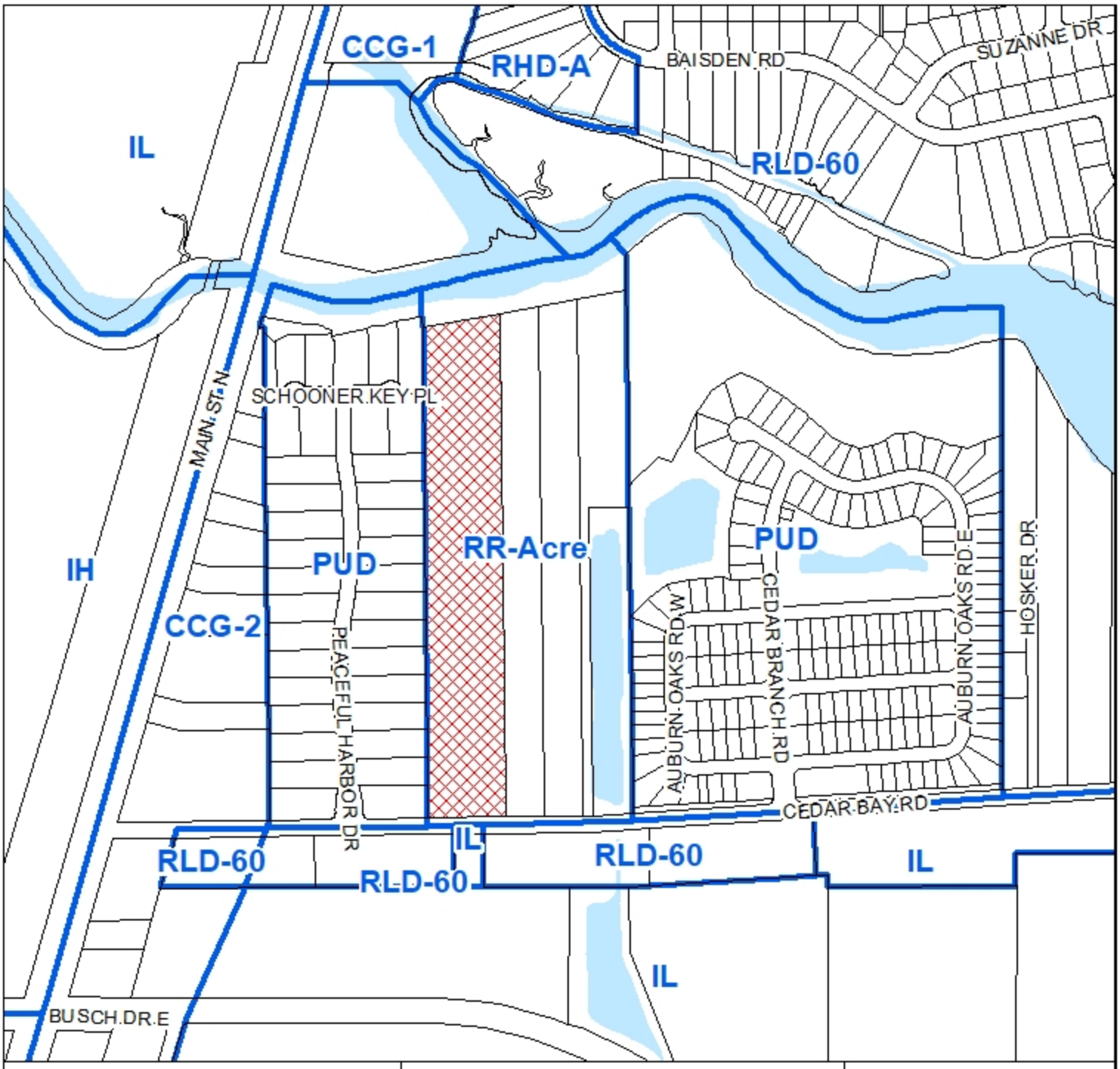
11.58 Acres @ $10.00 /acre: $120.00

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

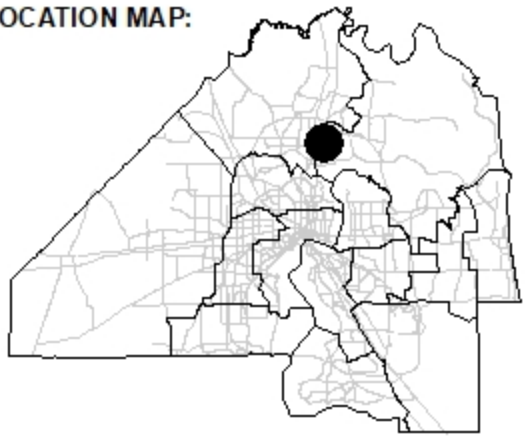


REQUEST SOUGHT:

FROM: **RR-ACRE**

TO: **RLD-60**

LOCATION MAP:



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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

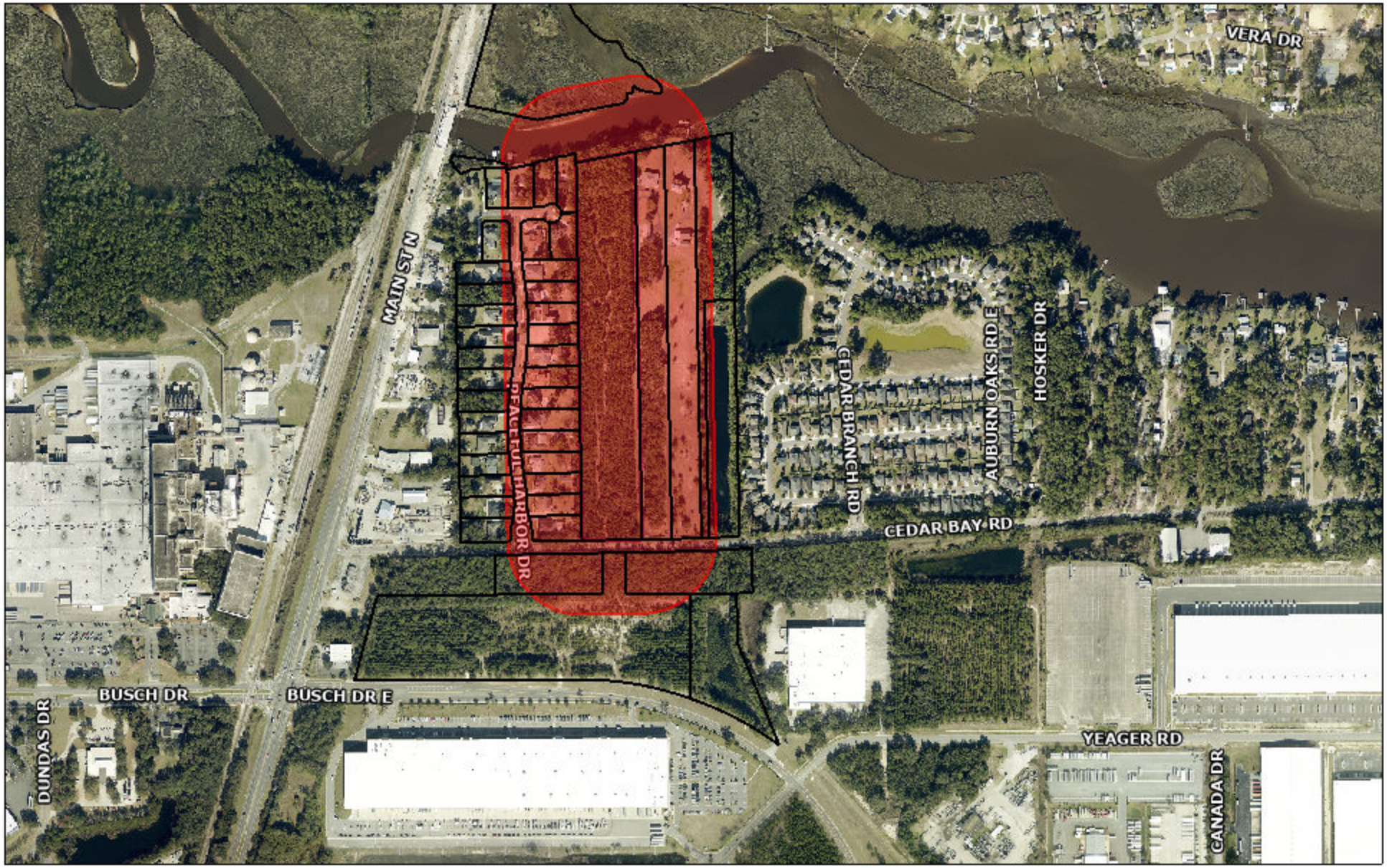
• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here:

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: 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

2025-0802

REPORT OF THE PLANNING DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2025-0802

NOVEMBER 20TH, 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 **2025-0802**.

Location:	4170 Lorenzo Court Between Moncrief Road West and Ribault River Lane
Real Estate Number(s):	030147-0462
Current Zoning District(s):	Residential- Low Density 60 (RLD-60)
Proposed Zoning District(s):	Residential Medium Density-D (RMD-D)
Current Land Use Category:	Medium Density Residential (MDR)
Planning District:	Northwest, District 5
Council District:	District 10
Applicant/Owner:	Carol Brenner Atlantis Federation INC 8666 Escondido Way Bocaraton, FL 33433
Staff Recommendation:	**APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2025-0802** seeks to rezone approximately 0.36± acres of land from Residential Low Density-60 (RLD-60) to Residential Medium Density-D (RMD-D) to allow for multi-family residential development. The subject property is located along Lorenzo Court within the Moncrief Estates-Unit One subdivision, platted in 1984 as Lot 11. Development within this subdivision consists of a mixture of quadplexes and townhomes, primarily constructed in the late 1980s. Lorenzo Court is split-zoned between the RMD-D and RLD-60 zoning districts. The property has an existing land use designation of Medium Density Residential (MDR) and is located within the Urban Area development boundary. The site was previously developed with a quadplex; however, since its demolition in 2017, any new construction must comply with the current RLD-60 zoning regulations, which does not permit multi-family residential uses.

With the enactment of the Comprehensive Plan in 1990 this roadway was designated MDR and split zoned to what is equivalent to RLD-60 and RMD-D today. There have been several rezonings within the subdivision to change the zoning from residential low density to medium density including:

- Ord.2004-0241(4182, 4178 & 4177 Lorenzo Court)
- Ord.2008-0043 (4165 Lorenzo Court)

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 subject site is 0.36 of an acre and is located at the end of Lorenzo Court, about .17 miles from Moncrief Road West, between Leonnie Road and Ken Knight Drive East. According to the City's Functional Highway Classification System, Moncrief Road West is classified as a collector roadway while Lorenzo Court, Leonnie Road, and Ken Knight Drive East are all classified as local roadways. The site is also located in Council District 10, Planning District 5 (Northwest), within the Urban Development Area. The applicant is proposing a rezoning from Residential Low Density-60 (RLD-60) to Residential Medium Density-D (RMD-D) to allow for the development of a multi-family residential home.

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. Plan amendment requests for new MDR designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses. The maximum gross density in the Urban Area shall be 20 units/acre and the minimum gross density shall be greater than 7 units/acre. 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 Low Density Residential (LDR) without such services. According to the JEA Availability Letter provided with the application, the site appears to have central water and sewer services.

The proposed rezoning to RMD-D is listed as a primary zoning district within the MDR land use category. As such, the proposed rezoning is consistent with the MDR land use category of the 2045 Comprehensive Plan.

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:

FLUE 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.

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.

FLUE 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.

Ribault Scenic Neighborhood Action Plan (2003)
The subject site is located within the Ribault Scenic Neighborhood Action Plan. The Plan does note this site as part of the Washington Heights area, stating that the Lorenzo Court development was built in 1984 as multi-family housing units that are single-story and constructed around a cul-de-sac. The Plan suggests redevelopment of these vacant homes to replace the long-standing blight on the community with various housing types. Therefore, the proposed rezoning to RMD-D is consistent with the Plan.

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 RLD-60 to RMD-D 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

As previously mentioned, the subject site is 0.36 acres and is located at the end of Lorenzo Court, about .17 miles from Moncrief Road West, between Leonnie Road and Ken Knight Drive East. Lorenzo Court is split-zoned between the RMD-D and RLD-60 zoning districts where the surrounding development pattern includes quadplexes and townhomes. Rezoning to RMD-D would allow for a continuation of existing development patterns.

The adjacent land use categories and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	MDR	RMD-D	Quadplex
South	MDR	RLD-60	Quadplex
East	MDR	RLD-60	Vacant
West	MDR	RMD-D	Quadplex

The Planning Department finds that the requested rezoning to RMD-D will be consistent and compatible with the surrounding uses.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on November 12, 2025, the required Notice of Public Hearing sign **was** posted:

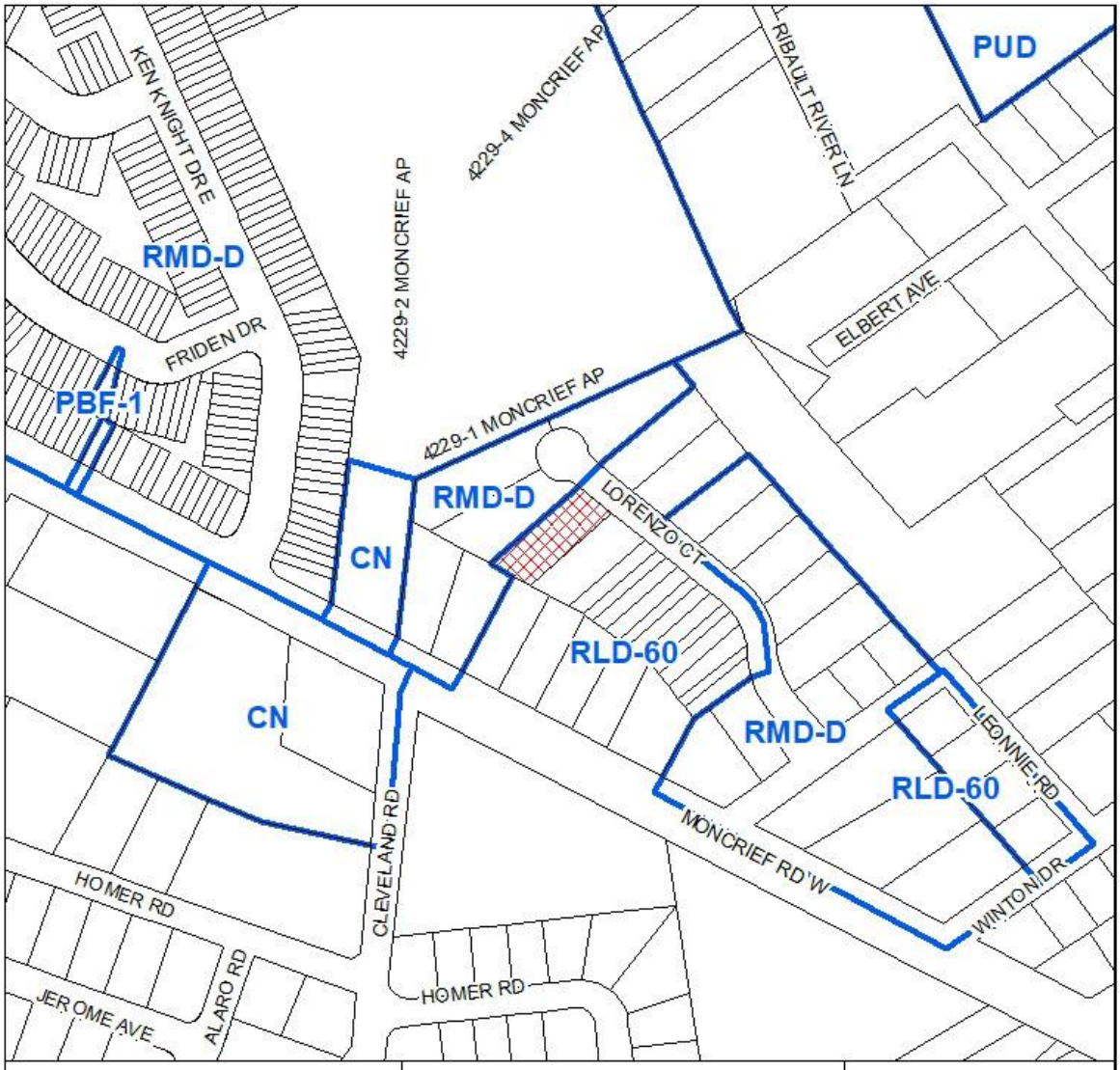
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning Ordinance **2025-0802 be APPROVED.**

Aerial View of subject property
(Source: Jax GIS)

View of subject property
(Source: GoogleMaps March 2025)

Adjacent property to the North
(Source: GoogleMaps March 2025)


PUD
KEN KNIGHT DR E
4229-4 MONCRIEF AP
RIBAULT RIVER LN
RMD-D
4229-2 MONCRIEF AP
ELBERT AVE
FRIDEN DR
PBF-1
4229-1 MONCRIEF AP
RMD-D
LORENZO CT
CN
RLD-60
CN
RMD-D
LEONNIE RD
RLD-60
MONCRIEF RD W
WINTON DR
CLEVELAND RD
HOMER RD
HOMER RD
JEROME AVE
ALARO RD
REQUEST SOUGHT:
FROM: RLD-60
TO: RMD-D
LOCATION MAP:
N
W
E
S
0 100 200 400
Feet
COUNCIL DISTRICT:
10
ORDINANCE NUMBER
ORD-2025-0802
TRACKING NUMBER
T-2025-6523
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: Payton Jamieson
Current Planning Division

FROM: Sophie Fogg
Community Planning Division

RE: 2025-0802

DATE: November 4, 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)
Current Zoning:	Residential Low Density - 60 (RLD-60)
Proposed Zoning:	Residential Medium Density - D (RMD-D)
Development Area:	Urban Development Area
Total Acres:	0.36 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** [ ]

ZONING REQUEST:
The applicant seeks this rezoning as the property was given to them by the city to create affordable housing and most of the properties on the street are RMD-D Zoning. This property is to be rebuilt as it was previously, a multi-family residential home.

LAND USE CATEGORY CONSISTENCY REVIEW:
The subject site is 0.36 of an acre and is located at the end of Lorenzo Court, about .17 miles from Moncrief Road West, between Leonnie Road and Ken Knight Drive East. According to the City's Functional Highway Classification System, Moncrief Road West is classified as a collector roadway while Lorenzo Court, Leonnie Road, and Ken Knight Drive East are all classified as local roadways. The site is also located in Council District 10, Planning District 5 (Northwest), within the Urban Development Area. The applicant is proposing a rezoning from Residential Low Density-60 (RLD-60) to Residential Medium Density-D (RMD-D) to allow for the development of a multi-family residential home.

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. Plan amendment requests for new MDR designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses. The maximum gross density in the Urban Area shall be 20 units/acre and the minimum gross density shall be greater than 7 units/acre. 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 Low Density Residential (LDR) without such services. According to the JEA Availability Letter provided with the application, the site appears to have central water and sewer services.

The proposed rezoning to RMD-D is listed as a primary zoning district within the MDR land use category. As such, the proposed rezoning is consistent with the MDR land use category of 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:

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 1.1.21 — 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.

Objective 1.6 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

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.

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 as described in the Housing Element.

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 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.

Ribault Scenic Neighborhood Action Plan (2003)
The subject site is located within the Ribault Scenic Neighborhood Action Plan. The Plan does note this site as part of the Washington Heights area, stating that the Lorenzo Court development was built in 1984 as multi-family housing units that are single-story and constructed around a cul-de-sac. The Plan suggests redevelopment of these vacant homes to replace the long-standing blight on the community with various housing types. Therefore, the proposed rezoning to RMD-D is consistent with the Plan.

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2025-0802 **Staff Sign-Off/Date** PJ / 09/29/2025

Filing Date 10/13/2025 **Number of Signs to Post** 1

Hearing Dates:

1st City Council 11/25/2025 **Planning Comission** 11/20/2025

Land Use & Zoning 12/02/2025 **2nd City Council** N/A

Neighborhood Association RIBAULT MANOR HOA, TROUT RIVER JAX, KINLOCK CIVIC ASSOCIATION

Neighborhood Action Plan/Corridor Study RIBAULT SCENIC

Application Info

Tracking # 6523 **Application Status** PAID

Date Started 09/10/2025 **Date Submitted** 09/10/2025

General Information On Applicant

Last Name BRENNER **First Name** CAROL **Middle Name**

Company Name ATLANTIS FEDERATION INC

Mailing Address 8666 ESCONDIDO WAY

City BOCARATON **State** FL **Zip Code** 33433

Phone 9545201469 **Fax** 5615665085 **Email** CAROLBRENNER377@GMAIL.COM

General Information On Owner(s)

☐ **Check to fill first Owner with Applicant Info**

Last Name BRENNER **First Name** CAROL **Middle Name**

Company/Trust Name ATLANTIS FEDERATION INC

Mailing Address 8666 ESCONDIDO WAY

City BOCARATON **State** FL **Zip Code** 33433

Phone 9545201469 **Fax** 5615665085 **Email** CAROLBRENNER377@GMAIL.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	030147 0462	10	5	RLD-60	RMD-D

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

Justification For Rezoning Application

WE WERE GIVEN THIS PROPERTY BY THE CITY TO CREATE AFFORDABLE HOUSING. MOST OF ALL THE PROPERTIES ON THE STREET ARE RMD D ZONING. THIS PROPERTY IS TO BE REBUILT AS IT WAS PREVIOUSLY WAS A MULTIFAMILY.

Location Of Property

General Location

House #	Street Name, Type and Direction	Zip Code
4170	LORENZO CT	

Between Streets
LEONNIE RD **and** SOUTEL

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

0.00 Acres @ $10.00 /acre: $0.00

3) Plus Notification Costs Per Addressee

42 Notifications @ $7.00 /each: $294.00

4) Total Rezoning Application Cost: $2,294.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

Land Development Review

September 29, 2025

Parcels Land Use Zoning

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

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

ATLANTIS FEDERATION INC
Owner Name

4170 Lorenzo Ct. Jacksonville, FL 32208
Address(es) for Subject Property

030147-0462
Real Estate Parcel Number(s) for Subject Property

Carol Brenner
Appointed or Authorized Agent(s)

Land Rezoning
Type of Request(s)/Application(s)

STATE OF FL

COUNTY OF Broward

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

1. Affiant is the Carol Brenner of ATLANTIS FEDERATION INC, a Florida Non 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.

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

Carol Brenner

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 September, 2025, by Carol Brenner, as Officer for Atlantic Technologies Inc, who is ☑ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced DL. I.D.

JACQUELINE D. GINESTA
MY COMMISSION # HH 662636
EXPIRES: April 10, 2029

[NOTARY SEAL]

Notary Public Signature

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

2025-0803

REPORT OF THE PLANNING DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2025-0803

NOVEMBER 20, 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 **2025-0803**.

Location:	0 Normandy Boulevard, between Yellow Water Road and Bicentennial Drive
Real Estate Number:	002276 0020
Current Zoning District:	Commercial Neighborhood (CN)
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 12
Applicant/ Agent:	Curtis Hart Hart Resources LLC 8051 Tara Lane Jacksonville, FL 32216
Owner:	Yellow Water Pines Inc. 5903-1 Solomon Road Jacksonville, FL 32234
Staff Recommendation:	**APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2025-0803** seeks to rezone approximately 2.14± acres of property from Commercial Neighborhood (CN) to Commercial Community/ General-1 (CCG-1) to permit commercial uses. Per the submitted JEA availability letter, the applicant seeks to develop the property with a 5,000 square foot warehouse.

The subject property is a 2.14 acre lot located near at the northeast intersection of Normandy Boulevard and Yellow Water Road. Many of the properties located to the south and west of the

subject site are zoned for commercial uses. While the properties to the north and east are zoned Agriculture and used as single-family dwellings, the subject site will be required to provide an uncomplimentary land use buffer along all property lines abutting residential uses. It should also be noted that the abutting property to the north (5401 Yellow Water Road) is split-zoned as AGR and Commercial Neighborhood (CN). The CN portion is located along the southern portion that abuts the subject parcel and helps provide a buffer between the proposed and existing uses.

The Planning Department finds that the subject property is in the Community General Commercial (CGC) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2045 Comprehensive Plan. The CCG-1 zoning district is a primary zoning district in the CGC land use.

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 Planning Department finds that the subject property is located in the Community General Commercial (CGC) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2045 Comprehensive Plan. Plan amendment requests for new CGC designations in the Rural Development Area are discouraged because they would potentially encourage urban sprawl.

Principal uses in the CGC land use category include commercial retail sales and service establishments including auto sales; restaurants; hotels and motels; offices, business and professional offices.

The CCG-1 zoning district is a primary zoning district in the CGC land use category. The proposed rezoning from CO to CCG-1 is consistent with the CGC land use category in the Rural Development Area.

2. Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?

Yes. The proposed rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan.

Future Land Use Element

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

The proposed rezoning will facilitate commercial development within an existing commercial corridor and is appropriate for commercial infill and is therefore compatible with the above policy.

Goal 3 To achieve a well-balanced and organized combination of residential, nonresidential, 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.

The proposed rezoning will enhance the viability of an existing commercial area without negatively affecting the fabric and character of the City's neighborhoods and is therefore compatible with the above goal.

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 to CCG-1 to allow for a variety of commercial uses.

SURROUNDING LAND USE AND ZONING

The subject site is located near the intersection of Normandy Boulevard, a principal arterial roadway, and Yellow Water Road, a collector roadway. The parcel is currently vacant and has a land use category of CGC. This intersection is an existing commercial node, with commercial retail including a gas station and Dollar General located adjacent to the subject site. A recent PUD was approved to the west of the subject site to permit warehousing along with personal property storage including RVs and boat storage. It is the opinion of the Planning Department that the requested rezoning to CCG-1 will be consistent and compatible with the surrounding uses.

The adjacent land use categories and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	AGR	AGR	Single-family dwellings
South	CGC	CCG-1 / PUD 2004-0915-E	Commercial retail, vacant
East	AGR	AGR	Single-family dwellings
West	CGC	CCG-1/ CN/ PUD 2023-0784-E	Gas station, proposed warehouse and RV/boat storage

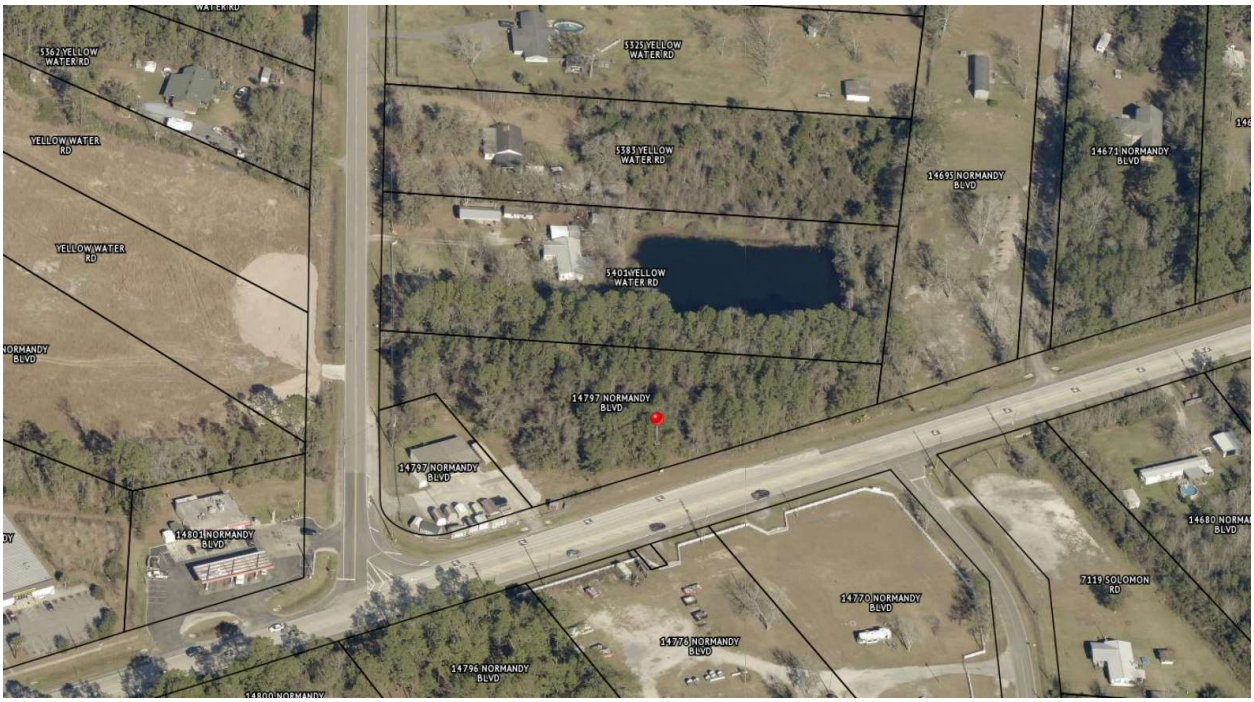
SUPPLEMENTARY INFORMATION

The applicant provided photos on October 22nd 2025, that the required Notice of Public Hearing signs **were** posted.

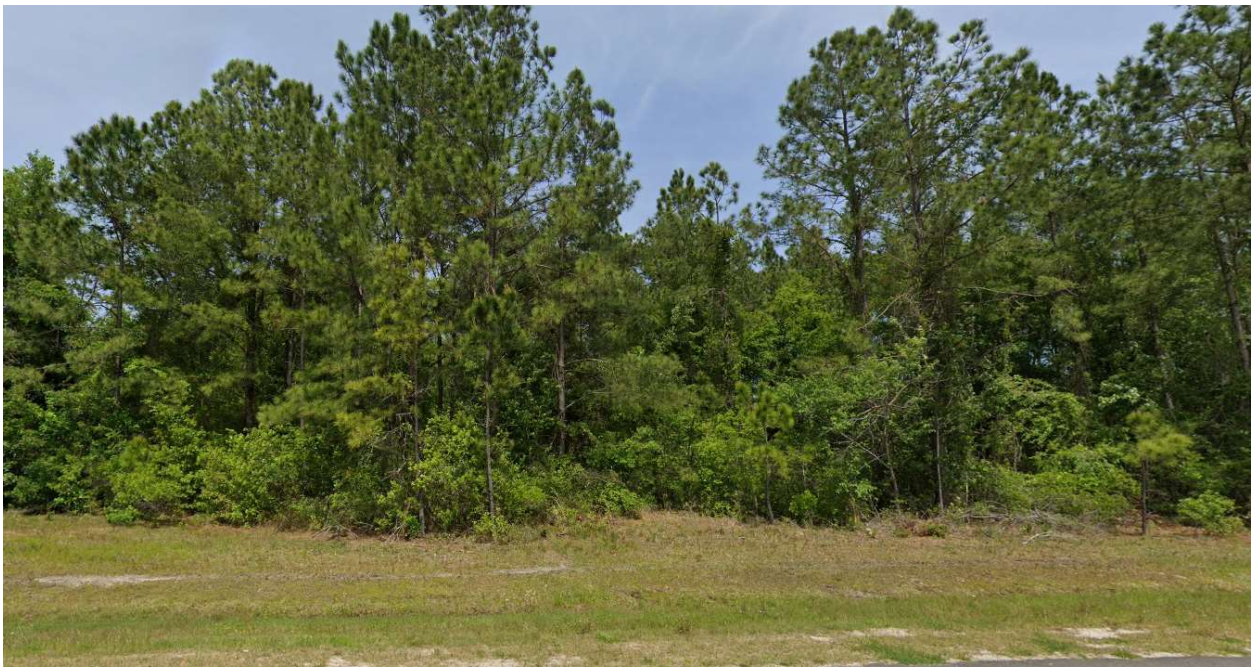
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning Ordinance **2025-0803** be **APPROVED**.

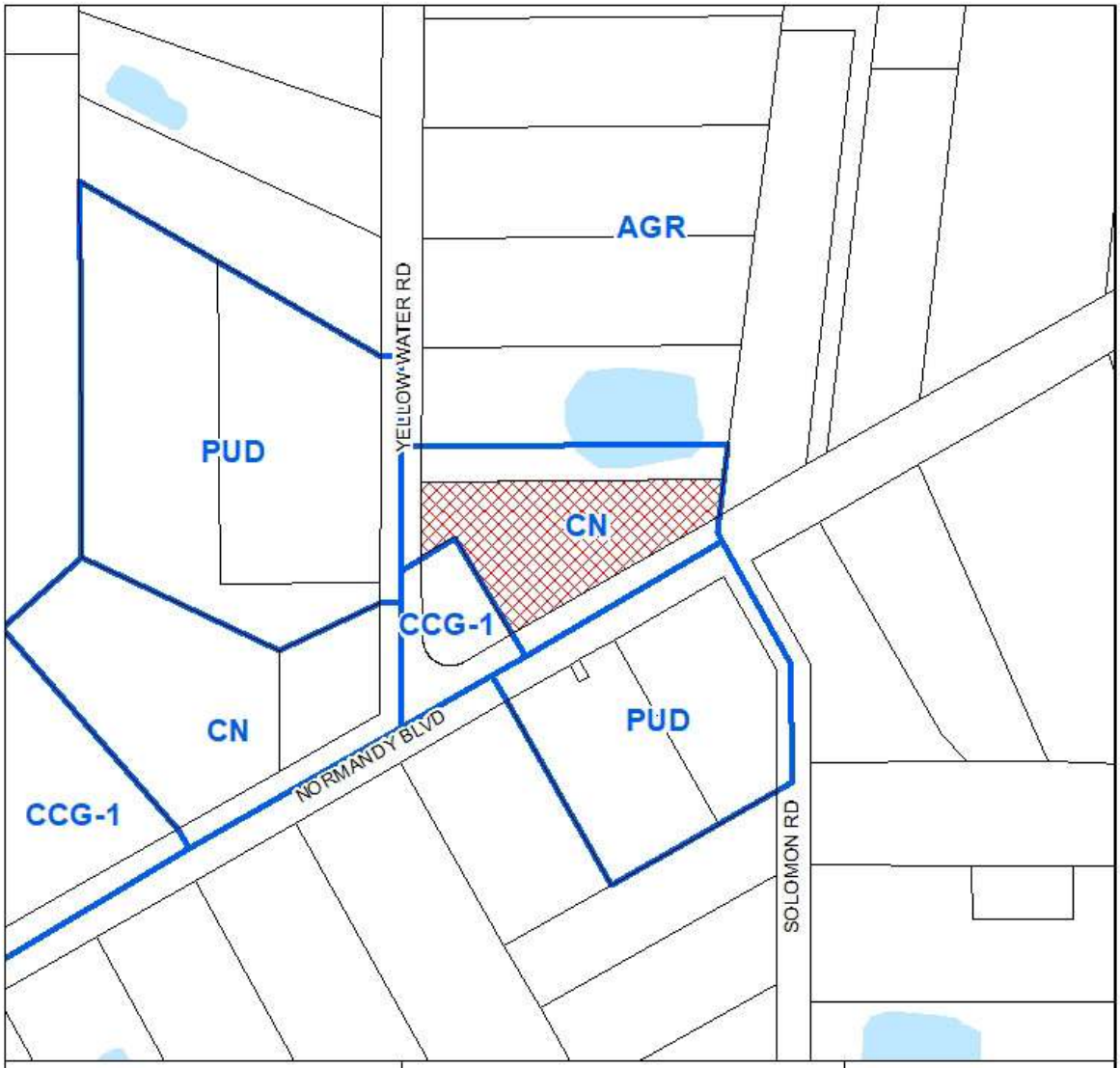
Aerial view of the subject property, facing north.



Aerial view of the subject property, facing north.



View of the subject property from Normandy Boulevard.

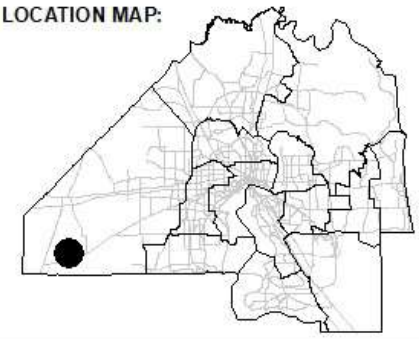


REQUEST SOUGHT:

FROM: CN

TO: CCG-1

LOCATION MAP:



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Feet

COUNCIL DISTRICT:
12

ORDINANCE NUMBER
ORD-2025-0803

TRACKING NUMBER
T-2025-6532

EXHIBIT 2
PAGE 1 OF 1

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2025-0803 **Staff Sign-Off/Date** KPC / 09/29/2025
Filing Date 10/28/2025 **Number of Signs to Post** 3

Hearing Dates:
1st City Council 11/25/2025 **Planning Comission** 11/20/2025
Land Use & Zoning 12/02/2025 **2nd City Council** N/A
Neighborhood Association N/A
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 6532 **Application Status** SUFFICIENT
Date Started 09/16/2025 **Date Submitted** 09/24/2025

General Information On Applicant

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

General Information On Owner(s)

☐ **Check to fill first Owner with Applicant Info**

Last Name GRIFFIN **First Name** GALYNNA **Middle Name**
Company/Trust Name YELLOW WATER PINES, INC
Mailing Address 5903-1 SOLOMON ROAD
City JACKSONVILLE **State** FL **Zip Code** 32234
Phone **Fax** **Email**

Property Information

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

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	002276 0020	12	4	CN	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) 0.00

Justification For Rezoning Application

THIS PROPERTY IS ADJACENT TO CCG-1. THE PROPOSED ZONING CHANGE FROM CN TO CCG-1 IS COMPATIBLE WITH THE SURROUNDING PROPERTIES.

Location Of Property

General Location

CLOSE TO THE CORNER OF NORMANDY BLVD AND YELLOW WATER ROAD

House #	Street Name, Type and Direction	Zip Code
0	NORMANDY BLVD	32234

Between Streets

YELLOW WATER ROAD **and** SOLOMON 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.

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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

0.00 Acres @ $10.00 /acre: $0.00

3) Plus Notification Costs Per Addressee

17 Notifications @ $7.00 /each: $119.00

4) Total Rezoning Application Cost: $2,119.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

LEGAL DESCRIPTION

September 16, 2025

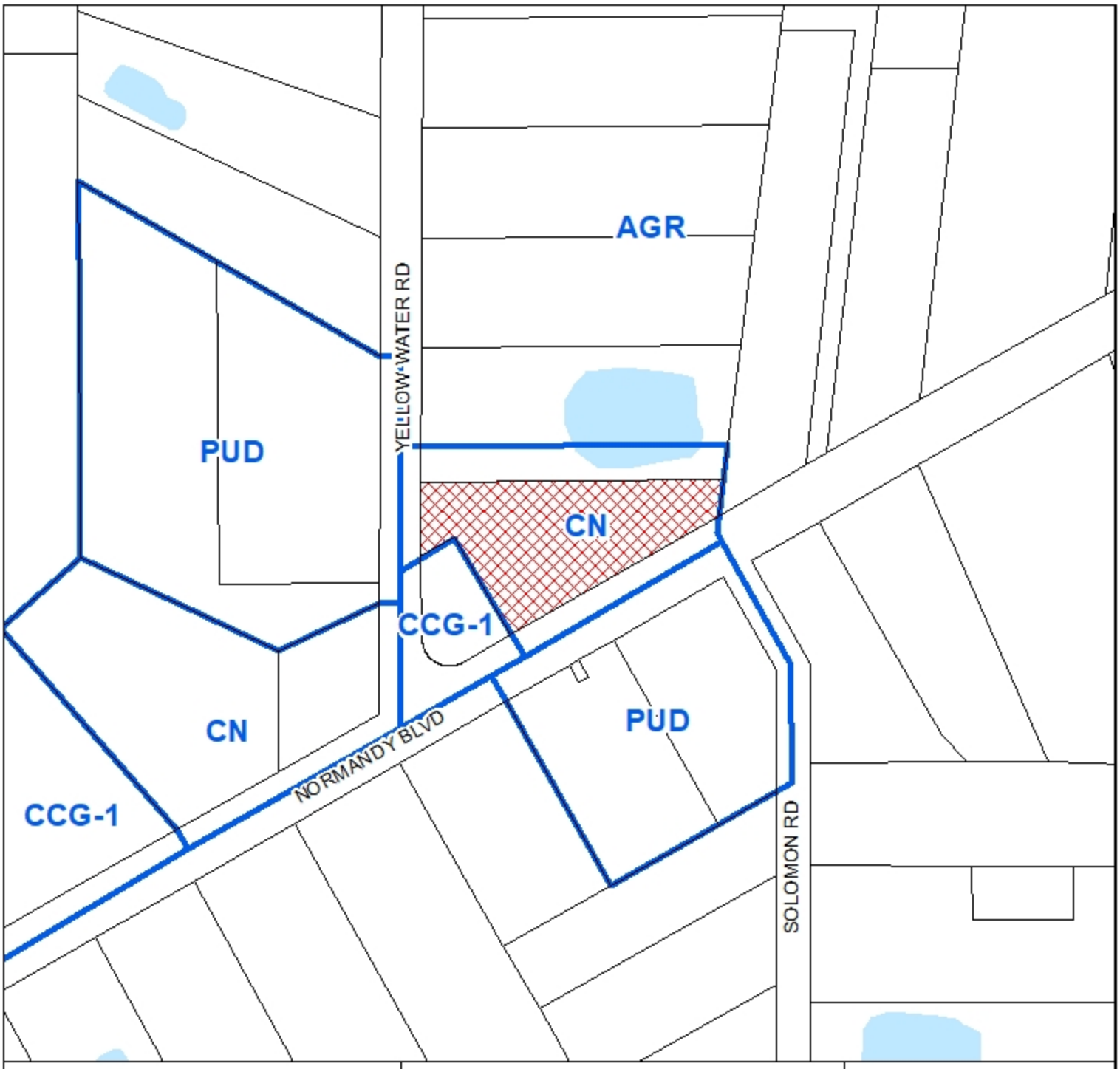
BEING THOSE LANDS KNOWN AS TRACT 1, NORMANDY ACRES, UNIT 5, BEING PART OF THE SOUTHEAST ¼ OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA AS DRESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST LINE OF YELLOW WATER ROAD AND THE NORTHWESTERLY LINE OF NORMANDY BOULEVARD; THENCE NORTF 0 DEGREES 27 MINUTES WEST, 370.38 FEET ALONG EAST LINE OF YELLOW WATER ROAD; THENCE NORTH 89 DEGREES 33 MINUTES EAST, 550.68 FEET; THENCE SOUTH 7 DEGREES 18 MINUTES 10 SECONDS WEST, 68.85 FEET; THENCE SOUTH 60 DEGREES 23 MINUTES WEST 620.0 FEET ALONG THE NORTHERLY LINE OF NORMANDY BOULEVARD TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PART OF TRACT 1, NORMANDY ACRES, UNIT 5, AN UNRECORDED SUBDIVISION BEING A PART OF THE SOUTHEAST ¼ OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:

COMMENCE AT THE PROJECTED INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF YELLOW WATER ROAD, (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF NORMANDY BOULEVARD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 59 DEGREES, 52 MINUTES, 47 SECONDS EAST ON AND ALONG A PROLONGATION OF SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 85.11 FEET TO A POINT OF BEGINNING; THENCE CONTINUE NORTH 59 DEGREES, 52 MINUTES 47 SECONDS EAST ON AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET; THENCE NORTH 30 DEGREES 07 MINUTES 13 SECONDS WEST A DISTANCE OF 205.36 FEET; THENCE SOUTH 59 DEGREES 52 MINUTES 47 SECONDS WEST AND PARALLEL TO SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 70.65 FEET TO A POINT OF THE AFOREMEMENTIONED EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 150.0 FEET TO THE POINT OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50 FEET; THENCE SOUTHEASTERLY ALONG AND AROUND SAID SURVE AN ARC DISTANCE OF 103.96 FEET TO THE POINT OF TANGENCY OF SAID CURVE, AFOREMENTIONED ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 60 DEGREES 33 MINUTES 13 SECONDS EAST 86.22 FEET; SAID POINT OF TANGENCY ALSO BEING THE POINT OF BEGINNING.

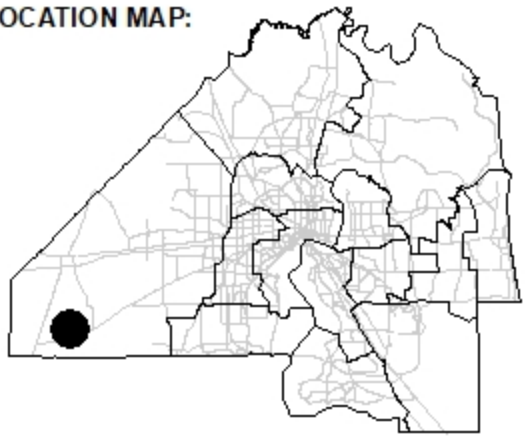


REQUEST SOUGHT:

FROM: **CN**

TO: **CCG-1**

LOCATION MAP:



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0 100 200 400
Feet

COUNCIL DISTRICT:

12

TRACKING NUMBER

T-2025-6532

EXHIBIT 2
PAGE 1 OF 1

Doc # 2025049544, OR BK 21378 Page 119, Number Pages: 2,
Recorded 02/28/2025 08:33 AM, JODY PHILLIPS CLERK CIRCUIT COURT DUVAL COUNTY
RECORDING $18.50 DEED DOC ST $1715.00

Prepared by and return to:
Trina M. Larsen
Thomas C. Santoro Title Services, LLC
1700 Wells Road
Suite 5
Orange Park, FL 32073
(904) 278-8713
File No 25-23501

Parcel Identification No 002276-0020

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the **20th day of February, 2025,** between **Mark A. Ziegenbein, Successor Trustee of The Alva V Ziegenbein Living Trust dated February 14, 2002, as amended and restated in its entirety on February 24, 2016**, whose post office address is **380 Perthshire Drive, Orange Park, FL 32073**, of the County of Clay, Florida, Grantor, to **Yellow Water Pines, Inc, a Florida Corporation**, whose post office address is **5903-1 Solomon Road, Jacksonville, FL 32234,** of the County of Duval, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Duval, Florida, to-wit:

Being those lands known as Tract 1, NORMANDY ACRES, Unit 5, being a part of the Southeast 1/4 of Section 19, Township 3 South, Range 24 East, Duval County, Florida, described as follows:

Begin at the intersection of the East line of Yellow Water Road and the Northwesterly line of Normandy Boulevard; thence North 0 degrees 27 minutes West, 370.38 feet along East line of Yellow Water Road; thence North 89 degrees 33 minutes East, 550.68 feet; thence South 7 degrees 18 minutes 10 seconds West, 68.85 feet; thence South 60 degrees 23 minutes West, 620.0 feet along the Northerly line of Normandy Boulevard to the Point of Beginning.

Less and Except:

A part of Tract 1, NORMANDY ACRES, UNIT #5, an unrecorded subdivision being a part of the Southeast 1/4 of Section 19, Township 3 South, Range 24 East, Duval County, Florida, being more particularly described as follows:

Commence at the projected intersection of the Easterly Right-of-Way line of Yellow Water Road, (an 80 foot Right-of-Way as now established) with the Northerly Right-of-Way line of Normandy Boulevard (a 100 foot Right-of-Way as now established); thence North 59 degrees, 52 minutes, 47 seconds East on and along a prolongation of said Northerly Right-of-Way line a distance of 85.11 feet to a Point of Beginning; thence continue North 59 degrees, 52 minutes 47 seconds East on and along said Northerly Right-of-Way line, a distance of 100.00 feet; thence North 30 degrees 07 minutes 13 seconds West a distance of 205.36 feet; thence South 59 degrees 52 minutes 47 seconds West and parallel to said Northerly Right-of-Way line a distance of 70.65 feet to a point on the aforementioned Easterly Right-of-Way line of Yellow Water Road; thence South 0 degrees 59 minutes 13 seconds East on and along said Easterly Right-of-Way line, a distance of 150.0 feet to the point of a curve to the left, said curve being concave Northeasterly and having a radius of 50 feet; thence Southeasterly along and around said curve an arc distance of 103.96 feet to the point of tangency of said curve, aforementioned arc being subtended by a chord bearing and distance of South 60 degrees 33 minutes 13 seconds East 86.22 feet; said point of tangency also being the Point of Beginning.

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 380 Perthshire Drive, Orange Park, FL 32073.

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

Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

The Alva V Ziegenbein Living Trust dated February 14, 2002, as amended and restated in its entirety on February 24, 2016

By: _____
Mark A. Ziegenbein, Successor Trustee

_____
WITNESS
PRINT NAME: Trina Larsen

1700 Wells Rd #5
Orange Park FL 32073
WITNESS 1 ADDRESS

_____
WITNESS
PRINT NAME: Abigail Larsen

1700 Wells Rd #5
Or FL 32073
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 20th day of February, 2025 by Mark A. Ziegenbein, Successor Trustee of The Alva V Ziegenbein Living Trust dated February 14, 2002, as amended and restated in its entirety on February 24, 2016, who ( ) is/are personally known to me or who (X) has/have produced a driver's license as identification.

_____
Signature of Notary Public
Trina M. Larsen

TRINA M. LARSEN
Notary Public - State of Florida
Commission # HH 307577
My Comm. Expires Nov 11, 2026
Bonded through National Notary Assn.

Detail by Entity Name

Florida Profit Corporation
YELLOW WATER PINES, INC.

Filing Information

Document Number	P97000071945
FEI/EIN Number	59-3464065
Date Filed	08/18/1997
State	FL
Status	ACTIVE

Principal Address

5903-1 SOLOMON RD.
JACKSONVILLE, FL 32234

Changed: 03/01/2007

Mailing Address

5903-1 SOLOMON RD.
JACKSONVILLE, FL 32234

Changed: 03/01/2007

Registered Agent Name & Address

GRIFFIN, GALYNNA K
5903-1 SOLMON RD
JACKSONVILLE, FL 32234

Name Changed: 03/07/2005

Address Changed: 03/13/2008

Officer/Director Detail

Name & Address

Title P

GRIFFIN, GALYNNA K
5903-1 SOLOMON RD
JACKSONVILLE, FL 32234

Annual Reports

Report Year	Filed Date
2023	02/17/2023
2024	01/30/2024
2025	01/17/2025

Document Images

01/17/2025 -- ANNUAL REPORT	View image in PDF format
01/30/2024 -- ANNUAL REPORT	View image in PDF format
02/17/2023 -- ANNUAL REPORT	View image in PDF format
01/26/2022 -- ANNUAL REPORT	View image in PDF format
04/02/2021 -- ANNUAL REPORT	View image in PDF format
01/15/2020 -- ANNUAL REPORT	View image in PDF format
03/27/2019 -- ANNUAL REPORT	View image in PDF format
01/11/2018 -- ANNUAL REPORT	View image in PDF format
01/10/2017 -- ANNUAL REPORT	View image in PDF format
02/19/2016 -- ANNUAL REPORT	View image in PDF format
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01/09/2012 -- ANNUAL REPORT	View image in PDF format
02/17/2011 -- ANNUAL REPORT	View image in PDF format
04/29/2010 -- ANNUAL REPORT	View image in PDF format
01/21/2009 -- ANNUAL REPORT	View image in PDF format
03/13/2008 -- ANNUAL REPORT	View image in PDF format
03/02/2007 -- ANNUAL REPORT	View image in PDF format
03/17/2006 -- ANNUAL REPORT	View image in PDF format
03/07/2005 -- ANNUAL REPORT	View image in PDF format
02/23/2004 -- ANNUAL REPORT	View image in PDF format
02/27/2003 -- ANNUAL REPORT	View image in PDF format
02/04/2002 -- ANNUAL REPORT	View image in PDF format
02/09/2001 -- ANNUAL REPORT	View image in PDF format
05/16/2000 -- ANNUAL REPORT	View image in PDF format
02/21/1999 -- ANNUAL REPORT	View image in PDF format
04/03/1998 -- ANNUAL REPORT	View image in PDF format
08/18/1997 -- Domestic Profit Articles	View image in PDF format

Florida Department of State, Division of Corporations

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

Yellow Water Pines, Inc - Galynna Griffin

Owner Name

0 Normandy Blvd, Jacksonville FL 32234

Address(es) for Subject Property

002276-0020

Real Estate Parcel Number(s) for Subject Property

Curtis Hart / Hart Resources LLC

Appointed or Authorized Agent(s)

Zoning and/or Land Use

Type of Request(s)/Application(s)

STATE OF Florida
COUNTY OF Duval

BEFORE ME, the undersigned authority, this day personally appeared Galynna Griffin, 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 Yellow Water Pines, a 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.

G K Griffin
_____
Signature of Affiant

Galynna Griffin
_____
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 20th day of August, 2025, by Galynna Griffin, as President for Yellow Water Pines, Inc., who is ☑ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced _____.

MEAGAN COCHRAN
Notary Public
State of Florida
Comm# HH217868
Expires 1/19/2026

[NOTARY SEAL]

Meagan Cochran
_____
Notary Public Signature

Meagan Cochran
_____
Printed/Typed Name – Notary Public

My commission expires: 1/19/26

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

Availability Letter

Meagan Perkins

9/23/2025

Hart Resources LLC

8051 Tara Lane

Jacksonville, Florida 32216

Project Name: Yellow Water Pines

Availability #: 2025-3227

Attn: Meagan Perkins

Thank you for your inquiry regarding the availability of Electric,Sewer,Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. 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 to 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: 2025-3227
Request Received On: 9/16/2025
Availability Response: 9/23/2025
Prepared by: Nicole Bolatete
Expiration Date: 09/23/2027

Project Information

Name: Yellow Water Pines
Address: 0 NORMANDY BLVD, JACKSONVILLE, FL 32234
County: Duval County
Type: Electric,Sewer,Water
Requested Flow: 45
Parcel Number: 002276 0020
Location: Corner of Normandy and Yellow Water Road
Description: 5,000 sq ft warehouse

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 20 inch water main along Normandy Bv

Connection Point #2: Existing 12 inch water main stub at the intersection of Normandy Bv and Yellow Water Rd

Water Special Conditions: Connection point not reviewed for site fire protection requirements. If fire protection is needed, private fire protection analysis is required.

Sewer Connection

Sewer Grid: Southwest

Connection Point #1: Existing 16 inch force main along Normandy Bv

Connection Point #2: Existing 4 inch force main at the intersection of Normandy Bv and Yellow Water Rd

Sewer Special Conditions: Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station and a JEA dedicated force main (min. 4" dia).

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 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.

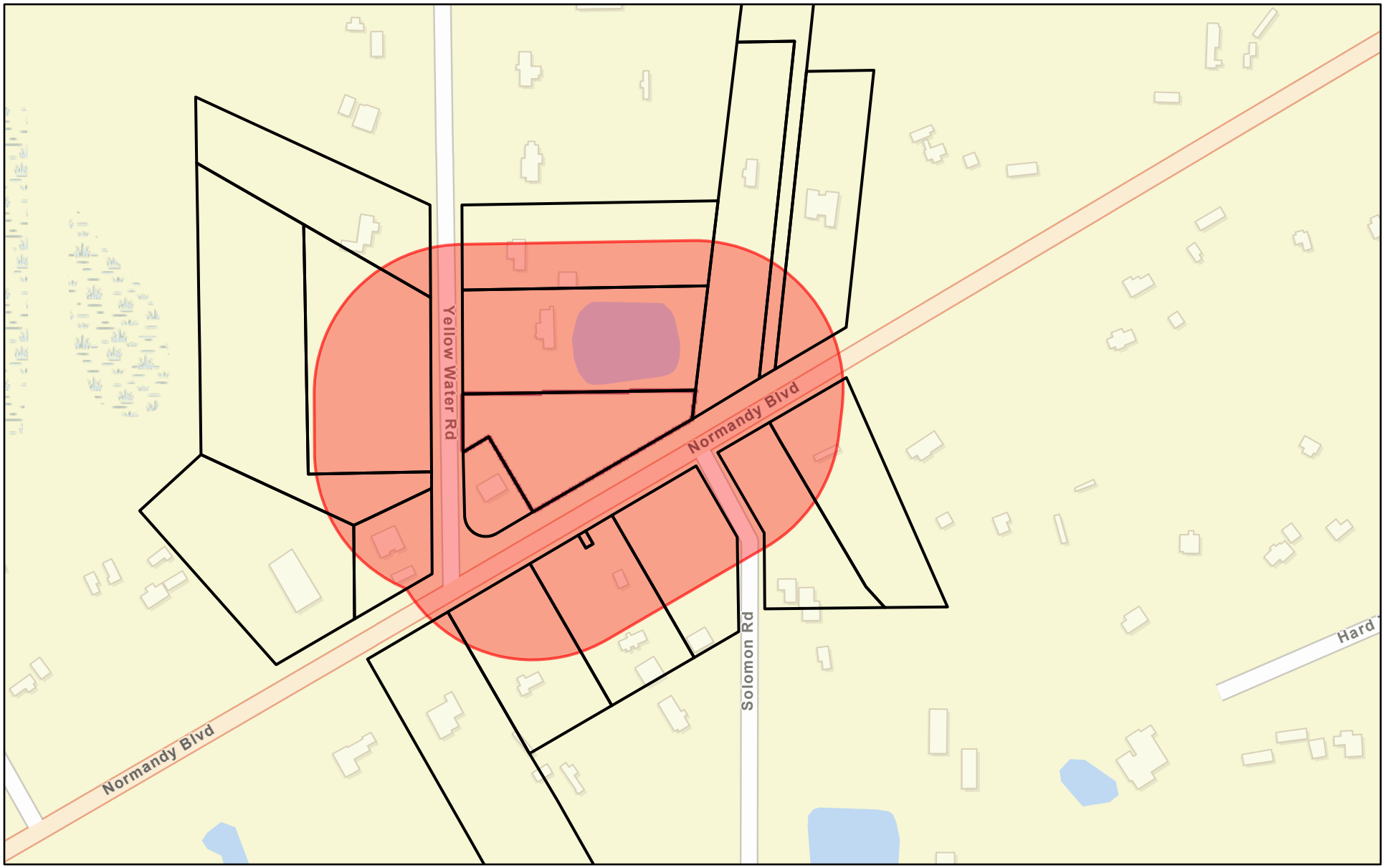
Request a Hydrant Flow Test by going to Step 1 in Sages.

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 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.

Land Development Review



September 29, 2025

29125713_T-2025-6532

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,

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
002276 0360	BEECROFT B/M JENNIFER KAREN		5401 YELLOW WATER RD			JACKSONVILLE	FL	32234-2418
002276 0040	BOYD CONSULTING INC		18223 RIVER OAKS DR			JUPITER	FL	33458
002277 0110	CUNNINGHAM DAVID B		5383 YELLOW WATER RD			JACKSONVILLE	FL	32234-2418
002278 0011	DAROSLINKA HOLDING LLC		10226 BLANDFORD WAY			ELLICOTT CITY	MD	21042
002278 0018	DG VIRGINIA 2 LLC		ATTN STEVEN B FRANK	310 ED WRIGHT LN STE B		NEWPORT NEWS	VA	23606
002276 0052	DIAMOND D RANCH INC		5903-1 SOLOMON RD			JACKSONVILLE	FL	32234-2827
002276 0060	DICKERSON RAYMON R		14796 NORMANDY BLVD	RT 24 BOX 900		BALDWIN	FL	32234-2400
002278 0020	EDWARDS DON MICHAEL		5362 YELLOW WATER RD			JACKSONVILLE	FL	32234-2420
002276 0310	JOHNSON NIKIA D		14671 NORMANDY BLVD			JACKSONVILLE	FL	32234
002277 0000	JORDAN TAMMY G		7111 SOLOMON RD			JACKSONVILLE	FL	32234
002276 0300	LAFAVE JAMES		14691 NORMANDY BLVD			JACKSONVILLE	FL	32234
002276 0330	RHODEN JIMMIE E JR		1467 DOLPH RD			JACKSONVILLE	FL	32220
002276 0030	RODRIGUEZ RAYMER RAFAEL		14800 NORMANDY BLVD			JACKSONVILLE	FL	32234
	SOUTHWEST	CHRISTINA PURDY	6008 LAKE COVE AV			JACKSONVILLE	FL	32222
002276 0025	TAMPA BAY US INVESTMENTS LLC		1028 DEER VIEW LN			ORANGE PARK	FL	32065
002278 0135	YELLOW WATER COMMERCIAL LLC		14883 PLUMOSA DR			JACKSONVILLE	FL	32250
002278 0145	YELLOW WATER FLEX LLC		14883 PLUMOSA DR			JACKSONVILLE	FL	32250
002276 0020	YELLOW WATER PINES INC		5903-1 SOLOMON RD			JACKSONVILLE	FL	32234-2827

Total: 17

Duval County, City Of Jacksonville
Jim Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Account No: CR792059 Date: 9/29/2025
User: Cox, Kaysie - PDCU Email: KaysieC@coj.net
REZONING/VARIANCE/EXCEPTION

Name: Curtis Hart
Address: 8051 Tara Lane, Jacksonville, FL 32216
Description: Application for Conventional Rezoning (Z-6532) - 0 Normandy Blvd

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	2119.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	2119.00

Control Number: 7882126 | Paid Date: 10/7/2025 **Total Due: $2,119.00**

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

Account No: CR792059 Date: 9/29/2025
REZONING/VARIANCE/EXCEPTION

Name: Curtis Hart
Address: 8051 Tara Lane, Jacksonville, FL 32216
Description: Application for Conventional Rezoning (Z-6532) - 0 Normandy Blvd

Total Due: $2,119.00

2025-0804

REPORT OF THE PLANNING DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2025-0804

NOVEMBER 20, 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 **2025-0804**.

Location:	125 Jackson Avenue North, between Nevada Street and Driggers Street
Real Estate Numbers:	005514 0100
Current Zoning District:	Residential Low Density-60 (RLD-60)
Proposed Zoning District:	Residential Low Density-50 (RLD-50)
Current Land Use Category:	Low Density Residential (LDR)
Planning District:	District 5 – Northwest
Council District:	District 12
Applicant/Agent:	Curtis Hart Hart Resources LLC 8051 Tara Lane Jacksonville, Florida 32216
Owner:	Jerry Yarbrough 8117 Driggers Street Jacksonville, FL 32220
Staff Recommendation:	**APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2025-0804** seeks to rezone 0.25± acres from Residential Low Density-60 (RLD-60) to Residential Low Density-50 (RLD-50) to develop the property with two single-family dwellings.

Properties that are zoned RLD-50 have a minimum lot width of 50 feet and 5,000 square feet lot size. Staff finds that most of the surrounding area is developed with single-family dwellings with the area zoned as RLD-60. However, many of the lots were platted as 52.5’ by 105’ which is less

than the minimum lot requirements for RLD-60. These lots did not require rezonings as they are lots of record. Examples of these smaller lots can be found north of the subject site along Oklahoma Street and Wyoming Street.

The Low Density Residential land use category allows for up to 7 units per acre when connected to city water and city sewer, but only 2 units per acre if neither city water or city sewer are available.

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 subject site has a land use designation of Low Density Residential (LDR) within the Suburban Development Area (SA). The applicant seeks to rezone the subject site from RLD-60 to RLD-50.

According to the Category Descriptions of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan, Low Density Residential (LDR) in the Suburban Development Area is intended to provide for low density residential development. Generally, single-family detached housing should be the predominant development typology in this category. New residential subdivisions in LDR should be designed in such a way as to reduce the number of Vehicle Miles Traveled, and cul-de-sacs should be avoided.

The maximum gross density for LDR in the Suburban Area shall be seven (7) units per 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 two (2) units per acre and the minimum lot size shall be a ½-acre when both centralized potable water and wastewater are not available. The maximum gross density shall be four (4) units per acre and the minimum lot size shall be a ¼-acre if either one of centralized potable water or wastewater services are not available.
RLD-50 is a primary zoning district in the LDR land use category.

2. Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?

Yes. The proposed rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan. The proposed rezoning to RLD-50 promotes a pattern of compatible uses (*i.e.* single-family dwellings) consistent with the surrounding area and future development.

Future Land Use Element (FLUE):

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 at the subject site would directly address the projected growth within the given vicinity by providing for a greater variety of housing options for residents.

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

No. The proposed rezoning is not in conflict with any portion of the City's land use regulations. If approved as recommended by the Staff of the Planning and Development Department, the subject property will be rezoned from RLD-60 to RLD-50 to permit the development of two single-family dwellings – all while adhering to local, state, and federal regulations.

SURROUNDING LAND USE AND ZONING

The subject property is located at the southeast intersection of Driggers Street and Jackson Avenue North, both local roadways. The subject property is currently vacant. This immediate area is developed exclusively with single-family dwellings, along with city-owned property including Thomas Jefferson Elementary and the Leroy Clemons Community Center. Nonetheless, adjacent land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LDR	RLD-60	Single-family dwellings
East	LDR	RLD-60	Church, single-family dwellings
South	LDR	RLD-60	Single-family dwellings, Leroy Clemons Community Center
West	PBF	PBF-1	Thomas Jefferson Elementary School

SUPPLEMENTARY INFORMATION

The applicant provided proof of posting on October 8th, 2025 to the Planning Department, that the Notice of Public Hearing signs **were** posted.

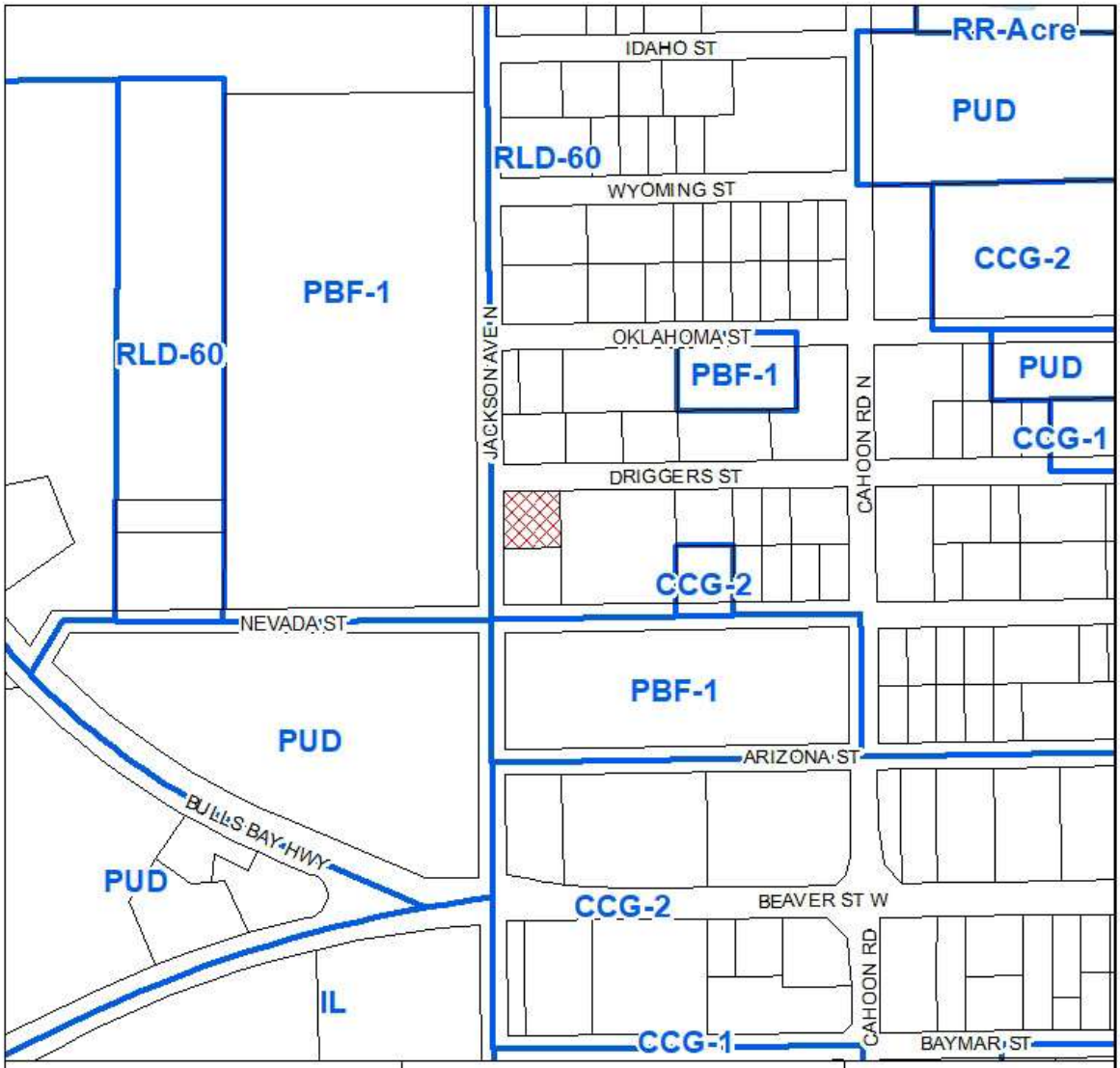
RECOMMENDATION

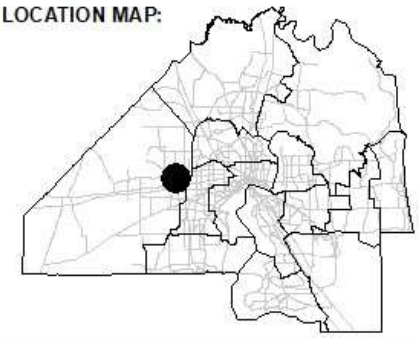
Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning **Ordinance 2025-0804** be **APPROVED**.

Aerial view of the subject property, facing north.

View of the subject property from Driggers Street.

View of the 52.5’ wide lot of records along Oklahoma Street.



REQUEST SOUGHT:	LOCATION MAP:	
FROM: RLD-60 **TO:** RLD-50		N, W, E, S 0 100 200 400 Feet COUNCIL DISTRICT: 12
ORDINANCE NUMBER: ORD-2025-0804	TRACKING NUMBER: T-2025-6566	**EXHIBIT 2** **PAGE 1 OF 1**

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2025-0804 **Staff Sign-Off/Date** KPC / 09/29/2025
Filing Date 10/28/2025 **Number of Signs to Post** 1

Hearing Dates:
1st City Council 11/25/2025 **Planning Comission** 11/20/2025
Land Use & Zoning 12/02/2025 **2nd City Council** N/A
Neighborhood Association THOMAS JEFFERSON CIVIC CLUB
Neighborhood Action Plan/Corridor Study MARIETTA NEIGHBORHOOD PLAN 1980

Application Info

Tracking # 6566 **Application Status** SUFFICIENT
Date Started 09/25/2025 **Date Submitted** 09/25/2025

General Information On Applicant

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

General Information On Owner(s)

☐ **Check to fill first Owner with Applicant Info**

Last Name YARBROUGH **First Name** JERRY **Middle Name**
Company/Trust Name
Mailing Address 8117 DRIGGERS STREET
City JACKSONVILLE **State** FL **Zip Code** 32220
Phone **Fax** **Email**

Property Information

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

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	005514 0100	12	5	RLD-60	RLD-50

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) 0.25

Justification For Rezoning Application

PROPERTY IS ADJACENT TO JEFFERSON ELEMENTARY SCHOOL. IT IS ALSO ADJACENT TO A MIXTURE OF RLD-60 LOTS AND COMMERCIAL BUSINESSES. A REZONING REQUEST TO RLD 50 TO ACCOMMODATE 2 SINGLE FAMILY HOMES WOULD BE COMPATIBLE WITH THE SURROUNDING AREA.

Location Of Property

General Location

EAST SIDE OF JACKSON AVENUE N ACROSS FROM JEFFERSON ELEMENTARY

House #	Street Name, Type and Direction	Zip Code
125	JACKSON AVE N	32220

Between Streets

DRIGGERS STREET **and** NEVADA STREET

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

0.25 Acres @ $10.00 /acre: $10.00

3) Plus Notification Costs Per Addressee

17 Notifications @ $7.00 /each: $119.00

4) Total Rezoning Application Cost: $2,119.00

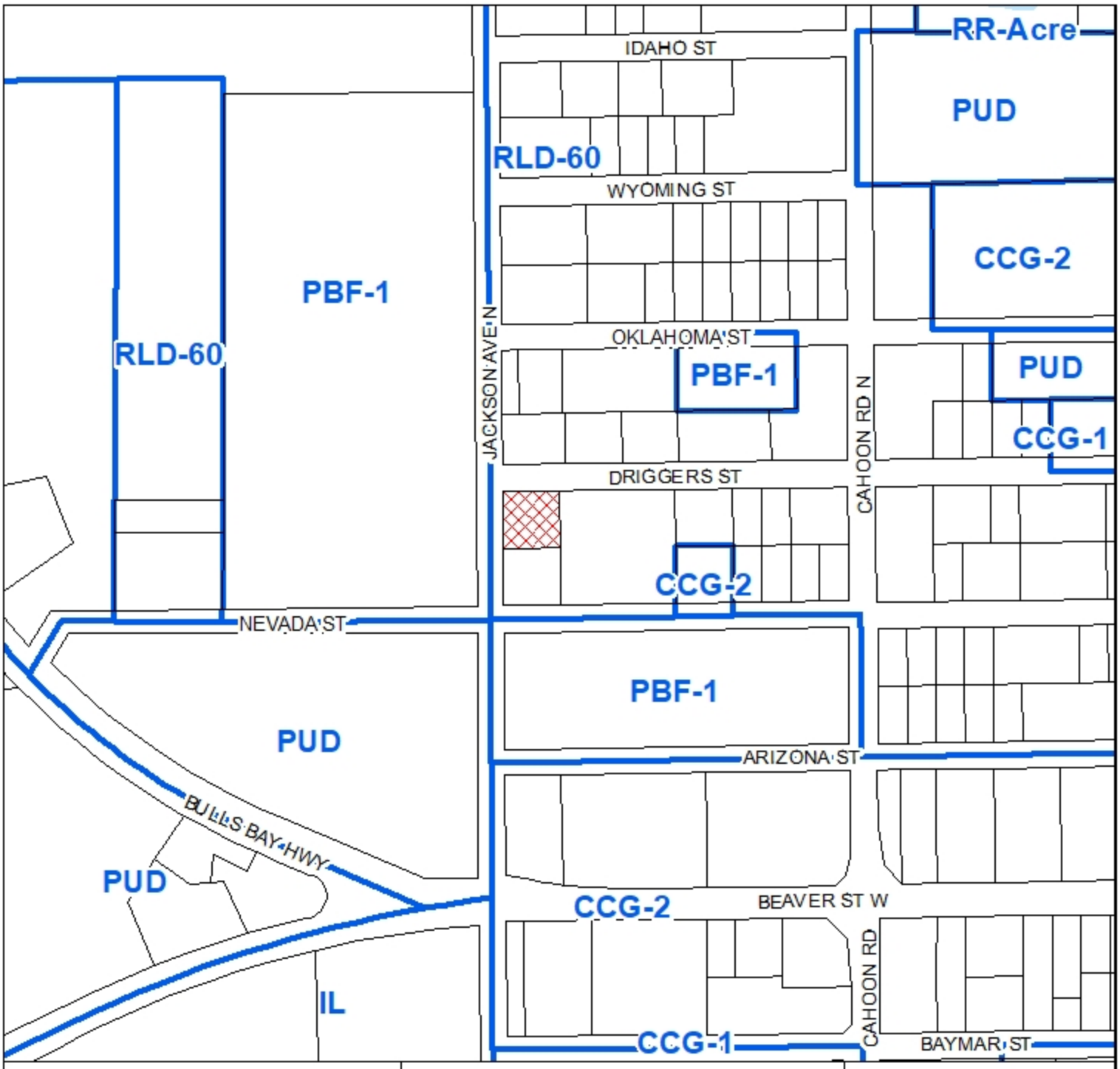
NOTE: Advertising Costs To Be Billed to Owner/Agent

LEGAL DESCRIPTION

005514-0100

September 25, 2025

LOT 2, BLOCK 17 MARIETTA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 33, 34, AND 34 ½, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. A PART OF LOTS 10 AND 15, SECTION 15, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS THAT PART OF LOTS 10 AND 55 LYING EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF JACKSON AVENUE AND WESTERLY OF THE WESTERLY LINE OF BLOCK 17, LOT 2, MARIETTA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 33, 34 AND 34 1/2, FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. RESERVING, HOWEVER, UNTO THE CITY OF JACKSONVILLE A PERPETUAL UNOBSTRUCTED EASEMENT FOR DRAINAGE, UTILITIES AND SEWERS, OVER, UNDER, ACROSS AND THROUGH THE ABOVE-DESCRIBED PROPERTY.

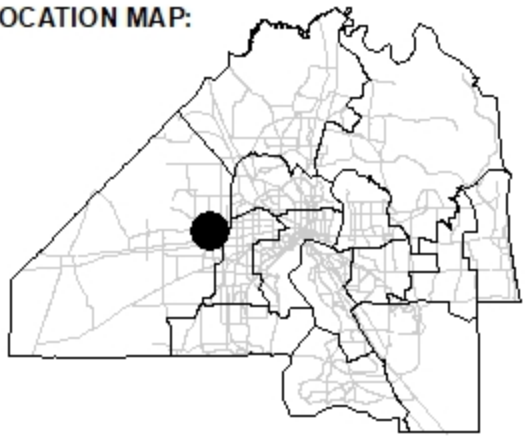


REQUEST SOUGHT:

FROM: RLD-60

TO: RLD-50

LOCATION MAP:



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COUNCIL DISTRICT:

12

TRACKING NUMBER

T-2025-6566

EXHIBIT 2
PAGE 1 OF 1

Doc # 2024200863, OR BK 21193 Page 1800, Number Pages: 2,
Recorded 09/12/2024 07:20 PM, JODY PHILLIPS CLERK CIRCUIT COURT DUVAL COUNTY
RECORDING $18.50 DEED DOC ST $245.00

Prepared By and Return To:
Caroline Nichols
Landmark Title, LLC
7220 Financial Way
Jacksonville, FL 32256

General Warranty Deed

Made effective the 27th day of August, 2024, by Lauris Tony Creppel, a married person, hereinafter called the Grantor, whose address is 1405 Hammond Boulevard, Jacksonville, FL 32221 to Jerry Lee Yarbrough, a married man, whose post office address is: 8117 Driggers Street, Jacksonville, FL 32220, hereinafter called the Grantee:

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

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Duval County, Florida, more particularly described as follows:

Lot 11, Block 17, Marietta, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 33, 34 and 34 1/2, of the Public Records of Duval County, Florida.

A part of Lots 10 and 15, Section 15, Township 2 South, Range 25 East, Duval County, Florida, more particularly described as that part of Lots 10 and 15 lying Easterly of the Easterly right of way line of Jackson Avenue and Westerly of the Westerly line of Block 17, Lot 11, Marietta, according to plat recorded in Plat Book 1, Page 33, 34 and 34 1/2, former public records of Duval County, Florida, reserving, however, unto the City of Jacksonville a perpetual unobstructed easement for drainage, utilities and sewers, over, under, across and through the above described property.

Together with that certain 1985 Rive mobile home Title # 41619395, Vin# R0C13308AL

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 005514-0100

Subject to taxes accruing subsequent to December 31, 2023.

Subject to covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

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.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year written below.

Signed, sealed and delivered in our presence:

Witness 1 Signature

Caroline R Nichols
Witness 1 Printed Name

Witness 1 Address: 1590 Island Lane Ste 1
Fleming Island FL 32003

Kellen Posey
Witness 2 Signature

Kellen Posey
Witness 2 Printed Name

Witness 2 Address: 1590 Island Lane Ste 1
Fleming Island FL 32003

Lauris Tony Creppel
Lauris Tony Creppel

STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization this 27 day of August, 2024, by Lauris Tony Creppel.

Signature of Notary Public
Print, Type/Stamp Name of Notary

CAROLINE R. NICHOLS
Notary Public - State of Florida
Commission # HH 298100
My Comm. Expires Sep 10, 2026
Bonded through National Notary Assn.

Personally Known: _____ OR Produced Identification: ✓
Type of Identification
Produced: FLDL

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

AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
Individual

Jerry Lee Yarbrough
Owner (Affiant) Name

125 Jackson Ave N, Jacksonville FL 32220
Address(es) for Subject Property

005514-0100
Real Estate Parcel Number(s) for Subject Property

Curtis Hart / Hart Resources LLC
Appointed or Authorized Agent(s)

Zoning and/or Land use change
Type of Request(s)/Application(s)

STATE OF Florida

COUNTY OF Duval

BEFORE ME, the undersigned authority, this day personally appeared Jerry Yarbrough, 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.

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.

Jerry L. Yarbrough
Signature of Affiant

Jerry Yarbrough
Printed/Typed Name of Affiant

NOTARIAL CERTIFICATE

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 11th, day of April, 2025, by JERRY L. Yarbrough, who is ☒ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced _____.

[NOTARY SEAL]

PAM WILLIAMS
NOTARY PUBLIC
MY COMMISSION EXPIRES 9-7-2027
STATE OF FLORIDA
COMMISSION NUMBER HH 395711

Pam Williams
Notary Public Signature

Pam Williams
Printed/Typed Name – Notary Public

My commission expires: 9-7-27

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:

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: Jerry L. Yarbrough

Its: JLY

Infill Availability Letter

Meagan Perkins

Hart Resources LLC

8051 Tara Lane

Jacksonville, Florida 32216

4/28/2025

Project Name: Yarbrough Duplex

Availability #: 2025-1390

Attn: Meagan Perkins

Thank you for your inquiry regarding the availability of Electric,Sewer,Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. 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 customer's responsibility to engage the services of a professional engineer, licensed in the State of Florida, to plan and permit the proposed main extension(s) as well as to engage the services of a contractor to construct the main extension(s).** 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/

Lot Splits:

If a lot is split and two or more homes will be built, a layout of the proposed lot split will be required to be submitted prior to processing of estimate requests or service applications. Submit layout via Step 2 in the Sages program.Review JEA Design Guidelines 2.4.1.1 for the required information needed to process the layout submittal.

Service Tap Cost (Special Estimate):

To receive the associated cost for water or sewer service tap(s), please submit a Special Estimate Request, via Step 2 in the Sages program. Field factors that would designate the need for a special estimate are as follows:

Main Depth 8+ feet deep	Required work within FDOT, St Johns County and Nassau County ROW
Pavement less than 5 years old	Multiple services being installed
Taps on water mains 20-inch and larger	Water taps larger than 2-inches
Sewer taps greater than 6-inches	Low Pressure Sewer Service Connections
Installation of Sewer Vac Pods	Approved Commercial Development plans

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: 2025-1390

Request Received On: 4/15/2025

Availability Response: 4/28/2025

Prepared by: Ji Soo Kim

Expiration Date: 04/28/2027

Project Information

Name: Yarbrough Duplex

Address: 125 JACKSON AVE N, JACKSONVILLE, FL 32220

County: Duval County

Type: Electric,Sewer,Water

Requested Flow: 500

Parcel Number: 005514 0100

Location: Corner of Jackson Ave N and Driggers St

Description: 1 Duplex

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 8-inch water main within Jackson Ave. N. ROW.

Connection Point #2: Existing 6-inch water main within Driggers St. ROW.

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 4-inch force main approx. 145 LF south of this property within Nevada St. ROW.

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, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.).

Request a force main connection pressure letter through the JEA Sages program, Step 2, and select Force Main Connection Pressure Letter Request.

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.

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.

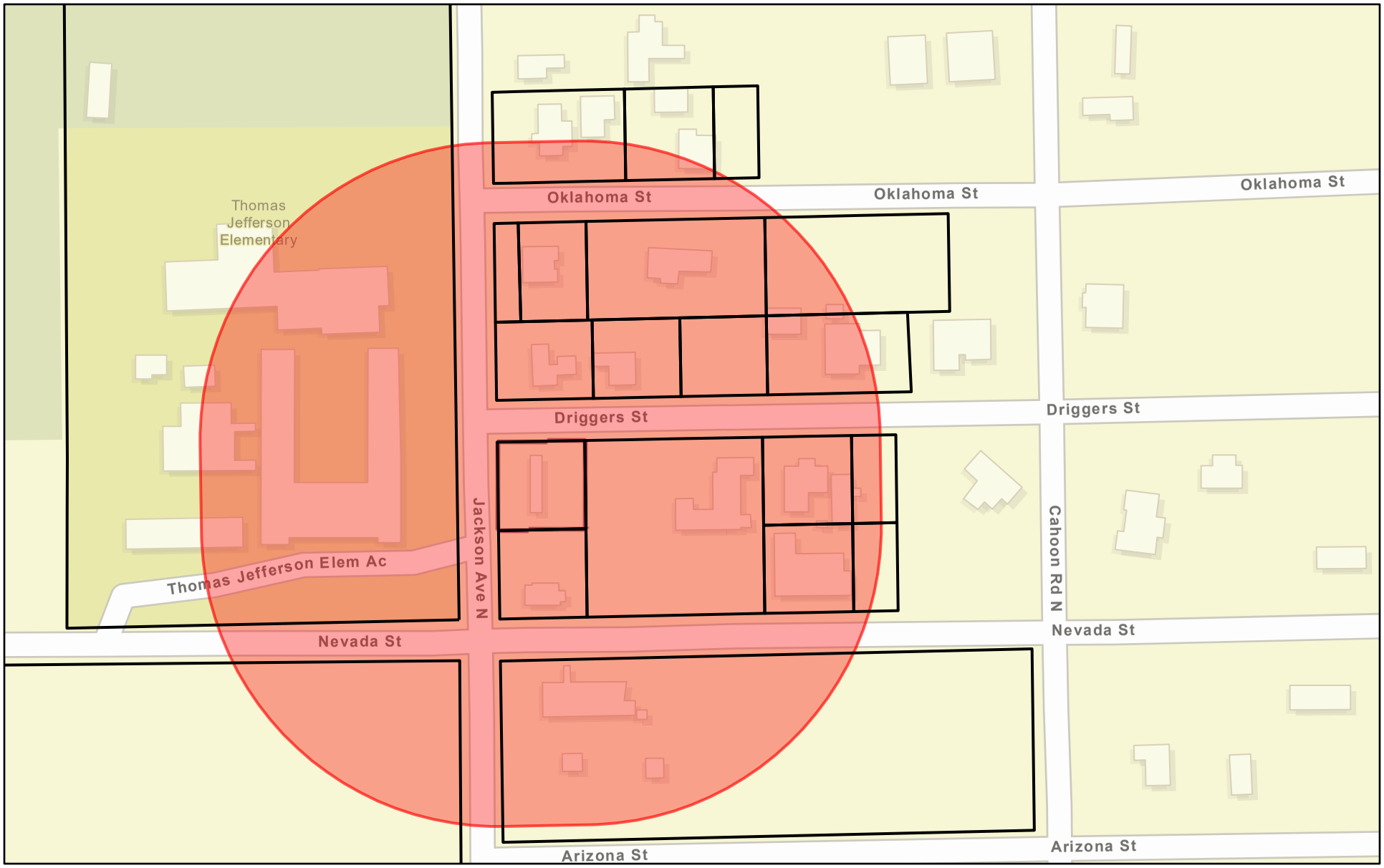
Request a Development Meeting with the water/wastewater team by going to Step 2 in Sages. If you need representative from the electric or real estate team please indicate that on your application. Don't forget to upload your utility layout with your application.

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.

After your plans are approved, you can submit your permit applications by access Step 3 in Sages, select Permit Determination.

Land Development Review



September 29, 2025

29171157_T-2025-6566

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,

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
005507 0000	ALLEN JOSEPH ET AL		8161 DRIGGERS ST			JACKSONVILLE	FL	32220
005516 0050	BEST TRANSMISSION REBUILDERS INC		8139 NEVADA ST			JACKSONVILLE	FL	32220-2649
005504 0005	BURCH BETTY L		8158 OKLAHOMA ST			JACKSONVILLE	FL	32220-2654
005506 0000	CAMBRIDGE 5081 LLC		2299 NE 5TH AVE			BOCA RATON	FL	33431
005513 0005	CHURCH OF CHRIST AT MARIETTA		8150 DRIGGERS ST			JACKSONVILLE	FL	32220-2632
006096 0000	CITY OF JACKSONVILLE		C/O CITY REAL ESTATE DIV	214 N HOGAN ST 10TH FL		JACKSONVILLE	FL	32202
005515 0000	CREPPEL LAURIS TONY		1405 HAMMOND BLVD			JACKSONVILLE	FL	32221-1442
006220 0000	DUVAL COUNTY SCHOOL BOARD		1701 PRUDENTIAL DR			JACKSONVILLE	FL	32207-8152
005505 0000	FREDERICK TOMEKA ET AL		7749 NORMANDY BLVD STE 145 258			JACKSONVILLE	FL	32221
005490 0000	HARVEY CHARLES F		205 JACKSON AVE N			JACKSONVILLE	FL	32220
005504 0020	JACKSONVILLE ELECTRIC AUTHORITY		225 N PEARL ST			JACKSONVILLE	FL	32202
005491 0000	MONDRAGON OSCAR FRANCISCO VENCES		8153 OKLAHOMA ST			JACKSONVILLE	FL	32220
	NORTHWEST	VICTOR COLEMAN	2118 18TH ST W			JACKSONVILLE	FL	32209
	OPEN VOLUNTEER	RANDALL JACKSON	5807 GILCHRIST OAKS CT			JACKSONVILLE	FL	32219
006222 0230	RAY LANE PROPERTIES LLC		7033 4 COMMONWEALTH AVE			JACKSONVILLE	FL	32220
	THOMAS JEFFERSON CIVIC CLUB	JOE SOLOMONS	8237 NEVADA ST			JACKSONVILLE	FL	32220
005517 0010	TILLMAN PHALISHA LIFE ESTATE		4501 JADE DR E			JACKSONVILLE	FL	32210-4714
006221 0100	TIMPF MITCHELL C		155 JACKSON AVE			JACKSONVILLE	FL	32220
005511 0000	VICKERS FLOYD		8140 DRIGGERS ST			JACKSONVILLE	FL	32220
005512 0000	VICKERS FLOYD LIFE ESTATE		8140 DRIGGERS ST			JACKSONVILLE	FL	32220
005504 0010	YARBROUGH JERRY L LIFE ESTATE		8117 DRIGGERS ST			JACKSONVILLE	FL	32220-2631

Total: 17

Duval County, City Of Jacksonville
Jim Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Account No: CR792115
User: Cox, Kaysie - PDCU
REZONING/VARIANCE/EXCEPTION

Date: 9/29/2025
Email: KaysieC@coj.net

Name: Curtis Hart
Address: 8051 Tara Lane, Jacksonville, FL 32216
Description: Application for Conventional Rezoning (Z-6566) - 125 Jackson Ave N

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	2119.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	2119.00

Total Due: $2,119.00

Jim Overton , Tax Collector
l Collections Receipt
ksonville, Duval County

Date: 9/29/2025

acksonville, FL 32216
r Conventional Rezoning (Z-6566) - 125 Jackson Ave N

Total Due: $2,119.00

Jim Overton
Duval County
Date/Time: 10/06/2025 09:37AM
Drawer: P06
Clerk: JMB
Transaction: 7877185

Item
CR Processing:
CR792115
Curtis Hart
8051 Tara Lane,
Jacksonville, FL 32216
Total:
Receipt: 272-26-00822206

Paid
$2,119.00

$2,119.00

Total Tendered
Check:
Chk#7413
Balance:
Paid By: JERRY YARBROUGH

$2,119.00
$2,119.00
$0.00

Planned Unit Developments

2025-0758

REPORT OF THE PLANNING DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2025-0758 TO

PLANNED UNIT DEVELOPMENT

NOVEMBER 20, 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 **2025-0758** to Planned Unit Development.

Location:	819 Fields Road, West of Tiny Drive
Real Estate Number(s):	106812 0000
Current Zoning District(s):	Residential Low Density-60 (RLD-60)
Proposed Zoning District:	Planned Unit Development (PUD)
Current Land Use Category:	Low Density Residential (LDR)
Planning District:	District 6 – North
Council District:	District 8
Applicant/Agent:	Zach Miller, Esq. Law Office of Zach Miller 3203 Old Barn Court Ponte Vedra Beach, FL 32082
Owner:	Freedom Traxx Homes, LLC 17314 River Isle Circle Jacksonville, Florida 32226
Staff Recommendation:	**DENY**

GENERAL INFORMATION

Application for Planned Unit Development 2025-0758 seeks to rezone approximately 4.94± acres of land from Residential Low Density-60 (RLD-60) to a Planned Unit Development. The rezoning to PUD is being sought to allow for a 34-lot home rental community. Per the submitted written description, the property will be developed with thirty-four lots with a minimum lot width of 25-

feet and lot area of 1,500 square feet. The written description also states detached mobile dwellings with a minimum size of 399 square feet are permitted use.

Staff is recommending denial for the rezoning due to the proposed development constituting a spot zoning and deviating from the established development pattern of the area. Analysis shows that while the area is zoned as RLD-60, the area is primarily developed with lot sizes ranging from a quarter-acre to over two acres in size.

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?

No. The applicant is proposing a rezoning to PUD to allow for a thirty-four (34) lot home rental community, in addition to the existing uses allowed in the RLD-60 zoning district. The permitted and permissible uses in the PUD written description are consistent with the allowed uses and densities of the LDR category and the 2045 Comprehensive Plan.

However, when applying the criteria of consistency with the 2045 Comprehensive Plan, the combined factors of the goals, objectives and policies of the plan along with the appropriate Functional Land Use Categories are used. Thus, the fact that the density of a proposed residential development does not exceed the gross density threshold of the land use category does not ensure overall consistency with the 2045 Comprehensive Plan. Therefore, the transition, compatibility, and intensity of uses are accomplished through appropriate zoning and are an important consideration to the welfare and sustainability of an area.

Therefore, while the proposed uses are consistent with the category description of the proposed functional land use category, the intensity and scale of the project is **not consistent** with the intent of the 2045 Comprehensive Plan.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?

No. This proposed rezoning to Planned Unit Development is **inconsistent** with the 2045 Comprehensive Plan, and does not further the following goals, objectives and policies contained herein, including:

Future Land Use Element:

Policy 3.1.12 The City shall, through Land Development Regulations and land use category descriptions, require higher density residential development and supporting commercial uses to

locate on or near arterial or collector roads used for mass transit routes and in proximity to major employment areas in order to ensure the efficient use of land, public facilities, and services, and transportation corridors.

The subject property is located along Fields Road, which is classified as a local roadway. Staff is supportive of increased density when sites are located along collector roadways, due to the capability of supporting increasing traffic.

The proposed rezoning from RLD-60 to PUD would disrupt the land use fabric created by the established single-family neighborhood and detract from the character of the area.

(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 categories as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR). The Planning Department finds that the proposed PUD is **inconsistent** with the 2045 Comprehensive Plan, as evaluated in Criteria (A) and (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 lands for thirty-four (34) single-family dwellings. 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 use of existing and proposed landscaping: Per the submitted written description, landscaping will meet Part 12 of the Zoning Code.

- The use and variety of building setback lines, separations, and buffering: Per the submitted written description, the building setbacks are twenty feet for the front and ten feet for the side and rear yards. The site plan depicts a retention pond along the northwest portion of the site, and recreation/open space along the southeast property line.

- The variety and design of dwelling types: Per the submitted written description and site plan, the property will be developed with thirty-four (34) detached mobile dwellings with a minimum size of 399 square feet.

(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 **not achieved** by the following:

- The type, number and location of surrounding external uses: Much of the surrounding area is developed with single-family dwellings built between the 1940s and 1960s on lots that exceed the RLD-60 zoning district standards. All the lots along Fields Road and the surrounding neighborhood range in sizes from a quarter-acre to over two acres in size. Based on Staff's analysis, the smallest lot along Fields Road is approximately 9,600 square feet in size (1144 Fields Road). To the west of the subject property is a JEA utility easement.

- 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	LDR	RLD-60	Single-family dwellings
South	LDR	RLD-60	Single-family dwellings
East	LDR	RLD-60	Single-family dwellings
West	LDR	RLD-60	Utility easement, single-family dwellings

(6) Intensity of Development

While the proposed use of single-family dwellings is consistent with the LDR functional land use category, Staff finds the proposed PUD **to not be appropriate** at this location. The proposed development constitutes a spot zoning and deviates from the established development pattern of the area.

- The existing residential density and intensity of use of surrounding lands: Much of the surrounding area is developed with single-family dwellings built between the 1940s and 1960s on lots that exceed the RLD-60 zoning district standards. All the lots along Fields

Road and the surrounding neighborhood range in sizes from a quarter-acre to over two acres in size. Based on staff's analysis, the smallest lot along Fields Road is approximately 9,600 square feet in size (1144 Fields Road).

- The availability and location of utility services and public facilities and services: The JEA availability letter dated August 19, 2025 states that there are existing water and sewer mains located at the intersection of Fields Road and Pulaski Road. This intersection is approximately 0.5 miles away from the subject site. The applicant will be required to connect to both city water and sewer to develop to the maximum gross density. Otherwise, the maximum gross density is two (2) units per acre and the minimum lot size is half an acre when both centralized water and sewer are not available.

School Capacity: Based on the Development Standards for impact assessment, the 4.94± acre proposed PUD rezoning has a development potential of 34 single-family 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 2025-0758
Development Potential: 34 Residential Dwellings

School Type	CSA[1]	2025-26 Enrollment/CSA	Current Utilization (%)	New Student/ Development[3]	5-Year Utilization (%)	Available Seats – CSA[2]	Available Seats - Adjacent CSA 1, 3, & 5
Elementary	7	2,872	82%	4	88%	978	3,189
Middle	1	6,413	73%	1	78%	1,247	1,176
High	7	1,983	90%	2	92%	313	1,375
Total New Students				**7**			

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 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 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.

SCHOOL[1]	CONCURRENCY SERVICE AREA	STUDENTS GENERATED (Rounded)[3]	SCHOOL CAPACITY[2] (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2025/26)	% OCCUPIED	4 YEAR PROJECTION
Oceanway ES #270	7	4	680	700	103%	112%
Oceanway MS #62	1	1	1009	824	82%	82%
First Coast HS #265	7	2	2207	1983	90%	92%
		7				

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 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 access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject site is approximately 4.94 acres and is located on Fields Road, a local roadway, which is west of Pulaski Road, a collector roadway.

- The following comments were issued from the Traffic Engineer. Staff forwards to you the following: 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. The internal roadway shall be private and maintained by the property owners it serves in accordance with COJ Ordinance Sec. 654.111

  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.

(7) Usable open spaces plazas, recreation areas.

Per the submitted written description, a minimum of 0.34 acres of active recreation area will be provided on-site.

(8) Impact on wetlands

Any development impacting wetlands will need to 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.

Per the submitted written description, two parking spaces will be provided per unit. Up to eight perpendicular guest parking spaces and up to ten parallel parking spaces in the internal private roadway will be provided.

(11) Sidewalks, trails, and bikeways

The project will be required to contain a pedestrian system that meets the 2045 Comprehensive Plan. 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.

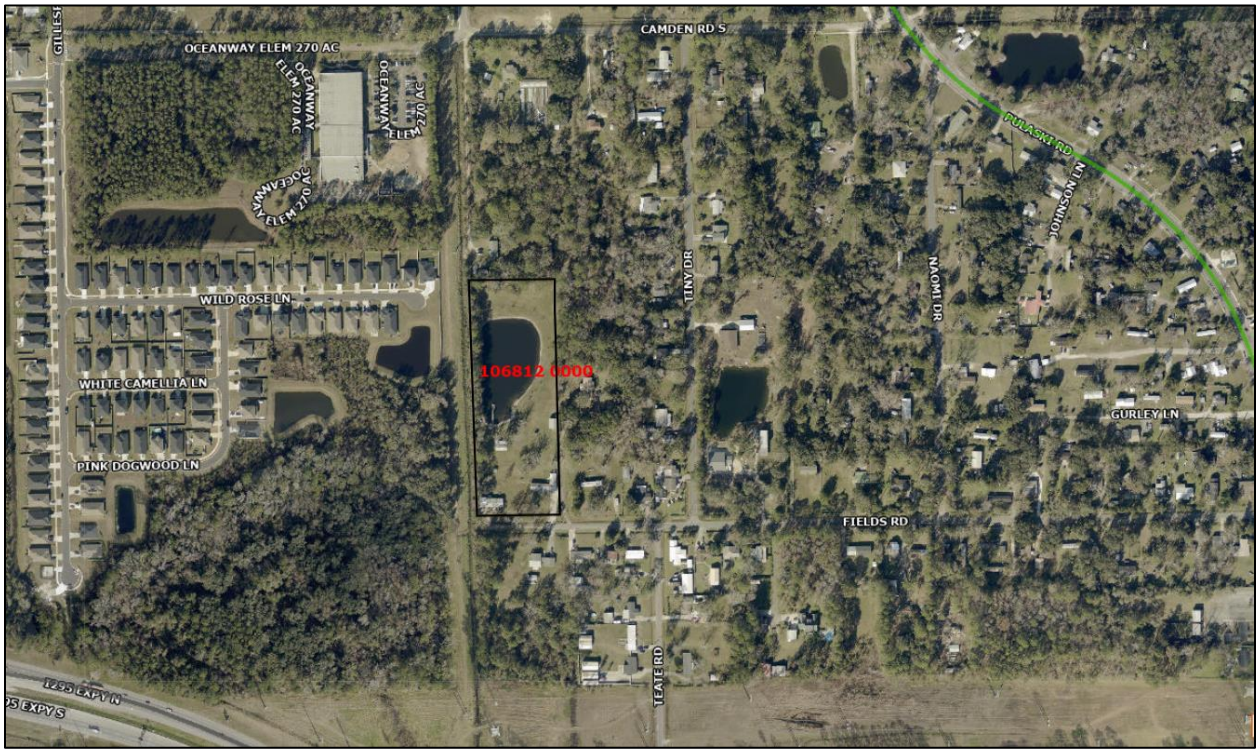
SUPPLEMENTAL INFORMATION

The applicant provided photo evidence that the required Notice of Public Hearing signs **were** posted on September 30, 2025.

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning **2025-0758** be **DENIED with the following exhibits:**

1. The original legal description dated August 25, 2025
2. The original written description dated August 20, 2025
3. The original site plan dated July 8, 2025



Aerial view of the subject property, facing north.

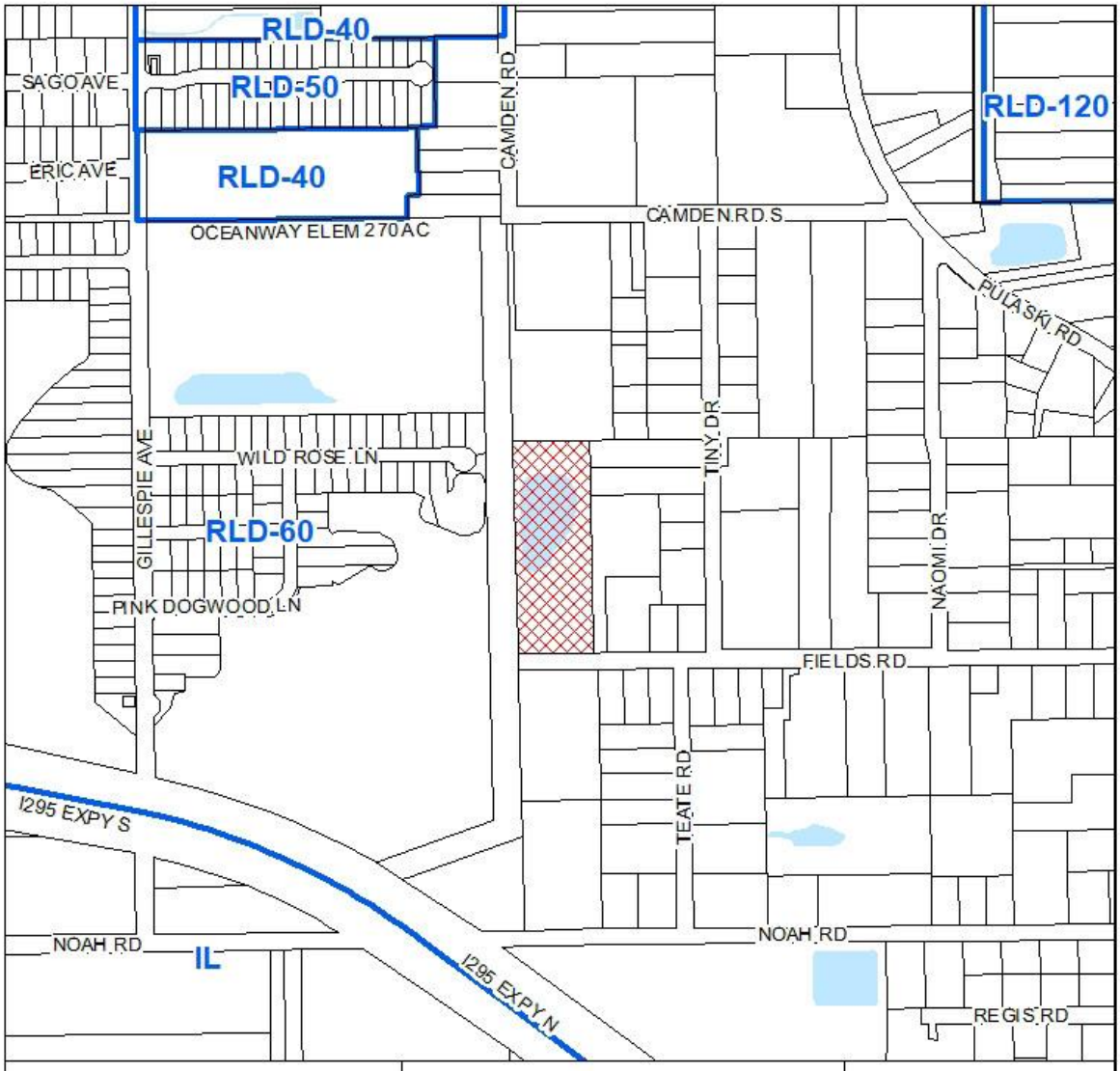
View of the subject property from Fields Road.

View of neighboring property, 836 Fields Road. According to the Property Appraiser's website, the property is 17,987 square feet (0.41 acres) in area.

View of neighboring property, 843 Fields Road. According to the Property Appraiser's website, the property is 48,303 square feet (1.1 acres) in area.

View of neighboring property, 853 Fields Road. According to the Property Appraiser's website, the property is 18,015 square feet (0.41 acres) in area.

View of neighboring property, 854 Fields Road. According to the Property Appraiser's website, the property is 17,987 square feet (0.41 acres) in area.

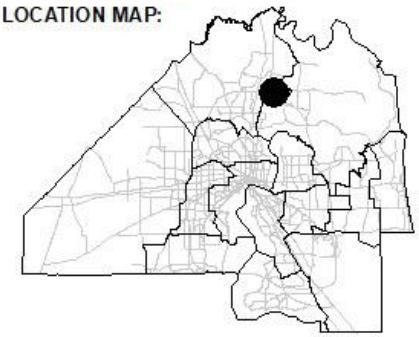


REQUEST SOUGHT:

FROM: **RLD-60**

TO: **PUD**

LOCATION MAP:



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COUNCIL DISTRICT:
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ORDINANCE NUMBER	TRACKING NUMBER	
ORD-2025-0758	T-2025-6486	**EXHIBIT 2** **PAGE 1 OF 1**

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2025-0758 **Staff Sign-Off/Date** KPC / 09/25/2025
Filing Date 10/14/2025 **Number of Signs to Post** 1

Hearing Dates:
1st City Council 11/12/2025 **Planning Commission** 11/06/2025
Land Use & Zoning 11/18/2025 **2nd City Council** N/A
Neighborhood Association HANDS FOR JAX; M & M DAIRY INC
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 6486 **Application Status** SUFFICIENT
Date Started 08/25/2025 **Date Submitted** 08/25/2025

General Information On Applicant

Last Name MILLER **First Name** ZACH **Middle Name** WATON
Company Name LAW OFFICE OF ZACH MILLER
Mailing Address 3203 OLD BARN COURT
City PONTEVEDRABEACH **State** FL **Zip Code** 32082
Phone 9046518958 **Fax** 904 **Email** ZWMILLERLAW@GMAIL.COM

General Information On Owner(s)

☐ **Check to fill first Owner with Applicant Info**

Last Name JARAUSCH **First Name** JAMIE **Middle Name**
Company/Trust Name FREEDOM TRAXX HOMES, LLC
Mailing Address 17314 RIVER ISLE CIRCLE
City JACKSONVILLE **State** FL **Zip Code** 32226
Phone 9046518958 **Fax** **Email** ZWMILLERLAW@GMAIL.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	106812 0000	8	6	RLD-60	PUD

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) 4.94

Development Number

Proposed PUD Name FIELDS ROAD PUD

Justification For Rezoning Application

THE PROPOSED PUD WILL PRESERVE A MAJORITY OF THE EXISTING PERVIOUS SURFACE AND ALLOW THE MAJORITY OF THE EXISTING POND ON THE SITE TO BE MAINTAINED. THIS WILL MAINTAIN THE OPEN CHARACTER OF THE AREA CONSISTENT WITH THE PREDOMINANT TYPE OF HOUSING (MOBILE HOMES AND MANUFACTURED HOMES) WHILE ALLOWING FOR DEVELOPMENT OF HOUSING THAT IS AFFORDABLE TO AREA WORKERS AT THE NEARBY INDUSTRIAL AND COMMERCIAL CENTERS. THE PROPOSAL WILL ALLOW FOR A SMALL INCREASE IN THE NUMBER OF HOMES ALLOWED UNDER RLD-60.

Location Of Property

General Location

NORTH OF INTERSTATE 295 AND WEST OF PULASKI ROAD

House #	Street Name, Type and Direction	Zip Code
819	FIELDS RD	32218

Between Streets

FIELDS ROAD **and** CAMDEN ROAD SOUTH

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	
4.94 Acres @ $10.00 /acre:	$50.00
3) Plus Notification Costs Per Addressee	
29 Notifications @ $7.00 /each:	$203.00
4) Total Rezoning Application Cost (Not to Exceed $15,000.00):	$2,522.00

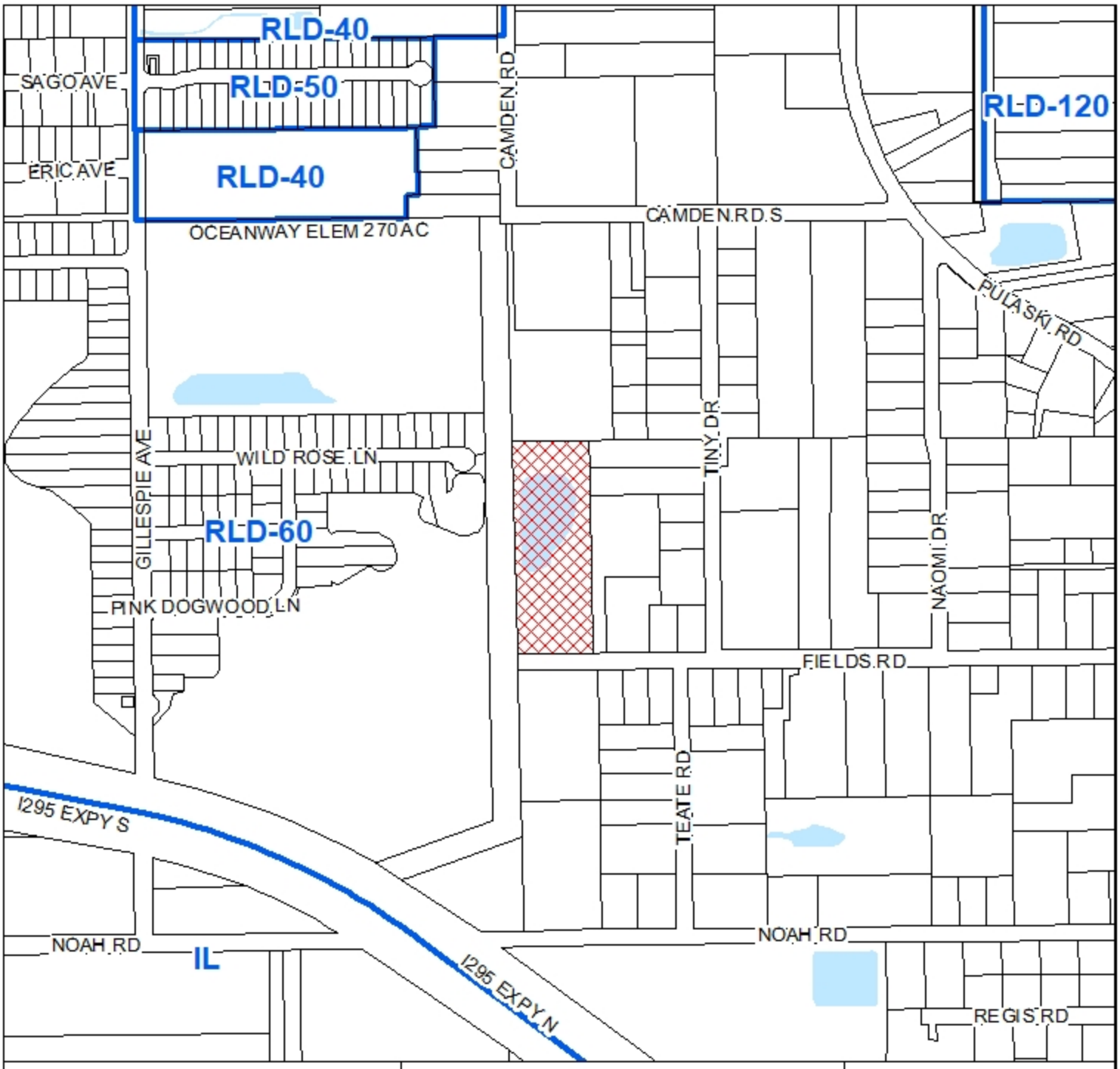
NOTE: Advertising Costs To Be Billed to Owner/Agent

LEGAL DESCRIPTION

AUGUST 25, 2025

A part of the Southeast 1/4 (one-quarter) of Section Ten (10) of a subdivision of the John Broward Grant, Section 37, Township 1 North, Range 27 East, Duval County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of the above mentioned Section Ten; run thence South 0 degrees, 55 minutes East, 30 feet to an iron pipe in the South right of way Line of Camden Road which is now established; thence South 0 degrees, 55 minutes East, 794 feet to an iron pipe to place of beginning; run thence North 89 degrees, 13 minutes. East, 287 feet to an iron pipe; thence South 0 degrees, 31 minutes East, 775 feet to an iron pipe in the North right of way line of Fields Road; thence South 89 degrees, 13 minutes West along Fields Road, 275.4 feet to an iron pipe; thence North 0 degrees, 55 minutes West, 775 feet to an iron pipe and place of beginning.

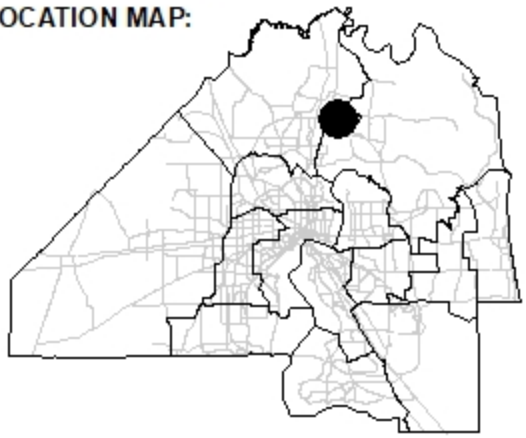


REQUEST SOUGHT:

FROM: RLD-60

TO: PUD

LOCATION MAP:



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COUNCIL DISTRICT:

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TRACKING NUMBER

T-2025-6486

EXHIBIT 2
PAGE 1 OF 1

Doc # 2024113749, OR BK 21068 Page 295, Number Pages: 2,
Recorded 05/28/2024 09:15 AM, JODY PHILLIPS CLERK CIRCUIT COURT DUVAL COUNTY
RECORDING $18.50 DEED DOC ST $2940.00

Prepared By and Return To:
Jonathan Rocco
Landmark Title, LLC
7220 Financial Way
Jacksonville, FL 32256

General Warranty Deed

Made effective the 20th day of May, 2024, by Charles M. Barr and Tanya Barr, husband and wife , whose address is 13942 Summer Breeze Drive, Jacksonville, FL 32218 hereinafter called the Grantor, to Freedom Traxx Homes, LLC, a Florida Limited Liability Company, whose address is 17314 River Isle Circle, Jacksonville, FL 32226, hereinafter called the Grantee:

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

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Duval County, Florida, more particularly described as follows:

A part of the Southeast 1/4 (one-quarter) of Section Ten (10) of a subdivision of the John Broward Grant, Section 37, Township 1 North, Range 27 East, Duval County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of the above mentioned Section Ten; run thence South 0 degrees, 55 minutes East, 30 feet to an iron pipe in the South right of way Line of Camden Road which is now established; thence South 0 degrees, 55 minutes East, 794 feet to an iron pipe to place of beginning; run thence North 89 degrees, 13 minutes, East, 287 feet to an iron pipe; thence South 0 degrees, 31 minutes East, 775 feet to an iron pipe in the North right of way line of Fields Road; thence South 89 degrees, 13 minutes West along Fields Road, 275.4 feet to an iron pipe; thence North 0 degrees, 55 minutes West, 775 feet to an iron pipe and place of beginning.

Parcel ID Number: Property 1:
106812-0000

Subject to taxes accruing subsequent to December 31, 2023.

Subject to covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

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.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year written below.

Signed, sealed and delivered in our presence:

Witness 1 Signature

John B Brooks

Witness 1 Printed Name

Witness 1 Address: 7220 Financial Way
Jacksonville, FL 32256

Charles M. Barr

Tanya Barr

Witness 2 Signature

Meredith Stanford

Witness 2 Printed Name

Witness 2 Address: 7220 Financial Way
Jacksonville, FL 32256

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 17th day of May, 2024, by Charles M. Barr and Tanya Barr.

JOHN B. BROOKS
Notary Public - State of Florida
Commission # HH 466412
My Comm. Expires Dec 19, 2027
Bonded through National Notary Assn.

Signature of Notary Public

Print, Type/Stamp Name of Notary

John B. Brooks

Personally Known:_____ OR Produced Identification: X

Type of Identification Produced: Drivers License

Detail by Entity Name

Florida Limited Liability Company
FREEDOM TRAXX, LLC

Filing Information

Document Number	L19000128178
FEI/EIN Number	84-1841598
Date Filed	05/13/2019
State	FL
Status	ACTIVE

Principal Address

17314 river isle cir
Jacksonville, FL 32226

Changed: 02/01/2021

Mailing Address

17314 river isle cir
Jacksonville, FL 32226

Changed: 02/01/2021

Registered Agent Name & Address

JARAUSCH, JAMIE
17314 river isle cir
Jacksonville, FL 32226

Address Changed: 02/01/2021

Authorized Person(s) Detail

Name & Address

Title AMBR

Jamie Jarausch, Jamie Jarausch
17314 river isle cir
Jacksonville, FL 32226

Annual Reports

Report Year	Filed Date

2023	01/07/2023
2024	01/03/2024
2025	01/03/2025

Document Images

01/03/2025 -- ANNUAL REPORT	View image in PDF format
01/03/2024 -- ANNUAL REPORT	View image in PDF format
01/07/2023 -- ANNUAL REPORT	View image in PDF format
02/03/2022 -- ANNUAL REPORT	View image in PDF format
02/01/2021 -- ANNUAL REPORT	View image in PDF format
03/09/2020 -- ANNUAL REPORT	View image in PDF format
05/13/2019 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

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

Freedom Traxx Homes, LLC

Owner Name

819 Fields Road

Address(es) for Subject Property

106812 0000

Real Estate Parcel Number(s) for Subject Property

Zach Miller, Esq.

Appointed or Authorized Agent(s)

PUD Rezoning

Type of Request(s)/Application(s)

STATE OF _____

COUNTY OF _____

BEFORE ME, the undersigned authority, this day personally appeared Jamie Jarausch, 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 Freedom Traxx Homes, LLC, a Wyoming 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.

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

Jamie Jaravsch

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 20, day of August, 2025 by FREEDOM TRAXX HOMES LLC / Jamie Jaravsch Manager as _____ for _____, who is ☑ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced Drivers License.

Amber Higginbotham

Notary Public Signature

[NOTARY SEAL]

AMBER HIGGINBOTHAM
Notary Public - State of Florida
Commission # HH 144473
My Comm. Expires Oct 12, 2028
Bonded through National Notary Assn.

Amber Higginbotham

Printed/Typed Name – Notary Public

My commission expires: 10.12.25

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

STATE OF WYOMING * SECRETARY OF STATE
BUSINESS DIVISION

Herschler Bldg East, Ste.100 & 101, Cheyenne, WY 82002-0020
Phone: 307-777-7311 · Website: https://sos.wyo.gov · Email: business@wyo.gov

Filing Information

Please note that this form CANNOT be submitted in place of your Annual Report.

Name	**Freedom Traxx Homes LLC**
Filing ID	**2024-001456248**
Type	Limited Liability Company
Status	Active

General Information

Old Name		Sub Status	Current
Fictitious Name		Standing - Tax	Good
		Standing - RA	Good
Sub Type		Standing - Other	Good
Formed in	Wyoming	Filing Date	05/13/2024 5:46 AM
Term of Duration	Perpetual	Delayed Effective Date	
		Inactive Date	

Principal Address

17314 River Isle Cir
Jacksonville, Florida 32226

Mailing Address

17314 River Isle Cir
Jacksonville, FL 32226

Registered Agent Address

United States Corporation Agents, Inc.
159 N Wolcott St Ste 133
Casper, WY 82601

Parties

Type	Name / Organization / Address
Organizer	Jamie Ray Jarausch 17314 River Isle Cir, Jacksonville, FL, 32226

Notes

Date	Recorded By	Note

Filing Information

Please note that this form CANNOT be submitted in place of your Annual Report.

Name	**Freedom Traxx Homes LLC**
Filing ID	**2024-001456248**
Type	Limited Liability Company
Status	Active

Most Recent Annual Report Information

Type	Original			AR Year	2025
License Tax	$60.00	AR Exempt	N	AR ID	11047782
AR Date	3/2/2025 3:53 AM				
Web Filed	Y				

Officers / Directors

Type	Name / Organization / Address

Principal Address

17314 River Isle Cir
Jacksonville, Florida 32226

Mailing Address

17314 River Isle Cir
Jacksonville, FL 32226

Annual Report History

Num	Status	Date	Year	Tax
11047782	Original	03/02/2025	2025	$60.00

Amendment History

ID	Description	Date
2025-005528196	RA Address Change	01/10/2025
See Filing ID	Initial Filing	05/13/2024

EXHIBIT C

Binding Letter

Date: 8/202/2025

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

Re: 106812 0000 **PUD**

Ladies and Gentlemen:

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 hereof, 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 development 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 that are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

By Jamie Jarausch
(Owner's Signature)

Its: Manager

WRITTEN DESCRIPTION
FIELDS ROAD PUD
AUGUST 20, 2025

I. PROJECT DESCRIPTION

A. The owner of the property proposes to rezone approximately +/-4.94 acres from RLD-60 to a Planned Unit Development ("PUD") to permit development of the subject property as a 34-lot home rental community in addition to the existing uses allowed by the RLD-60 zoning. This property is currently owned by Freedom Traxx, LLC. The subject property is located north of Fields Road north of I-295. The surrounding properties are zoned RLD60 and PUD.

B. Project Engineer: Solid Rock Engineering

C. Project Developer: Current owner

D. Current Land Use Category: Low Density Residential (LDR)

E. Current Zoning District: RLD-60

F. Requested Land Use Category: N/A (no change requested)

G. Requested Zoning District: Planned Unit Development (PUD)

H. Real Estate Number(s): 106812 0000

I. Existing Uses: In the event the community is developed as set forth herein, then the development shall be governed by the site plan. Otherwise, the development criteria for the RLD-60 zoning category shall govern.

II. QUANTITATIVE DATA

Total Gross Acreage	4.94	Acres	100	%
Amount of each different land use by acreage				
Single family, detached (lots)	1.38	Acres	28.00	%
Total number of units	34	d.u.		
Commercial	0	Acres	0	%
Industrial	0	Acres	0	%

Total amount of non-residential floor area	0	sq. ft.	0	%
Active recreation	0.34	Acres	7.0	%
Passive open space, wetlands, ponds, Landscape buffer	2.14	Acres	43.00	%
Public and private right-of-way	1.05	Acres	22.00	%
Maximum coverage of buildings and structures on the entire Property	21,520	sq. ft.	10	%

III. STATEMENTS

A. How does the proposed PUD differ from the usual application of the Zoning Code?

This proposed PUD differs from the usual application of the Zoning Code because it allows for unique dwelling designs that would not be allowed through a strict application of the existing zoning code.

The maximum coverage of all buildings and structures would only be ten (10) percent of the entire site of the Property. This will preserve most of the existing pervious surface and allow the majority of the existing pond on the site to be maintained. This will maintain the open character of the area consistent with the predominant type of housing (mobile homes and manufactured homes) while allowing for development of housing that is affordable to area workers at the nearby industrial and commercial centers.

Pictures of the type of dwellings proposed for this location are attached to this PUD.

The PUD specifically deletes the following requirements in the Zoning Code:

Chapter 656, Part 4, Subpart C – Architectural and Aesthetic Regulations for Single Family Dwellings. Given the PUD's location provides limited exposure to existing homes, the intent to preserve existing open space on the Property and the intent to create affordable housing with unique architectural character, this Subpart is not being applied to the PUD.

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.

The proposed development will be privately owned and the entire site will be operated and maintained by the owner. The proposal is for the dwellings to be sold and the location sites to be leased. If individual lots are sold, a homeowner's association will be formed, and the common areas will be maintained by said association.

C. Justification for the rezoning.

The project offers units that are the size of apartments but with yards, outdoor active recreation and other benefits of single-family suburban style development with a size that is affordable and similar to the manufactured and mobile homes which are predominate in the area. The total number of units proposed is only slightly more than could be developed under the current zoning designation but within the density limitations of the LDR land use category. The current zoning designation allows for fifty (50) percent lot coverage. The PUD as proposed is significantly less. The Property may be platted with individual lots or may be considered one lot with up to thirty-four (34) units.

D. Phase schedule of construction (include initiation dates and completion dates).

The proposed PUD is expected to begin development within one (1) year of the approval of the PUD.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

(1) Detached mobile dwellings with a minimum size of 399 square feet.

(2) Essential services, including water, sewer, gas, telephone, radio, television, and electric and home occupations.

B. Permitted Accessory Uses and Structures: Laundromats and other vending machine facilities, management offices, a community center, community garden, and other recreation and service facilities exclusively for the use of the residents of the community and their guests.

C. In the event that the PUD is developed in accordance with the RLD-60 zoning and not as provided herein and the site plan, the uses and restrictions provided by the Zoning Code for the RLD-60 zoning category shall govern.

V. DESIGN GUIDELINES

A. **Lot Requirements:**

(1) *Minimum lot area:* 1,500 square feet

(2) *Minimum lot width:* 25 feet

(3) *Maximum lot coverage for each lot:* Thirty-three (33) percent with a maximum impervious surface ratio of seventy-five (75) percent on each lot. If property is not subdivided into individual lots, then maximum total lot coverage over the entire property shall be ten (10) percent and the maximum impervious surface ratio (buildings, roads and similar surfaces) over the entire property shall be forty (40) percent.

(4) *Minimum front yard:* Twenty (20') feet

(5) *Minimum side yard:* Ten (10') feet

(6) *Minimum rear yard:* Ten (10') feet

(7) *Maximum height of structures:* Thirty-five feet (35')

B. **Ingress, Egress and Circulation:**

(1) *Parking Requirements.*

Two (2) parking spaces for each unit.

Up to eight (8) perpendicular guest parking spaces and up to (10) parallel parking spaces in the internal private roadway will be provided.

(2) *Vehicular Access.*

a. Vehicular access to the Property shall be by way of Fields Road as shown by the Site Plan.

b. Within the Property, internal access to the homes will be provided by the internal right-of-way.

(3) *Pedestrian Access.*

Pedestrian access shall be provided by sidewalks installed within he internal right-of-way.

C. **Signs:**

Signage shall be allowed pursuant to Section 13 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:**

A minimum of 0.34 acres of active recreation area shall be provided.

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 the existing and proposed uses within the Property and showing the general layout of the overall Property.

EXHIBIT F

Total Gross Acreage	4.94	Acres	100	%
Amount of each different land use by acreage				
Single family, detached (lots)	1.38	Acres	28.00	%
Total number of units	34	d.u.		
Commercial	0	Acres	0	%
Industrial	0	Acres	0	%
Total amount of non-residential floor area	0	sq. ft.	0	%
Active recreation	0.34	Acres	7.0	%
Passive open space, wetlands, ponds, Landscape buffer	2.14	Acres	43.00	%
Public and private right-of-way	1.05	Acres	22.00	%
Maximum coverage of buildings and structures on the entire Property	21,520	sq. ft.	10	%

Availability Letter

Zach Miller 8/19/2025

Freedom Traxx, LLC

3203 Old Barn Court

Ponte Vedra Beach, Florida 32082

Project Name: Fields Road PUD

Availability #: 2025-2791

Attn: Zach Miller

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: 2025-2791
Request Received On: 8/13/2025
Availability Response: 8/19/2025
Prepared by: Nicole Bolatete
Expiration Date: 08/19/2027

Project Information

Name: Fields Road PUD
Address: 819 FIELDS RD, JACKSONVILLE, FL 32218
County: Duval County
Type: Sewer,Water
Requested Flow: 8500
Parcel Number: 106812 0000
Location:
Description: 34 small detached dwellings.

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 12 inch water main at the intersection of Fields Rd and Pulaski Rd

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 gravity sewer main at the intersection of Fields Rd and Pulaski Rd

Connection Point #2:

Sewer Special Conditions: If gravity flow cannot be achieved, 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.).

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 portal. Copies of reference drawings may also be requested using the SagesGov portal.

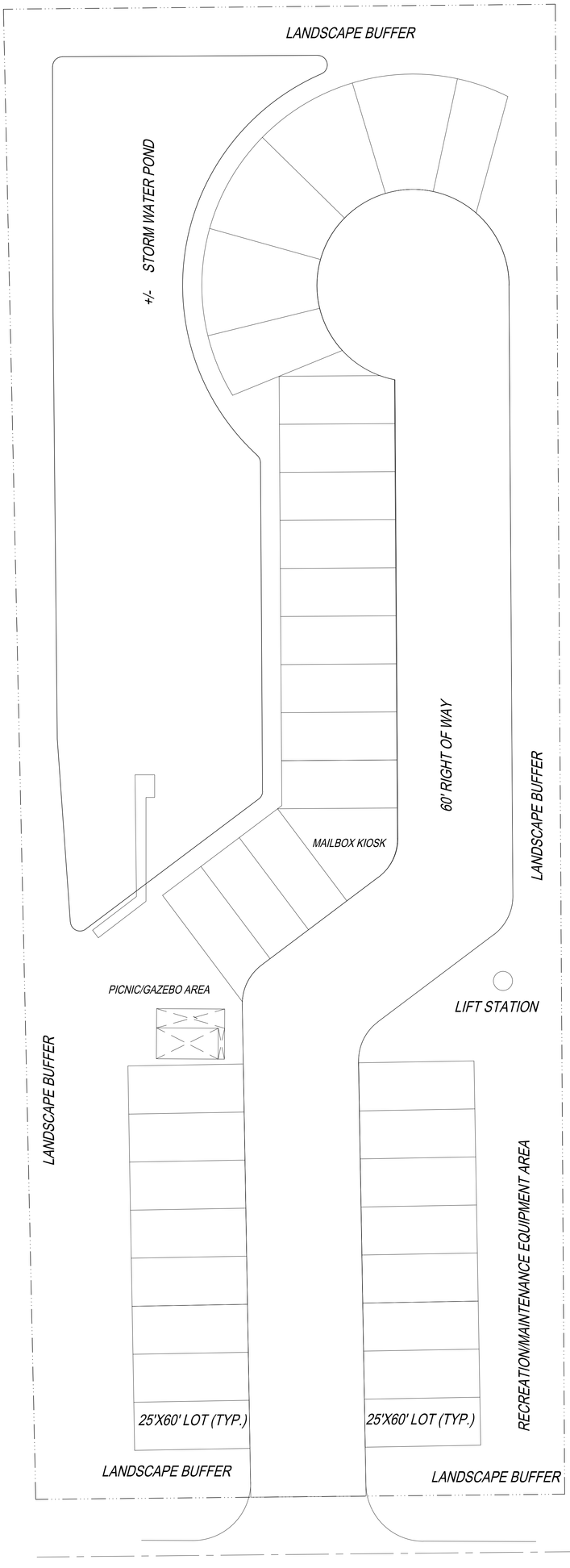
Subsequent steps you need to take to get service:

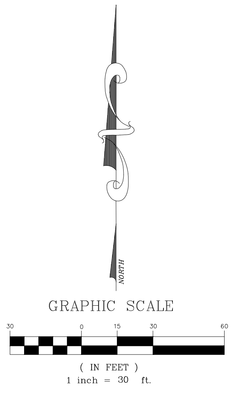
Request As-Built drawings and/or GIS maps by going to Step 1 in Sages.

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.





DATA SUMMARY

TOTAL ANTICIPATED NUMBER OF PHASES:	1 PHASE
TOTAL PARCEL AREA:	4.94 ACRES
EXISTING ZONING:	RLD-60
PROPOSED ZONING:	PUD
MAXIMUM LOT COVERAGE BY ALL BUILDINGS:	9.5%
MAXIMUM IMPERVIOUS SURFACE RATIO:	75%
MINIMUM LOT WIDTH:	25 FT
MINIMUM LOT AREA:	1,500 SF
MAXIMUM LOT COVERAGE:	33%
MAXIMUM STRUCTURE HEIGHT:	35'
MAXIMUM # OF LOTS;	34 (MAX: 7 UNITS/ACRE)

REQUIRED PERIMETER SETBACK:

FRONT:	20'
EAST SIDE:	10'
WEST SIDE:	10'
REAR:	10'

RIGHT OF WAY AREA:	1.05 AC = 9%
ACTIVE RECREATION AREA: 14,000 SF =	0.34 AC = 7%
PASSIVE OPEN SPACE: 41,000 SF =	2.14 AC = 43%
LOTS' TOTAL ACREAGE: 60,000 SF =	1.38 AC = 28%
TOTAL PARCEL =	4.94 AC =100%
MAX BUILDING STRUCTURE COVERAGE =	21,520 SF = 10%
MIN PARKING SPACES PER UNIT =	2
MAX GUEST PARKING SPACES IN R/W =	18
MIN DWELLING AREA =	399 SF

DRAWING NO. 1

These plans, specifications, designs and ideas are the property of James K. Johns, P.E. and are not to be used in any way without the written permission of James K. Johns, P.E. Unauthorized use of these documents is prohibited and will be subject to legal action. The signature and seal appearing on this document were authorized by James K. Johns, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

James K. Johns
P.E. # 55938

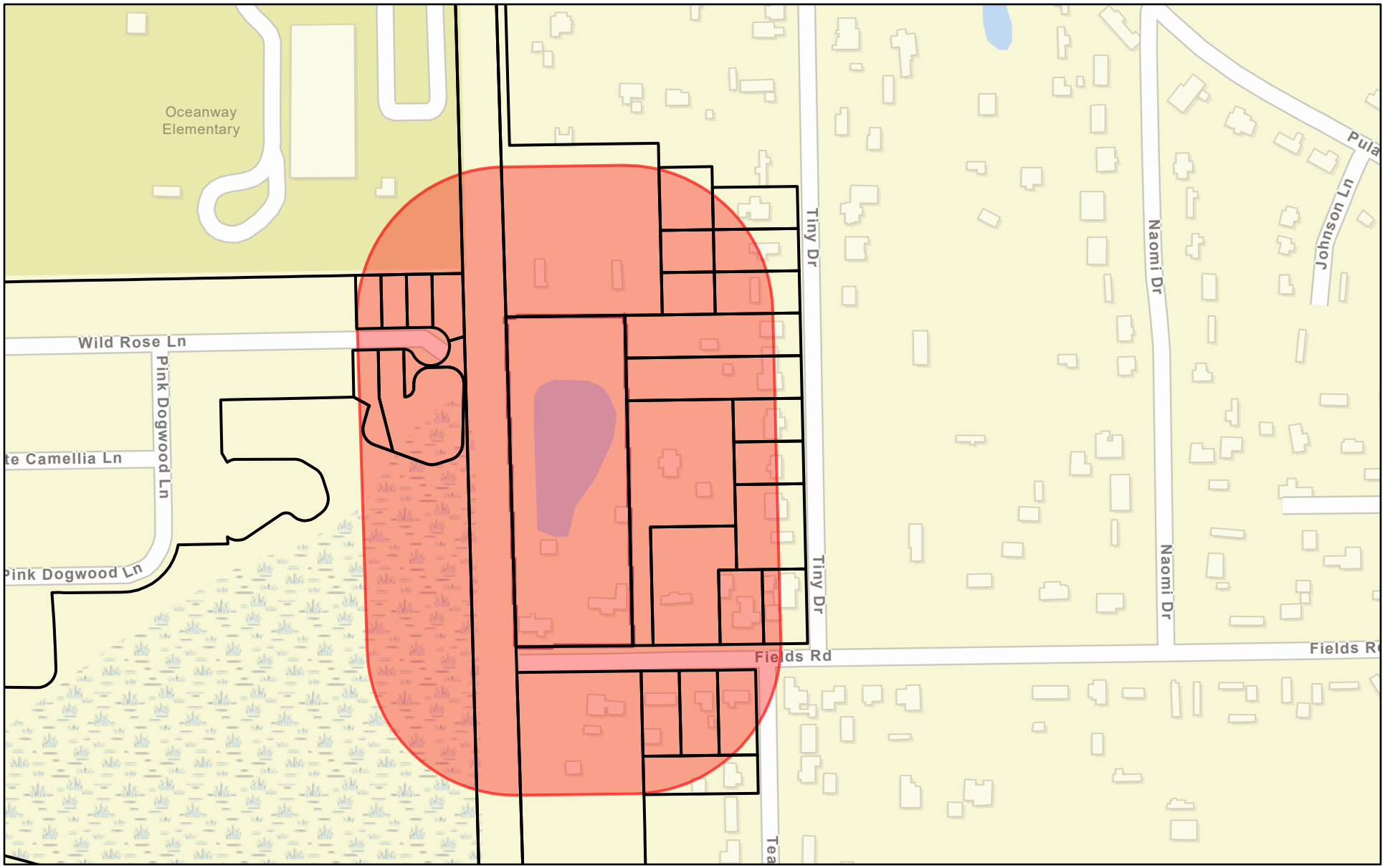
JOB NO.	2516
DRAWN BY:	JKJ
DATE:	07/08-2025
SCALE:	1" = 30'

REVISIONS

CONCEPTUAL SITE PLAN
FIELDS ROAD PUD
FOR
FREEDOM TRAXX, LLC

SOLID ROCK
ENGINEERING CONSULTANTS, INC.
"CIVIL ENGINEERING FROM THE GROUND DOWN"
10365 SOUTH HOOD ROAD, SUITE 206, JACKSONVILLE, FLORIDA 32257
PH: (904) 425-6711 - FAX: (904) 425-6710
EMAIL: Johns@SolidRockEngineering.com
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 9891

Land Development Review



September 25, 2025

25172444_T-2025-6486

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_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
106702 1565	ARANDA ERNESTO G VARGAS		606 WILD ROSE LN			JACKSONVILLE	FL	32218
106702 1150	AZALEA HILLS HOMEOWERS ASSOCIATION INC		120 SEA GROVE MAIN ST			ST AUGUSTINE	FL	32080-6308
106771 0000	BARTCHLETT ALAN R		12208 TINY DR			JACKSONVILLE	FL	32218-3857
106744 0040	CLARK DANIEL M		12272 TINY DR			JACKSONVILLE	FL	32218
106744 0045	COLLINS LONNIE R JR		12317 TINY DR			JACKSONVILLE	FL	32218
106737 0010	COLLINS WANDA CLARK ESTATE		C/O LONNIE R COLLINS JR	12317 TINY DR		JACKSONVILLE	FL	32218
106718 0000	DO ICH THUONG ET AL		12324 TINY DR			JACKSONVILLE	FL	32218
106702 0500	DUVAL COUNTY SCHOOL BOARD		1701 PRUDENTIAL DR			JACKSONVILLE	FL	32207-8152
106719 0000	EARL RYALS AND JULIE B RYALS TRUST		853 FIELDS RD			JACKSONVILLE	FL	32218
106792 0000	FOREMAN RACHEL L		854 FIELDS RD			JACKSONVILLE	FL	32218-3843
106822 0000	FREDERICK RAYMOND E IV		836 FIELDS RD			JACKSONVILLE	FL	32218
106812 0000	FREEDOM TRAXX HOMES LLC		17314 RIVER ISLE CIR			JACKSONVILLE	FL	32226
106744 0035	GIBSON JUDY ET AL		C/O JUDY GIBSON	12324 TINY DR		JACKSONVILLE	FL	32218
106702 1555	GOMEZ ALBINO M		613 WILD ROSE LN			JACKSONVILLE	FL	32218
106727 0000	HAM MORRIS SCOTT		843 FIELDS RD			JACKSONVILLE	FL	32218
	HANDS FOR JAX	CHARLES BARR	819 FIELDS RD			JACKSONVILLE	FL	32218
106702 0600	JACKSONVILLE ELECTRIC AUTHORITY		225 N PEARL ST			JACKSONVILLE	FL	32202
106702 1570	KARPENKO ALEKSANDR I		600 WILD ROSE LN			JACKSONVILLE	FL	32218
106825 0000	KING LIVING TRUST		12168 TEATE RD			JACKSONVILLE	FL	32218
	M & M DAIRY INC	TERESA L. MOORE	12275 HOLSTEIN DR			JACKSONVILLE	FL	32226
106727 0010	MARKO PAUL ET AL		2135 MAYFAIR WAY LOT 87			TITUSVILLE	FL	32796
106702 1550	MATHIS JOJUAN A		607 WILD ROSE LN			JACKSONVILLE	FL	32218
106702 1545	MILLS HUBERT SOLOMON JR		601 WILD ROSE LN			JACKSONVILLE	FL	32218
106796 0000	MOODY ESTON W JR		12232 TINY DR			JACKSONVILLE	FL	32218-3857
106736 0000	NAN L BROWN TRUST		947 CAMDEN RD S			JACKSONVILLE	FL	32218-3885
106791 0000	NASH DAVID M		844 FIELDS RD			JACKSONVILLE	FL	32218-3843
	NORTH	JAMIE LACY	352 RIO RD			JACKSONVILLE	FL	32218
106712 0000	RUTHERFORD REBECCA		12252 TINY DR			JACKSONVILLE	FL	32218-3857
106702 1560	RUTLEDGE BELYNDA		619 WILD ROSE LN			JACKSONVILLE	FL	32218
106798 0000	SPEARS LONNIE W		820 FIELDS RD			JACKSONVILLE	FL	32218-3843
	THE EDEN GROUP INC.	DICK BERRY						
106711 0000	WINDHAUS ROBERT		7238 RAMOTH DR			JACKSONVILLE	FL	32226
106743 0000	YOUNG GEORGE R		826 CAMDEN RD S			JACKSONVILLE	FL	32218-3882

Total: 29

Duval County, City Of Jacksonville
Jim Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Account No: CR791734 Date: 9/25/2025
User: Cox, Kaysie - PDCU Email: KaysieC@coj.net
REZONING/VARIANCE/EXCEPTION

Name: Zach Miller, Esq.
Address: 3203 Old Barn Court, Ponte Vedra, FL 32082
Description: Application for Rezoning to a PUD (Z-6486) - 819 Fields Rd

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	2522.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	2522.00

Control Number: 7845153 | Paid Date: 9/26/2025 **Total Due: $2,522.00**

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

Account No: CR791734 Date: 9/25/2025
REZONING/VARIANCE/EXCEPTION

Name: Zach Miller, Esq.
Address: 3203 Old Barn Court, Ponte Vedra, FL 32082
Description: Application for Rezoning to a PUD (Z-6486) - 819 Fields Rd

Total Due: $2,522.00

Ordinances

Old Business

New Business

Appeals Update

Information

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