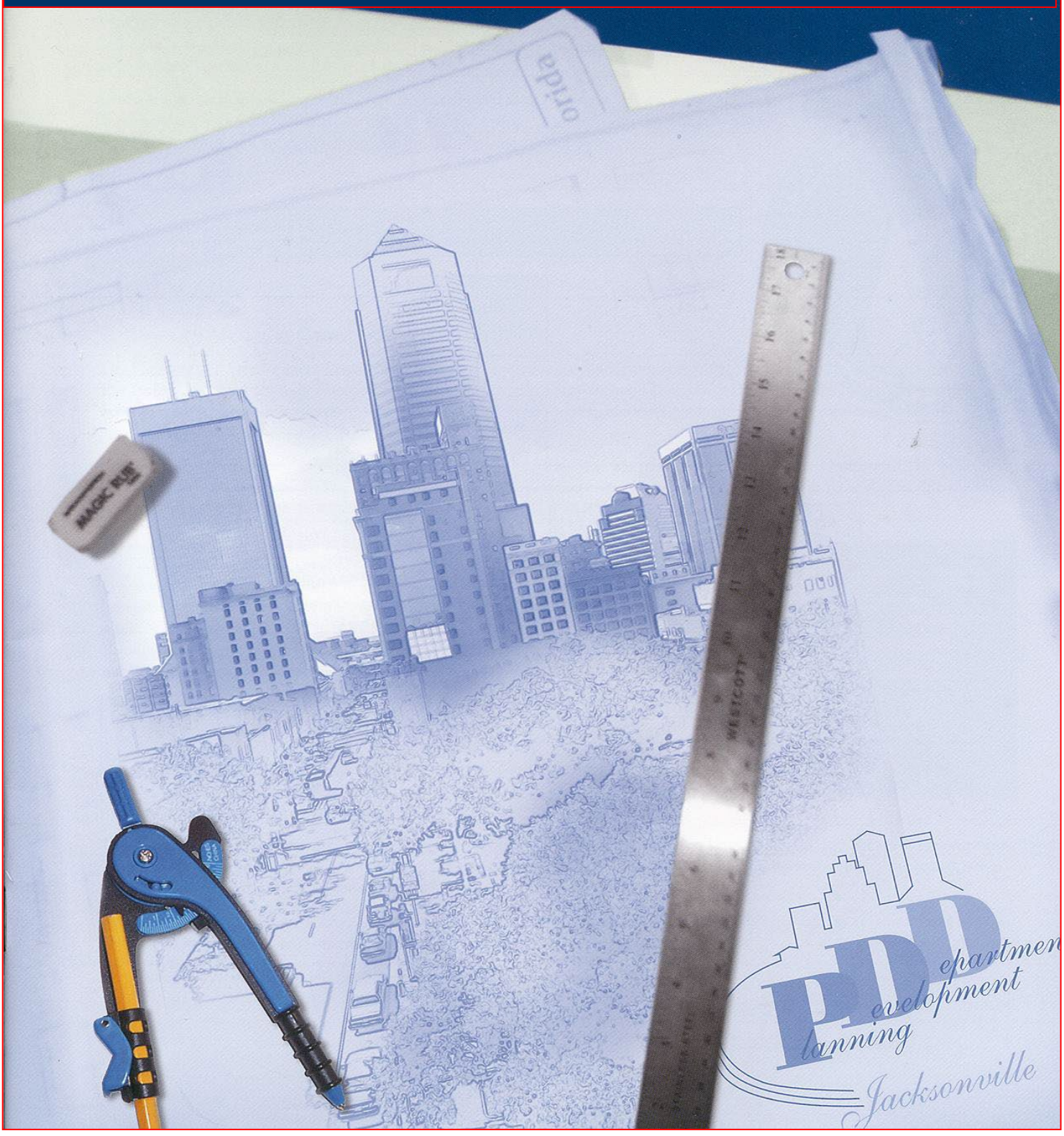
City Of Jacksonville, Florida

Planning Commission

December 4, 2025
1:00 pm



Call to Order/ Verification of Quorum

City of Jacksonville

Planning Commission Agenda *11/25/25*

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

Thursday, December 4, 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
Joshua Garrison

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 20, 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-25-41
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-25-56
Council District-14 – Planning District-4 6237 Blanding Boulevard Signs Posted: Yes
Request: Outdoor Automobile Storage Yard
Owner(s): Frank Waters Agent: Brian Enoch
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 2. V-25-27
Council District-14 – Planning District-4 5833 Jammes Road Signs Posted: Yes
Request: Increase the size of an accessory structure from 50% of the primary structure to 148%
Owner(s): Nik and Dawn Fox Agent: Nik Fox
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 3. V-25-28
Council District-2 – Planning District-6 14391 Denton Road Signs Posted: Yes
Request: Increase size of an accessory structure from 50% to 186%
Owner(s): Robert S. Billhardt Agent: Robert S. Billhardt
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 4. V-25-29
Council District-2 – Planning District-6 14496 Boney Road Signs Posted: Yes
Request: Increase the size of an accessory structure from 50% to 141%
Owner(s): Douglas McNabb Agent: Elizabeth McNabb
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 5. V-25-30
Council District-6 – Planning District-3 10422 San Jose Boulevard Signs Posted: Yes
Request: Reduce Landscape Buffer Width from 5 to 2 feet
Increase required parking spaces from 20 to 46
Owner(s): Ramzy Bakkar Agent: Danielle Hoffman
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

MINOR MODIFICATIONS (M M) AND ADMINISTRATIVE DEVIATION APPEALS (A D)
Deferrals – NONE
Deferred Item to be Heard – NONE
New Items – 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. 2025-0823 (L-6055-25C) (companion 2025-0824)
Council District-12 – Planning District-4 0 New Brandy Branch Road Signs Posted: Yes
Request: A G R to C G C & N C
Owner(s): Elsie M Loyd Revocable Trust Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 2. 2025-0824 (companion 2025-0823)
Council District-12 – Planning District-4 0 New Brandy Branch Road Signs Posted: Yes
Request: C C G-1 & A G R to P U D
Owner(s): Elsie M Loyd Revocable Trust Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

3. 2025-0825 (L-6080-25C) (companion 2025-0826)
   Council District-4 – Planning District-2 0 St. Johns Bluff Road South Signs Posted: Yes
   Request: R P I to B P
   Owner(s): PACA Investments, LLC Agent: Curtis L. Hart
   Staff Recommendation: **APPROVE**
   Planning Commission Recommendation:

Ex-Parte 4. 2025-0826 (companion 2025-0825)
   Council District-4 – Planning District-2 0 St. Johns Bluff Road South Signs Posted: Yes
   Request: C R O to P U D
   Owner(s): PACA Investments, LLC 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:

Ex-Parte 2. 2025-0829
   Council District-8 – Planning District-6 3062 Percy Road Signs Posted: Yes
   Request: R R-Acre to R L D-50
   Owner(s): Daymon and Barbara J. Johnson Agent: Cyndy Trimmer, Esquire
   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. 2025-0828
Council District-8 – Planning District-6 0 Airport Road Signs Posted: Yes
Request: C C G-1 to C C G-2
Owner(s): Ammar Shakhtour Agent: Ammar Shakhtour
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 2. 2025-0830 (Companion 2025-0831)
Council District-12 – Planning District-4 5308 Lambing Road Signs Posted: Yes
Request: C O & C C G-1 to C C G-2
Owner(s): Lambing Road Trust Agent: Muhammad I. Akhtar
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 3. 2025-0831 (Companion 2025-0830)
Council District-12 – Planning District-4 5308 Lambing Road Signs Posted: Yes
Request: Truck Parking in CCG-2
Owner(s): Lambing Road Trust Agent: Muhammad I. Akhtar
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

PLANNED UNIT DEVELOPMENTS

Deferrals – NONE

Deferred Items to be Heard –

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: **APPROVE w/ CONDITION**
Planning Commission Recommendation:

New Items –

Ex-Parte 1. 2025-0827
Council District-1 – Planning District-2 137 Brookview Drive North Signs Posted: Yes
Request: C C G-1 to P U D
Owner(s): Besso, LLC Agent: Kelly Delmonico
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

ORDINANCES –

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

NEW BUSINESS –

APPEALS UPDATE –

ADJOURNMENT –

Exceptions, Variances and Waivers

E-25-41

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):

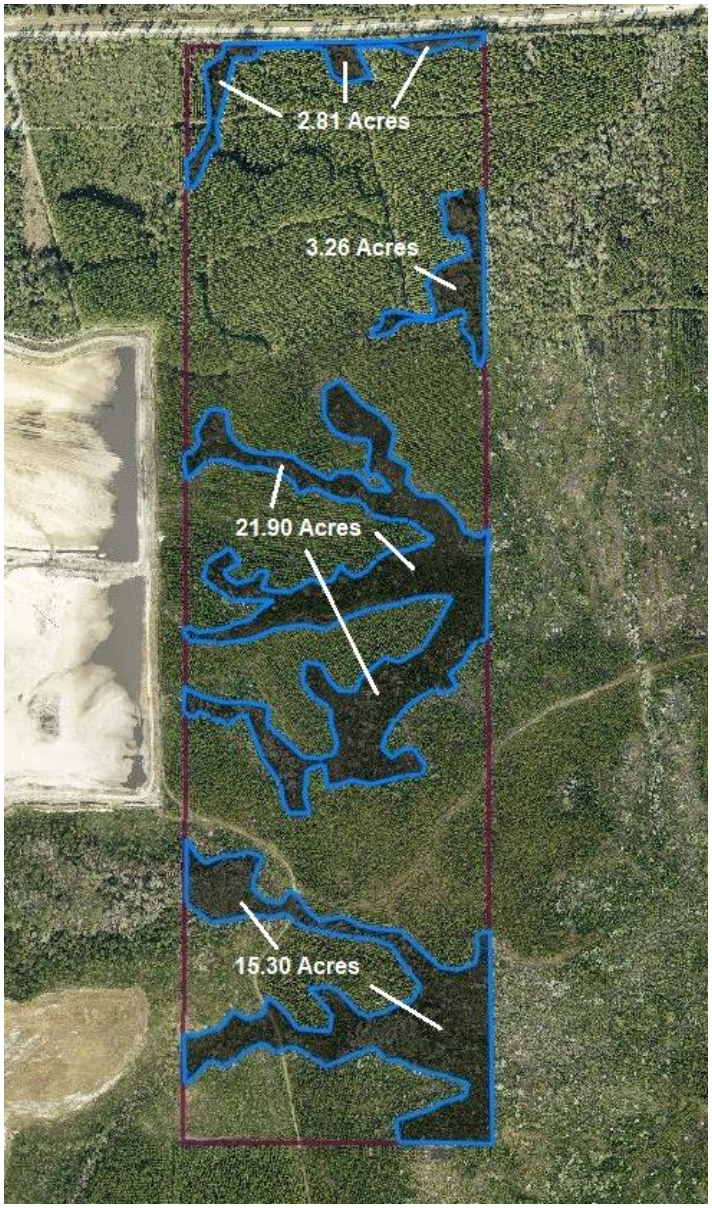
According to the St. Johns River Water Management District web site, no application has been submitted for a Wetland Boundary Determination and/or an Environmental Resource Permit.

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

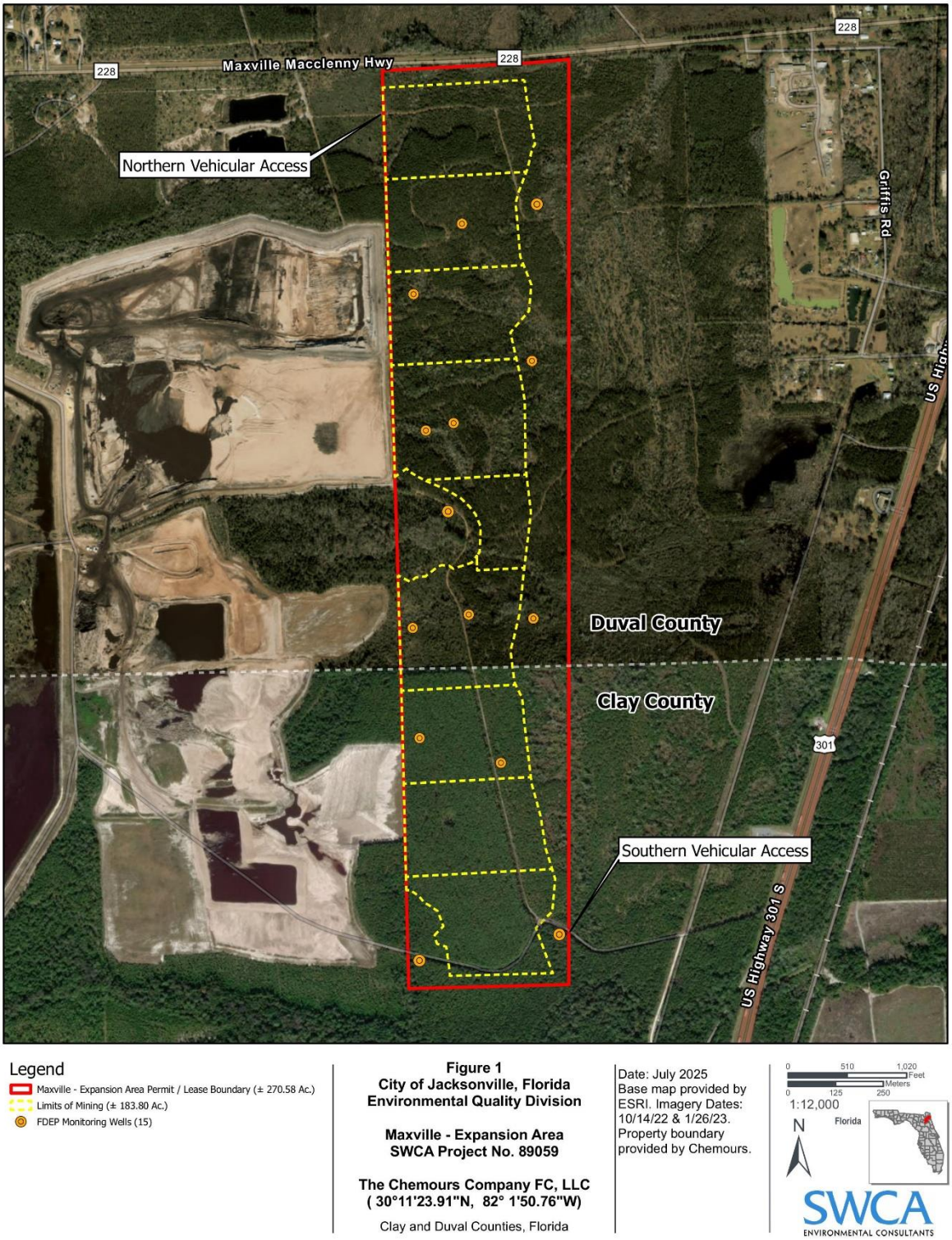
Based on the foregoing, it is the recommendation of the Planning Department that Application for Zoning Exception **E-25-41** be **APPROVED**.

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

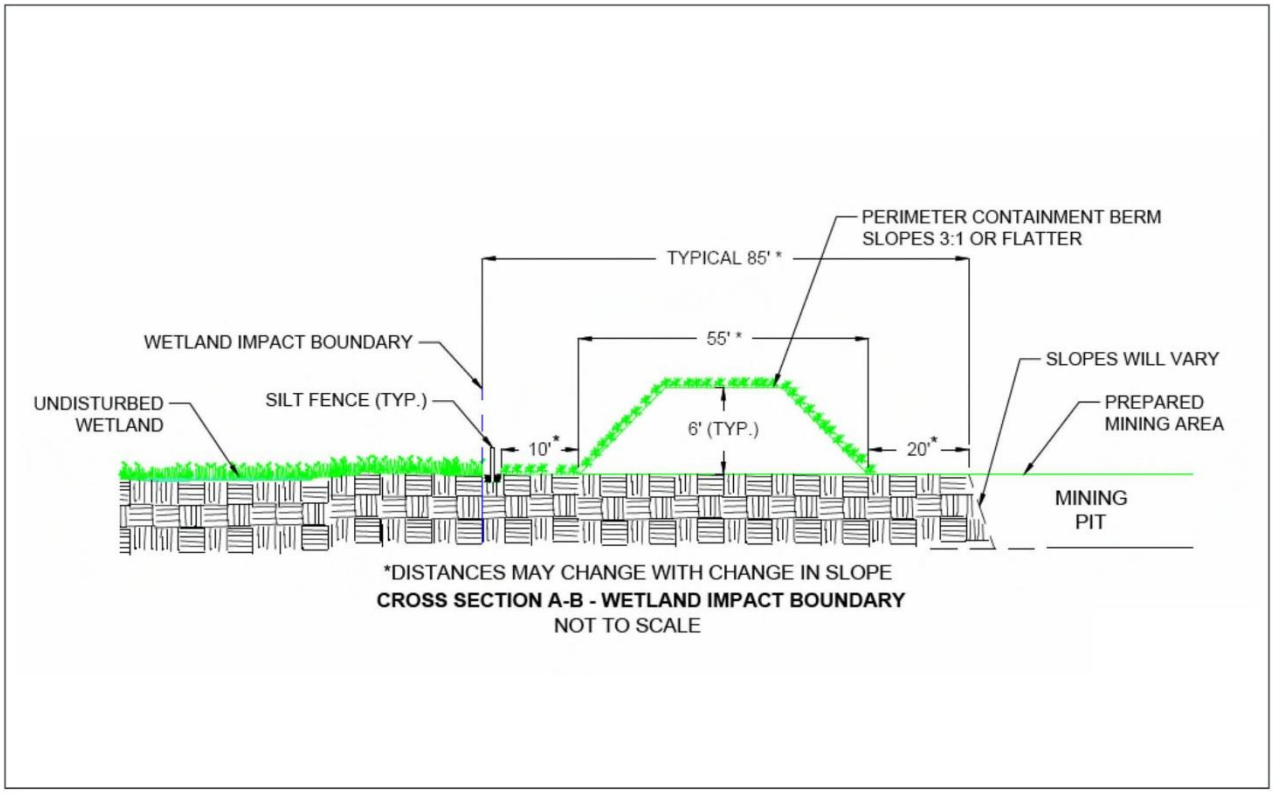


Figure 9A: Typical Cross Section A - B
FDEP ERP Application

Maxville - Expansion Area
SWCA Project No. 89059

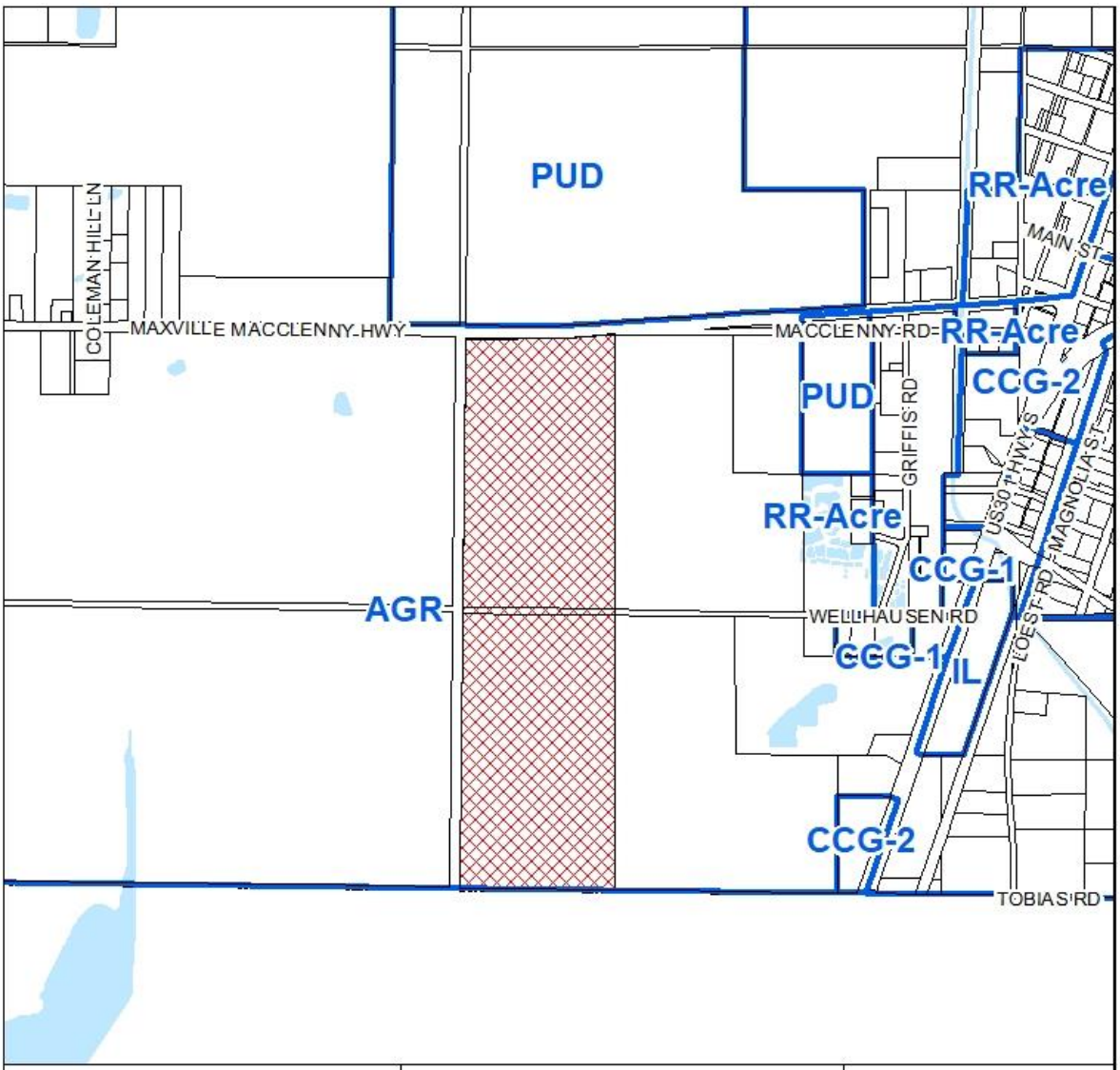
The Chemours Company FC, LLC

Clay and Duval Counties, Florida

SWCA
ENVIRONMENTAL CONSULTANTS

Source: Provided by Applicant

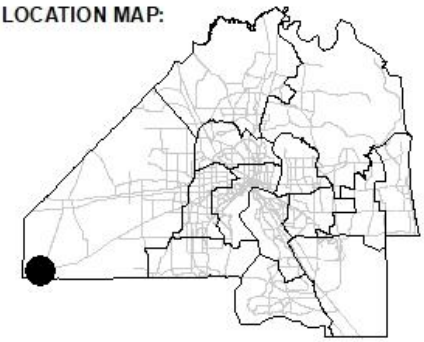
Figure E: Legal Description



REQUEST SOUGHT:

EXCAVATION PROJECT

LOCATION MAP:



N
W E
S

0 500 1,000 2,000
Feet

COUNCIL DISTRICT:
12

TRACKING NUMBER
T-2025-6355

EXHIBIT 2
PAGE 1 OF 1

Planning Department

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

M E M O R A N D U M

TO: Kareena Mehta
Current Planning Division

FROM: Kaleigh Shuler
Community Planning Division

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

DATE: September 22, 2025

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

Description of Proposed Zoning Exception Application

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

Comprehensive Land Use Policy Analysis

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

YES	X	

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

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

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

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

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

Future Land Use Element (FLUE):

Goal 1	To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.
Objective 1.1	Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
Policy 1.1.7	Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.
Policy 1.1.22	Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system, and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

Property Rights Element (PRE)

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

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

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

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

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

ARCHAEOLOGICAL SENSITIVITY

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low sensitivity for the presence of archaeological resources. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed

Historic Preservation Element

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

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

AIRPORT ENVIRONMENT ZONE

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

Future Land Use Element

Objective 2.6 Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities in accordance with the requirements of Section 163.3177, F.S.

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

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

AQUIFER RECHARGE

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

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

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

WETLANDS

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

Wetlands Characteristics:

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

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

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

Wetland Category: Category III

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

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

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

Associated Impacts: None.

Relevant Policies: CCME Policies 4.1.3 and 4.1.6

CCME Policy 4.1.3

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

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

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

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

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

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

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

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

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

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

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

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

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

Best Management Practices: Silviculture

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

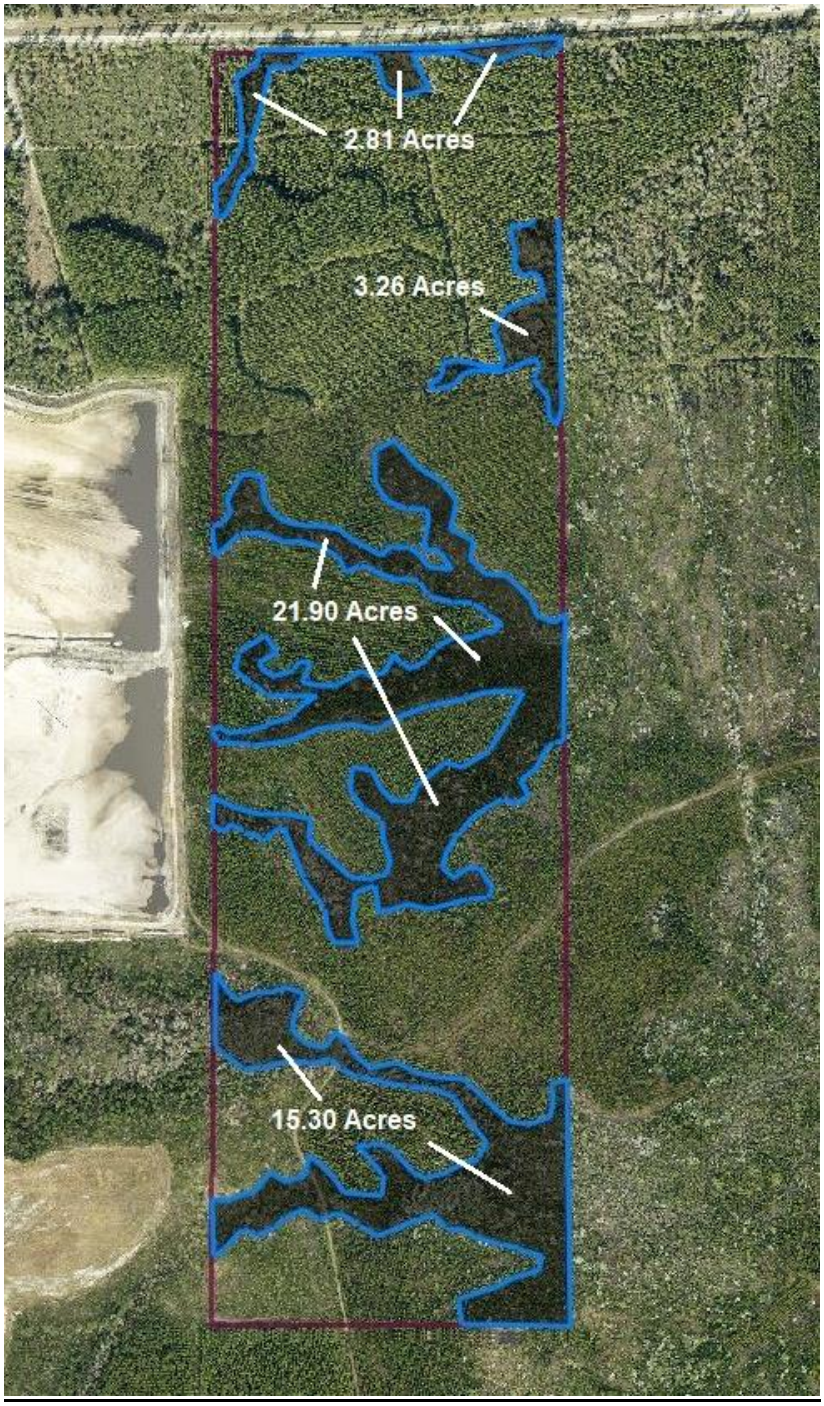
(b) Agricultural uses, provided the following standards are met:

Best Management Practices: Agriculture

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

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

Wetlands Map



City of Jacksonville, Florida

Donna Deegan, Mayor

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

A NEW DAY.

September 15, 2025

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

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

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

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

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

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

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

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

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

2. Provide the proposed excavation depth in feet.

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

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

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

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

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

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

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

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

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

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

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

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

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

There will be no off-site discharges.

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

There will be no off-site discharges.

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

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

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

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

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

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

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

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

Application For Zoning Exception

Planning and Development Department Info

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

Application Info

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

General Information On Applicant

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

General Information On Owner(s)

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

Property Information

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

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

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

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

Current Property Use
VACANT

Exception Sought
EXCAVATION AND MINERAL RESOURCE EXTRACTION

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

Location Of Property

General Location
MAXVILLE

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

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

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

Required Attachments

The following items must be attached to the application.

☑ Survey

☑ Site Plan

☐ Property Ownership Affidavit (Exhibit A)

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

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

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

Supplemental Information

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

☐ Advisory Opinion Letter From EQD, Environmental Quality Division

Criteria

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

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

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

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

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

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

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

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

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

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

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

Public Hearings

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

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

Application Certification

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

☑ Agreed to and submitted

Filing Fee Information

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

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

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

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

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

Lignum Vitae Timber LLC; William Agricola
Owner Name

0 Maxville MacClenny Hwy, Jacksonville, FL 32234; 0 Wellhausen Road, Jacksonville, FL 32234
Address(es) for Subject Property

001182 1000; 001202 2000
Real Estate Parcel Number(s) for Subject Property

Patrick W. Krechowski
Appointed or Authorized Agent(s)

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

STATE OF Florida
COUNTY OF Nassau

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

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

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

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

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

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

FURTHER AFFIANT SAYETH NAUGHT.

William L Agricola
Signature of Affiant

William L. AGRICOLA
Printed/Typed Name of Affiant

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

NOTARIAL CERTIFICATE

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

Type of identification produced N/A.

[NOTARY SEAL]

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

Jennifer T. Athavale
Notary Public Signature

Jennifer T. Athavale
Printed/Typed Name – Notary Public

My commission expires: 9/30/2026

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

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

PATRICK B. WELCH & ASSOCIATES, INC.

Land Surveying, Planning, & Drafting Services

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

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

DESCRIPTION FOR CLAY COUNTY

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

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

Contains 86.48 acres, more or less.

Patrick B. Welch 07/21/25

Patrick B. Welch PLS. 2714 Registered Surveyor.

PATRICK B. WELCH & ASSOCIATES, INC.

Land Surveying, Planning, & Drafting Services

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

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

DESCRIPTION FOR CLAY COUNTY

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

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

Contains 86.48 acres, more or less.

Patrick B. Welch 07/21/25

Patrick B. Welch PLS. 2714 Registered Surveyor.

PATRICK B. WELCH & ASSOCIATES, INC.

Land Surveying, Planning, & Drafting Services

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

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

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

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

Contains 184.06 acres, more or less.

Patrick B. Welch 07-21-25

Patrick B. Welch PLS. 2714 Registered Surveyor.

PATRICK B. WELCH & ASSOCIATES, INC.

Land Surveying, Planning, & Drafting Services

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

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

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

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

Contains 184.06 acres, more or less.

Patrick B. Welch 07-21-25

Patrick B. Welch PLS. 2714 Registered Surveyor.

Chemours – Maxville Expansion Area Project Summary:

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

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

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

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

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

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

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

Jacksonville
Where Florida Begins.

City of Jacksonville
Environmental Quality Division

Information Needed for Zoning Exception Applications for Excavation Projects

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

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

2. Provide the proposed excavation depth in feet.

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

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

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

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

Jacksonville
Where Florida Begins.

City of Jacksonville
Environmental Quality Division

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

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

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

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

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

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

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

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

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

City of Jacksonville, Florida

Donna Deegan, Mayor

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

A NEW DAY.

September 15, 2025

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

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

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

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

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

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

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

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

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

2. Provide the proposed excavation depth in feet.

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

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

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

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

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

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

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

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

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

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

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

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

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

There will be no off-site discharges.

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

There will be no off-site discharges.

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

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

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

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

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

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

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

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

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

Primary Site Address
0 MAXVILLE MACCLENNY HWY
Jacksonville FL 32234-

Official Record Book/Page
16299-01018

Tile #
3532

0 MAXVILLE MACCLENNY HWY

Property Detail

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

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

Value Summary

Value Description	2024 Certified	2025 In Progress
Value Method	CAMA	CAMA
Total Building Value	$0.00	$0.00
Extra Feature Value	$0.00	$0.00
Land Value (Market)	$910,192.00	$910,192.00
Land Value (Agric.)	$66,653.00	$66,653.00
Just (Market) Value	$910,192.00	$910,192.00
Assessed Value	$66,653.00	$66,653.00
Cap Diff/Portability Amt	$843,539.00 / $0.00	$0.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$66,653.00	See below

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

`School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
16299-01018	3/19/2013	$442,600.00	SW - Special Warranty	Unqualified	Vacant
09630-02199	4/20/2000	$11,420,100.00	SW - Special Warranty	Unqualified	Vacant

Extra Features

No data found for this section

Land & Legal

Land

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

Legal

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

Buildings

No data found for this section

2024 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B & B	$66,653.00	$0.00	$66,653.00	$760.25	$754.31	$730.52
Public Schools: By State Law	$66,653.00	$0.00	$66,653.00	$213.83	$206.09	$209.89
By Local Board	$66,653.00	$0.00	$66,653.00	$151.02	$149.84	$147.53
FL Inland Navigation Dist.	$66,653.00	$0.00	$66,653.00	$1.93	$1.92	$1.77
Water Mgmt Dist. SJRWMD	$66,653.00	$0.00	$66,653.00	$12.05	$11.95	$11.24

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

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

2024 TRIM Property Record Card (PRC)

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

Property Record Card (PRC)

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

2024

2023

2022

2021

2020

2019

2018

2017

2016

2015

2014

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

More Information

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

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

Primary Site Address
0 WELLHAUSEN RD
Jacksonville FL 32234-

Official Record Book/Page
16299-01018

Tile #
3532

0 WELLHAUSEN RD

Property Detail

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

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

Value Summary

Value Description	2024 Certified	2025 In Progress
Value Method	CAMA	CAMA
Total Building Value	$0.00	$0.00
Extra Feature Value	$0.00	$0.00
Land Value (Market)	$957,022.00	$957,022.00
Land Value (Agric.)	$50,306.00	$50,306.00
Just (Market) Value	$957,022.00	$957,022.00
Assessed Value	$50,306.00	$50,306.00
Cap Diff/Portability Amt	$906,716.00 / $0.00	$0.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$50,306.00	See below

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

`School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
16299-01018	3/19/2013	$442,600.00	SW - Special Warranty	Unqualified	Vacant
09630-02199	4/20/2000	$11,420,100.00	SW - Special Warranty	Unqualified	Vacant

Extra Features

No data found for this section

Land & Legal

Land

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

Legal

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

Buildings

No data found for this section

2024 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B & B	$50,306.00	$0.00	$50,306.00	$569.31	$569.31	$551.35
Public Schools: By State Law	$50,306.00	$0.00	$50,306.00	$160.12	$155.55	$158.41
By Local Board	$50,306.00	$0.00	$50,306.00	$113.09	$113.09	$111.35
FL Inland Navigation Dist.	$50,306.00	$0.00	$50,306.00	$1.45	$1.45	$1.34
Water Mgmt Dist. SJRWMD	$50,306.00	$0.00	$50,306.00	$9.02	$9.02	$8.48

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

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

2024 TRIM Property Record Card (PRC)

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

Property Record Card (PRC)

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

2024

2023

2022

2021

2020

2019

2018

2017

2016

2015

2014

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

More Information

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

Detail by Entity Name

Florida Limited Liability Company
LIGNUM VITAE TIMBER, LLC

Filing Information

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

Principal Address

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

Changed: 02/26/2018

Mailing Address

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

Changed: 02/26/2018

Registered Agent Name & Address

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

Address Changed: 01/28/2020

Authorized Person(s) Detail

Name & Address

Title MGRM

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

Annual Reports

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

Document Images

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

Florida Department of State, Division of Corporations

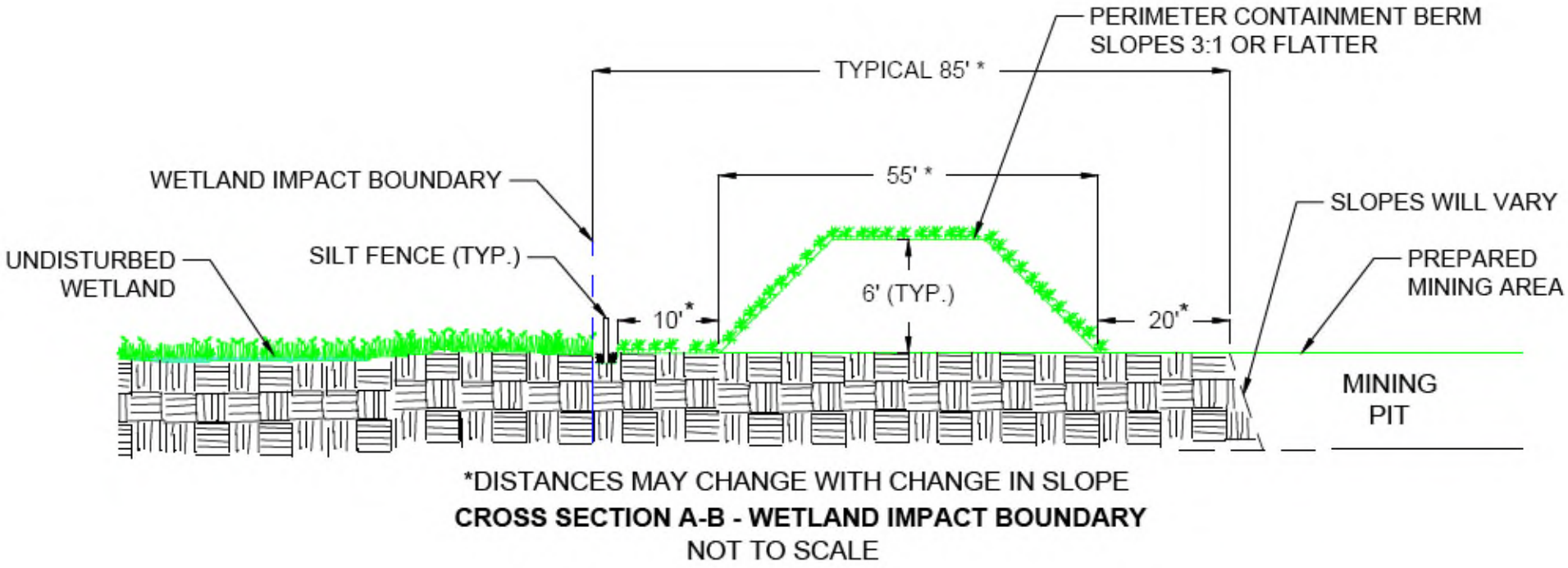


Figure 9A: Typical Cross Section A - B
FDEP ERP Application

Maxville - Expansion Area
SWCA Project No. 89059

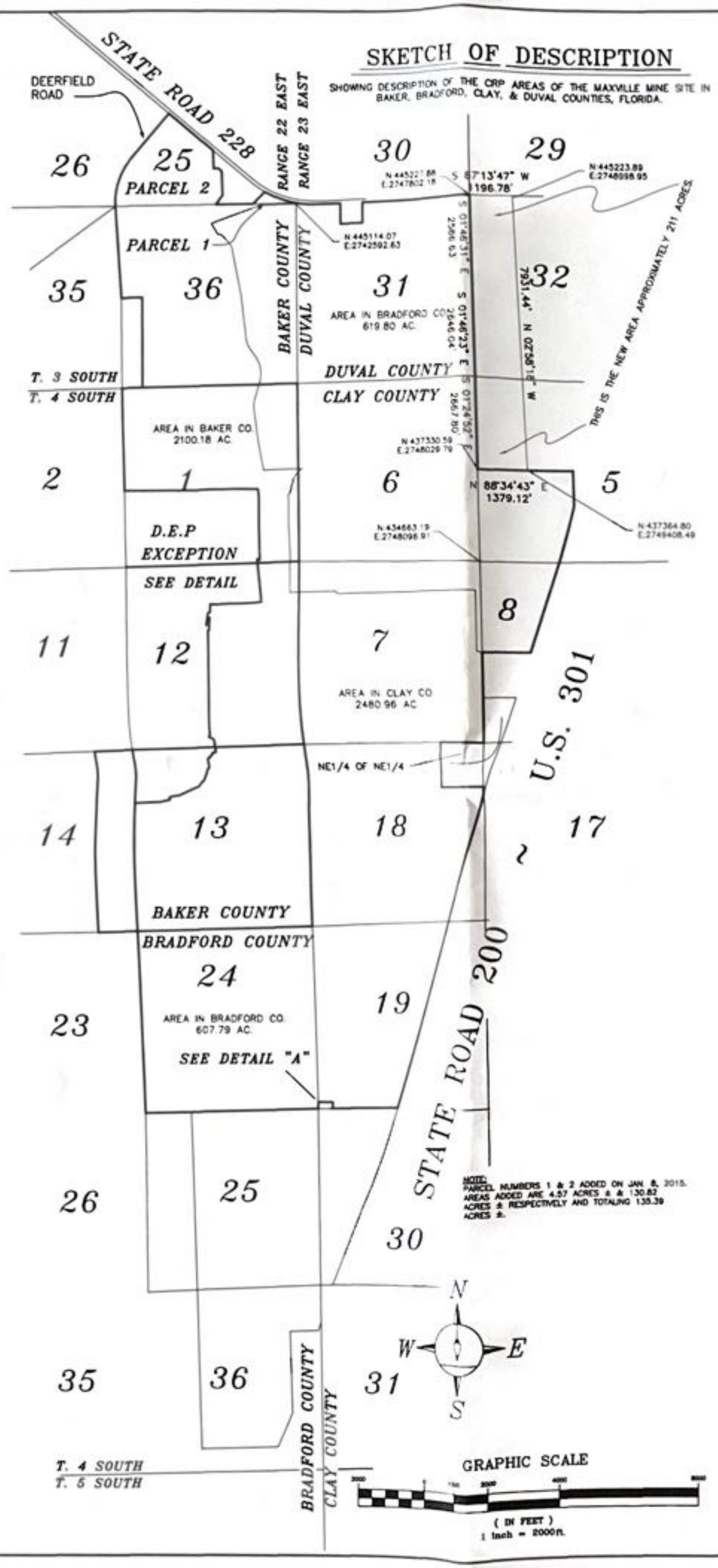
The Chemours Company FC, LLC

Clay and Duval Counties, Florida

SWCA
ENVIRONMENTAL CONSULTANTS

SKETCH OF DESCRIPTION

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



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

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

BAKER COUNTY

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

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

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

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

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

Containing 593.79 acres, more or less.

Aggregate area in Baker County = 2100.18 acres

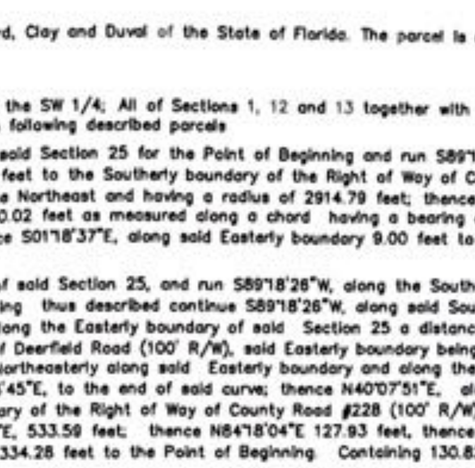
BRADFORD COUNTY

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

Containing by approximation, 607.79 acres, more or less.

CLAY COUNTY

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



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

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

Containing 1.85 acres, more or less.

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

DUVAL COUNTY

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

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

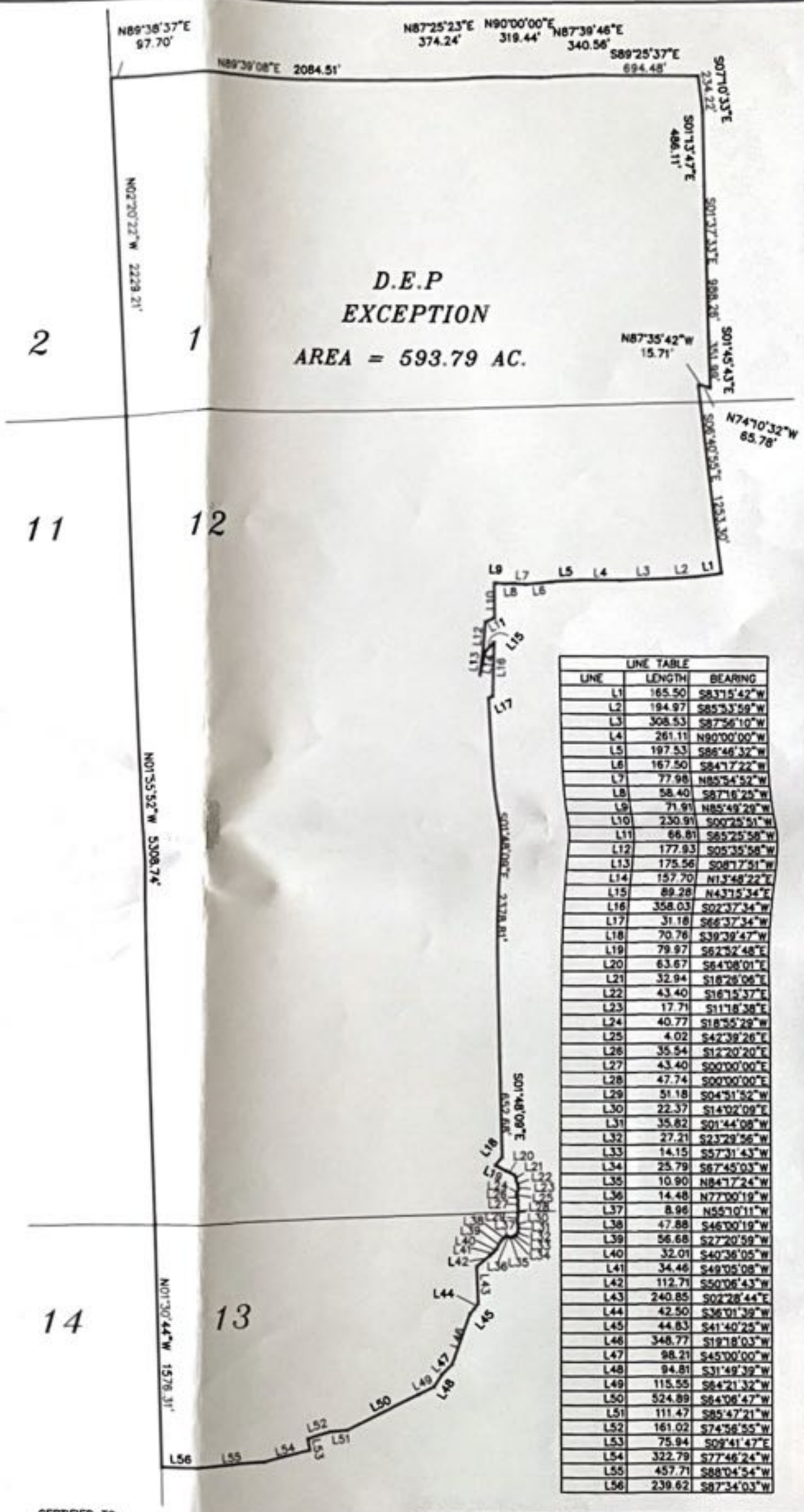
NOTES

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

This sketch does not represent a complete field survey.

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

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



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

CERTIFIED TO:

SURVEYOR'S CERTIFICATION

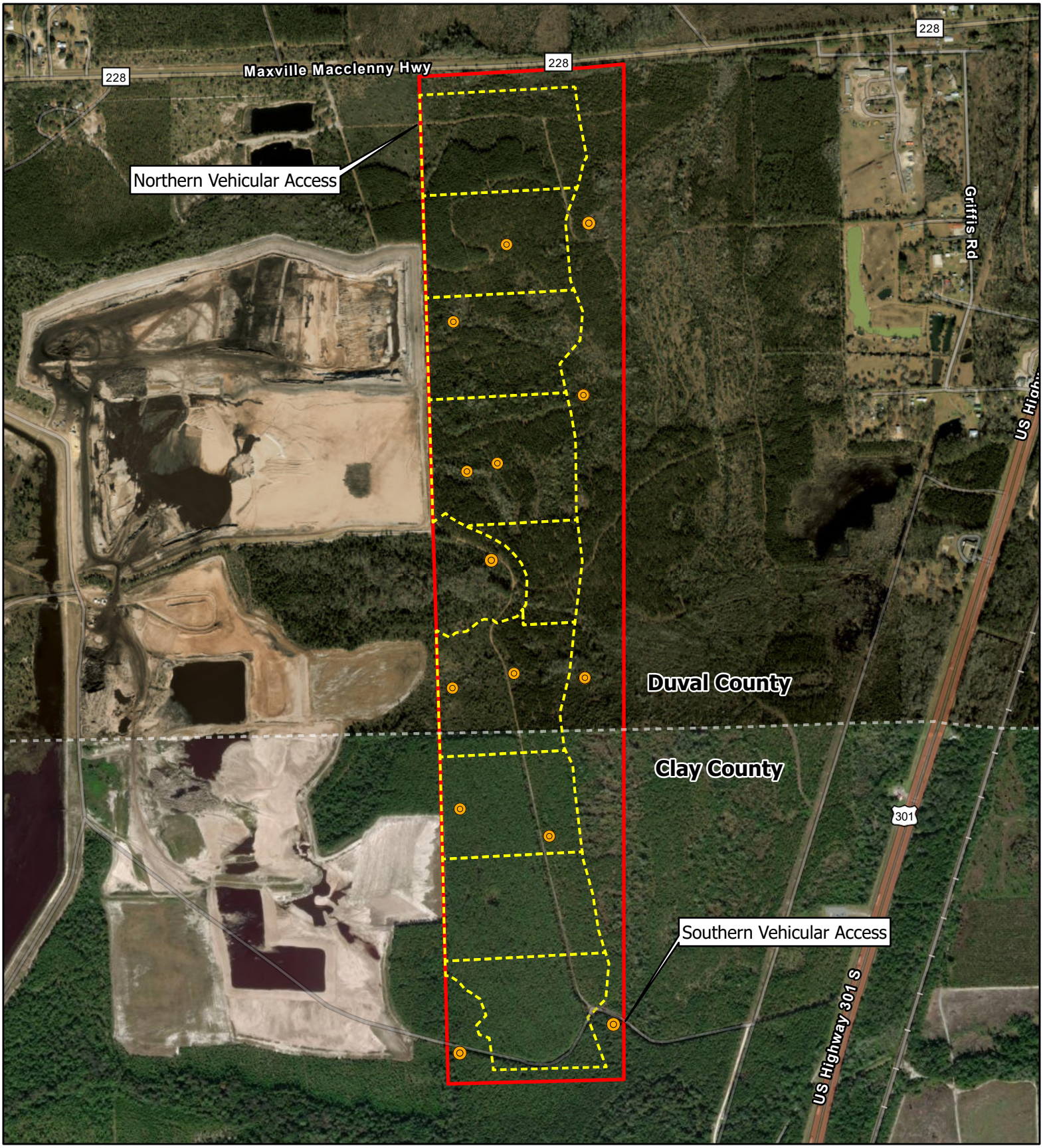
I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

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

FOR : THE CHEMOURS COMPANY FC, LLC

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

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



Legend

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

Figure 1
City of Jacksonville, Florida
Environmental Quality Division

Maxville - Expansion Area
SWCA Project No. 89059

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

Clay and Duval Counties, Florida

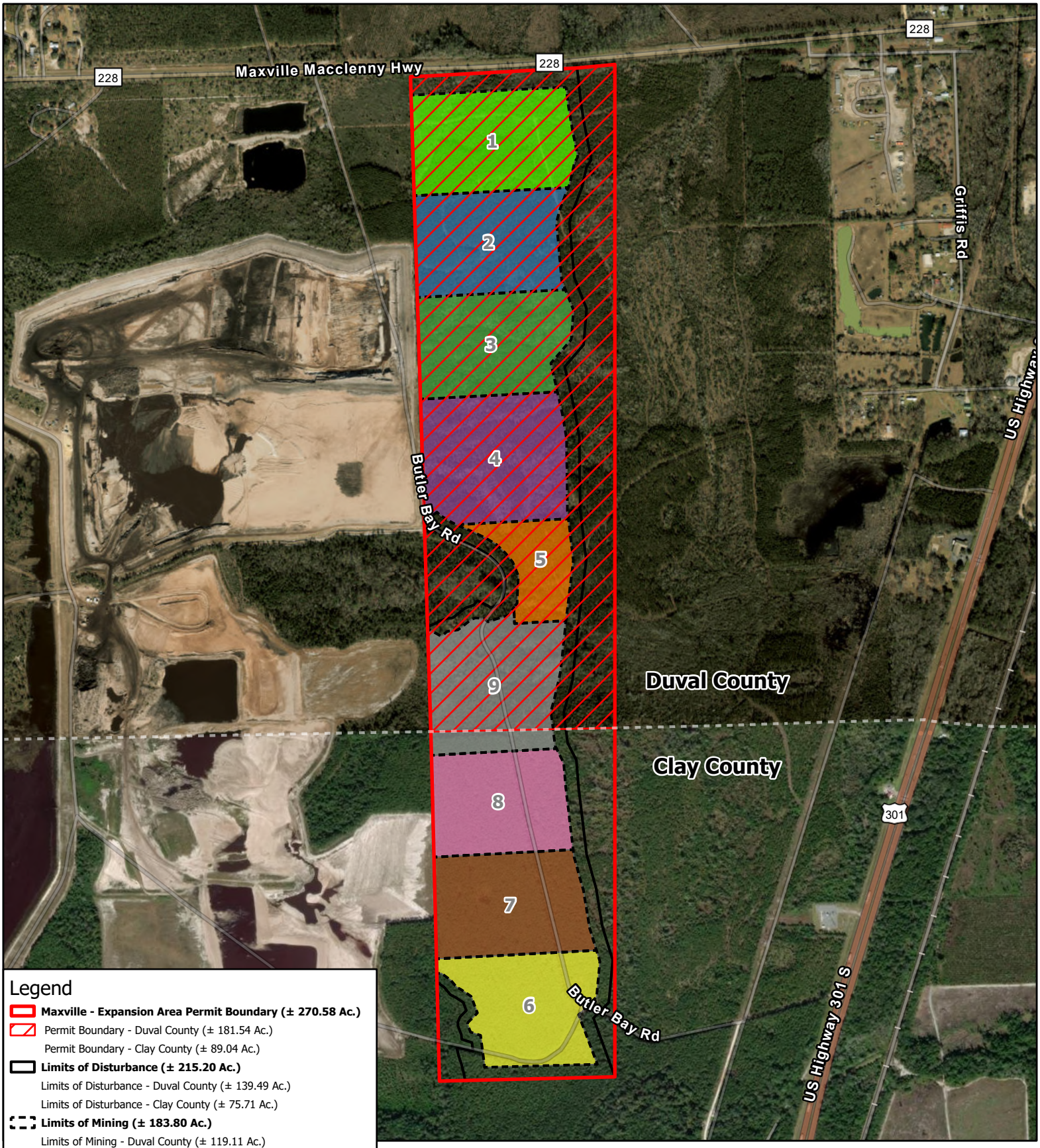
Date: July 2025
Base map provided by ESRI. Imagery Dates: 10/14/22 & 1/26/23.
Property boundary provided by Chemours.

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

N

Florida

SWCA
ENVIRONMENTAL CONSULTANTS



Legend

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

Mine Cell Progression

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

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

Maxville - Expansion Area
SWCA Project No. 89059

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

Clay and Duval Counties, Florida

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

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

N

Florida

SWCA
ENVIRONMENTAL CONSULTANTS

E-25-56

REPORT OF THE PLANNING DEPARTMENT

APPLICATION FOR ZONING EXCEPTION E-25-56

DECEMBER 4, 2025

Location:	6237 Blanding Blvd Near intersection of Blanding Blvd and Wesconnett Blvd
Real Estate Number:	097870-0000
Zoning Exception Sought:	Outdoor Automobile Storage Yard
Current Zoning District:	Commercial Community General-2 (CCG-2)
Current Land Use Category:	Community/General Commercial (CGC)
Planning District:	Southwest – District 4
Council District:	District 14
Owner:	Frank Waters Whatnow! Inc 6248 Blanding Blvd Jacksonville, Florida 32244
Agent:	Brian Enoch Capstone Contracting/ Summit Construction Group 1652 Emerson Street Jacksonville, Florida 32207
Staff Recommendation:	**APPROVE**

GENERAL INFORMATION

Application for Exception **E-25-56** seeks approval to permit the outdoor storage of automobiles within the Commercial Community General-2 (CCG-2) zoning district. The subject property is located between Blanding Boulevard, a FDOT principal arterial roadway, and Wesconnett Boulevard, a collector roadway, with frontage on both. The proposed use will be visually screened from all roadways by a six-foot-tall, 95% opaque fence, as shown on the application site plan, in order to meet the requirements of Section 656.415. The development will also include two entrances to the facility, one from each roadway, Blanding Boulevard and Wesconnett Boulevard.

DEFINITION OF ZONING EXCEPTION

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

STANDARDS, CRITERIA AND FINDINGS

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

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

Yes. The 0.89-acre subject site is located north of the corner of Blanding Boulevard (SR-21), an FDOT principal arterial roadway, and Wesconnett Boulevard, a collector roadway. The site is in Planning District 4 (Southwest), Council District 14, and the Urban Development Area. The site is also in the CCG-2 Zoning District.

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. CGC in the Urban Development Area is intended to provide development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. Development within the category should be compact and connected and should support multi-modal transportation. Principal uses include commercial retail sales and service establishments including restaurants, hotels and motels, and commercial recreational and entertainment facilities.

The proposed use of an outdoor automobile storage yard is a secondary use under the CGC land use category and complies with the provisions of 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, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

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

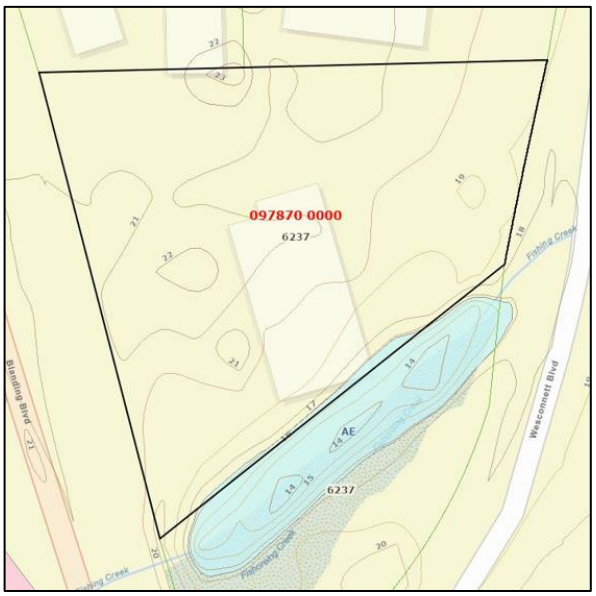
Goal 3 To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential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

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

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

Airport Environment Zone – Height and Hazard Zone
The site is located within the 300-foot height and Hazard Zone for Jacksonville Naval Air Station. 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).

Flood Zone
Approximately 0.01 of an acre of the subject site is within the AE 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. The flood zone located on the southern boundary of the application and at the 17-foot elevation is associated with Fishing Creek.



(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 0.89-acre subject site is located north of the corner of Blanding Boulevard (SR-21), an FDOT principal arterial roadway, and Wesconnett Boulevard, a collector roadway. Surrounding development consist of outside storage of vehicles, service garages and warehousing all zoned CCG-2. The proposed use would be compatible with the existing established pattern of development near the intersection of this heavily commercialized corridor. Nevertheless, the surrounding land use categories and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	CGC	CCG-2	Service Garage
South	CGC	CCG-2	Vacant Commercial
East	LDR	RR-Acre	Single Family Dwellings
West	CGC	CCG-2	Warehousing/Outside Storage

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

No. The proposed use will not have an environmental impact inconsistent with the health, safety and welfare of the community. The surrounding area is primarily a commercial corridor with many other automobile based commercial uses.

(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 traffic circulation pattern of the site allows for the safe movement of traffic to this commercial use on the property. The site is accessible to vehicular and pedestrian traffic from two roadways, Blanding Boulevard, a FDOT principal arterial roadway, and Wesconnett Boulevard, a collector roadway. 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.

(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, or are automobile based commercial uses.

(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 automobile storage 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 general area 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 is accessible from Blanding Boulevard and Wesconnett Boulevard to permit adequate access 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. 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 photo evidence and sign posting affidavit to the Planning Department on **November 4, 2025** that the Public Notice Sign had been posted on the property.

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Zoning Exception **E-25-56** be **APPROVED.**

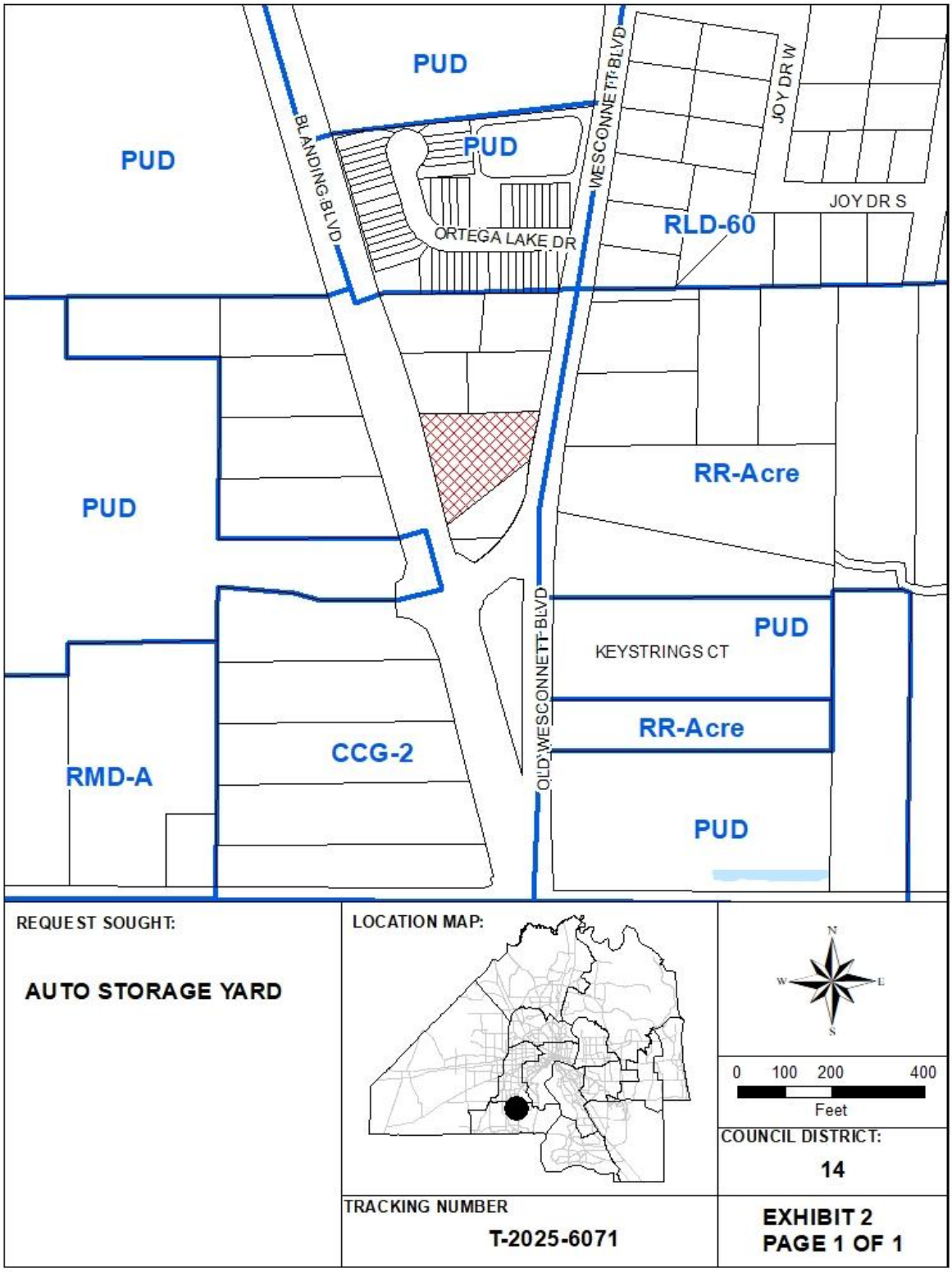
Aerial View

View of the Subject Site

Source: GoogleMaps (April 2025)

View of Surrounding Developments

Source: JaxGIS Maps (January 2025)


PUD
PUD
PUD
BLANDING BLVD
ORTEGA LAKE DR
WESCONNETT BLVD
JOY DR W
JOY DR S
RLD-60
RR-Acre
PUD
KEYSTRINGS CT
PUD
RR-Acre
PUD
OLD WESCONNETT BLVD
CCG-2
RMD-A
REQUEST SOUGHT:
AUTO STORAGE YARD
LOCATION MAP:
N
W
L
S
0 100 200 400
Feet
COUNCIL DISTRICT:
14
TRACKING NUMBER
T-2025-6071
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: Eric Hinton
Community Planning Division

RE: E-25-56

DATE: November 6, 2025

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

Description of Proposed Exception Application

Current Land Use	Community / General Commercial (CGC)
LU Companion Application	N/A
Current Zoning	Commercial Community / General - 2 (CCG-2)
Proposed Zoning	Exception
Land Development Area	Urban Development Area
Acres	0.89 acres

Comprehensive Land Use Policy Analysis

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

YES [X] **NO** [ ]

ZONING REQUEST:
Exception for outdoor automobile storage yard.

LAND USE CATEGORY CONSISTENCY REVIEW:
The 0.89-acre subject site is located north of the corner of Blanding Boulevard (SR-21), an FDOT principal arterial roadway, and Wesconnett Boulevard, a collector roadway. The site is in Planning District 4 (Southwest), Council District 14, and the Urban Development Area. The site is also in the CCG-2 Zoning District.

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. CGC in the Urban Development Area is intended to provide development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. Development within the category should be compact and connected and should support multi-modal transportation. Principal uses include commercial retail sales and service establishments including restaurants, hotels and motels, and commercial recreational and entertainment facilities.

The proposed use of an outdoor automobile storage yard is a secondary use under the CGC land use category and complies with the provisions of the 2045 Comprehensive Plan.

To ensure compliance with the provisions of the Comprehensive Plan, zoning staff should analyze the proposed 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 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 1.1.6 Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida, and the federal government, unless such requirements have been previously waived by those governmental bodies.

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 1.1.8 Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the Operative Provisions, in appropriate commercial infill locations, or as a Transit Oriented Development (TOD), as described in this element.

Policy 1.1.13 Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:

1. Creation of complementary uses;
2. Enhancement of transportation connections;
3. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
4. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.

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.

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

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

Property Right Element

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

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

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

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

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal user for the use of any other person, subject to state law and local ordinances.

3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

The proposed zoning application 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 – Height and Hazard Zone

The site is located within the 300-foot height and Hazard Zone for Jacksonville Naval Air Station. 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.

Flood Zone

Approximately 0.01 of an acre of the subject site is within the AE 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.

The flood zone located on the southern boundary of the application and at the 17-foot elevation is associated with Fishing Creek.

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 Zone Map

Application For Zoning Exception

Planning and Development Department Info

Application # E-25-56 **Staff Sign-Off/Date** PJ / 10/29/2025
Filing Date 11/05/2025 **Number of Signs to Post** 2
Current Land Use Category CGC
Exception Sought OUTDOOR AUTOMOBILE STORAGE YARD
Applicable Section of Ordinance Code 656.313(V)(C)(8)
Notice of Violation(s) 0
Hearing Date 12/04/2025
Neighborhood Association N/A
Overlay N/A

Application Info

Tracking # 6071 **Application Status** PAID
Date Started 02/03/2025 **Date Submitted** 02/04/2025

General Information On Applicant

Last Name ENOCH **First Name** BRIAN **Middle Name**
Company Name CAPSTONE CONTRACTING / SUMMIT CONSTRUCTION GROUP
Mailing Address 1652 EMERSON ST
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9047254050 **Fax** 904 **Email** BRIANENOCH@COMCAST.NET

General Information On Owner(s)

Last Name WATERS **First Name** FRANK **Middle Name**
Company/Trust Name WATNOW! INC
Mailing Address 6248 BLANDING BLVD
City JACKSONVILLE **State** FL **Zip Code** 32244
Phone 9047164663 **Fax** **Email** WATNOW65@YAHOO.COM

Property Information

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

Map	RE#	Council District	Planning District	Current Zoning District(s)
Map	097870 0000	14	4	CCG-2

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

Total Land Area (Nearest 1/100th of an Acre) 0.89

Current Property Use
VACANT COMMERCIAL

Exception Sought
OUTDOOR AUTOMOBILE STORAGE YARD

In Whose Name Will The Exception Be Granted
WATNOW! INC

Location Of Property

General Location
BLANDING AND WESCONNETT

House #	Street Name, Type and Direction	Zip Code
6237	BLANDING BLVD	32244

Between Streets
BLANDING **and** WESCONNETT

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.

YES

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

YES

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

YES

(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.
YES

(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.
YES

(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.
YES

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

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

(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.
YES

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

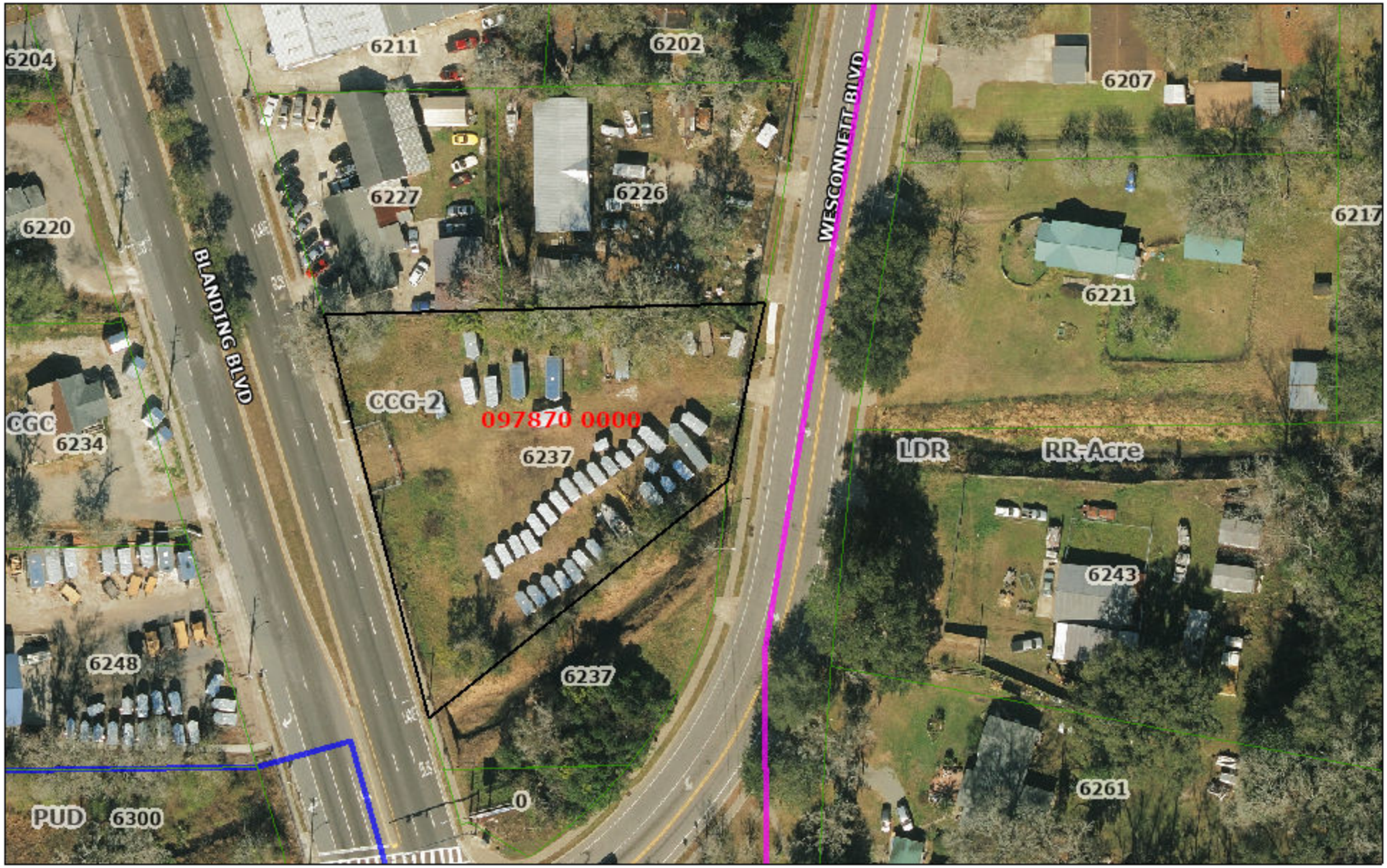
Filing Fee Information

1) Non-residential District Base Fee	$1,173.00
2) Plus Notification Costs Per Addressee	
34 Notifications @ $7.00/each:	$238.00
3) Total Application Cost:	$1,411.00

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

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

Land Development Review



February 14, 2025

Parcels Land Use Zoning

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

MAP SHOWING BOUNDARY, TOPOGRAPHIC, & TREE SURVEY OF

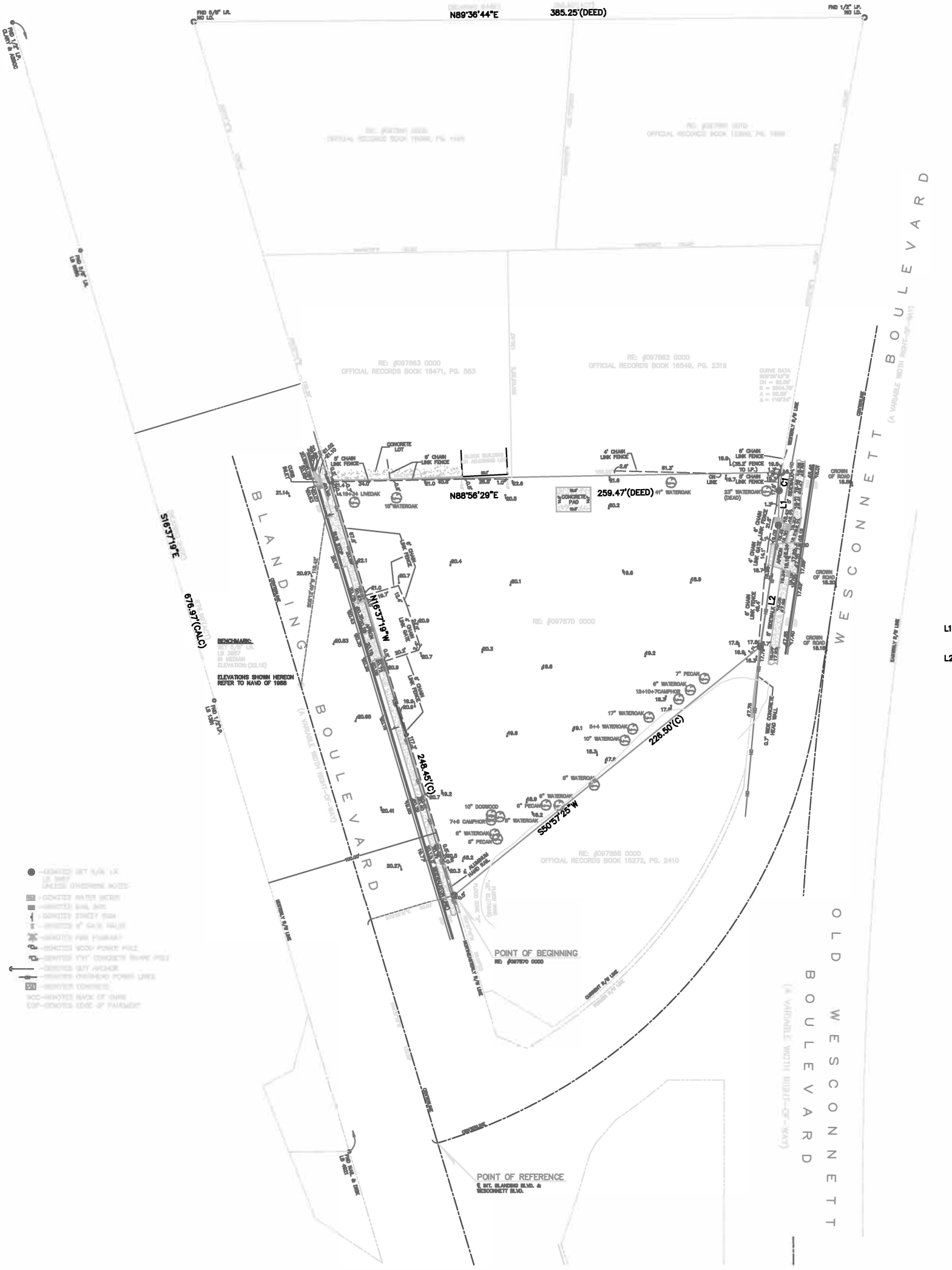
(SURVEYOR'S DESCRIPTION)

A PORTION OF TRACT 10, BLOCK 3, JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 6, PAGE 63 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, SECTION 19, TOWNSHIP 3 SOUTH, RANGE 28 EAST, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A **POINT OF REFERENCE** COMMENCE AT THE CENTERLINE INTERSECTION OF BLANDING BOULEVARD, A VARIABLE WIDTH RIGHT OF WAY AS PRESENTLY ESTABLISHED, & CENTERLINE OF WESCONNETT BOULEVARD, A VARIABLE WIDTH RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE NORTH 76°37'19" EAST, ALONG SAID CENTERLINE OF BLANDING BOULEVARD, 1332.66 FEET; THENCE NORTH 72°52'41" EAST, 50.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID BLANDING BOULEVARD AND THE **POINT OF BEGINNING**; THENCE NORTH 16°37'19" EAST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 676.97 FEET; THENCE NORTH 88°56'29" EAST, DEPARTING SAID RIGHT OF WAY LINE, 259.47 FEET TO A POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF SAID WESCONNETT BOULEVARD; SAID POINT LYING IN A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 2904.79 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE CALLS: (1) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 10.58 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°35'40" WEST, 10.58 FEET; (2) THENCE SOUTH 01°17'25" WEST, 19.95 FEET; (3) THENCE SOUTH 39°39'34" WEST, 70.56 FEET; THENCE SOUTH 50°57'25" WEST, DEPARTING SAID RIGHT OF WAY LINE, 226.50 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 39,022± SQ. FT. / 0.90 ACRES MORE OR LESS

CERTIFIED TO: CAPSTONE CONTRACTING



GENERAL SURVEY NOTES:

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 76°37'19" EAST, AS SHOWN HEREON.
3. THIS DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "AE" EL. (13), "AE" EL. (16) & "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12031 C 0033J, WITH A DATE OF IDENTIFICATION OF 11/05/2014, FOR COMMUNITY NO. 120077, IN DUVAL COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
4. THE PROPERTY HAS DIRECT ACCESS TO BLANDING BOULEVARD, A DEDICATED PUBLIC STREET OR HIGHWAY.
5. THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
6. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, ACCORDING TO CITY OF JACKSONVILLE. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
7. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
8. UTILITIES NOTE: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND EVIDENCE AND CERTAIN DRAWINGS AND PROVIDED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
9. ALL EASEMENT RESTRICTIONS ARE LOCATED ON THE SUBJECT PROPERTY ACCORDING TO THE U.S. MAP AND RECORDED SERVICES PROVIDED, NO OTHER INVENTORY LOCATED AT TIME OF SURVEY.
10. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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.

UNDERGROUND ENCROACHMENTS NOT LOCATED

THE LAND SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "AE" EL.(17.0) AND "AE" EL.(16.0) AND ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 0033 J FOR DUVAL COUNTY, FLORIDA, DATED 11-05-14

ALL AMERICAN SURVEYORS OF FLORIDA, INC.

LAND SURVEYORS – 3751 SAN JOSE PLACE, SUITE 15 – JACKSONVILLE, FLORIDA, 32257 – 904/279-0089 – LICENSED LAND BUSINESS NO. 3857

Legend

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 MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 / CHAPTER 61G17-6, FLORIDA STATUTES.

SURVEY MAP HELD VALUES SHOWN AS NAD

SCALE 1" = 30'

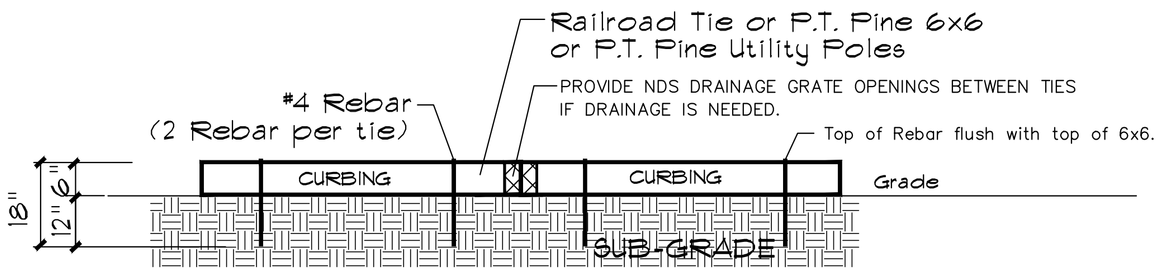
DATE 12-05-18

JAMES D. HARRISON, JR., No. 2647
MICHAEL A. GARRETT, No. 6643

ALL AMERICAN SURVEYORS OF FLORIDA, INC.

P.A. HORNE JOB 87194-177680 DR. MR DWGS/2018/87191-177976-ASH-SURV-TB.dwg DRAWING 177976 FILE 87191

NOTE: THIS STORAGE FACILITY WILL BE MULCH OR GRASS ONLY – NO GRAVEL IS PROPOSED.



6x6 P.T. Pine Curbing or P.T. Pine Utility Poles

Not to scale

IF OPENINGS BETWEEN TIES ARE NEEDED FOR DRAINAGE, PROVIDE THE NDS DRAINAGE GRATE AND PROVIDE A PERVIOUS PLASTIC DRAIN GRATE THAT WILL CONTAIN THE MULCH AND LET WATER PASS THROUGH. SECURE PLASTIC GRATE UNTIL ACCEPTD BY THE BUILDING OR LANDSCAPE INSPECTOR. SEE CIVIL ENGINEER FOR GRADING PLAN AND DRAINAGE FLOW.

LANDSCAPE ORDINANCE CALCULATIONS

Note: This facility is a Trailer Storage Lot and Tractor Trailer Circulation is needed in the interior of the lot. Interior Open Space has been moved to the perimeter for Tractor Trailer circulation. The Perimeter buffer has been increased to offset the interior open space requirements.

INTERIOR					
TREES (VUA) =	29,047	SQ.FT. DIVIDED BY 4000 =		8	TREES REQUIRED
				8	TREES PROVIDED
				4	SHADE TREES REQUIRED
				4	SHADE TREES PROVIDED
OPEN SPACE (VUA) =	29,047	SQ.FT. X (.10) =	2905		SQ.FT. REQUIRED
			2905		SQ.FT. PROVIDED
SHRUBS (VUA)	2905	SQ.FT. X (.25) = 726 / 9 =		81	SHRUBS REQUIRED
				81	SHRUBS PROVIDED
PERIMETER					
TREES (VUA) =					
VUA = 700 / 50 = 14 TREES TOTAL WITH 7 SHADE TREES REQUIRED					
14 TREES TOTAL WITH 7 SHADE TREES PROVIDED					
SHRUBS (VUA FRONTAGE)	316	LINEAR FEET X (.75) / 3 =		80	SHRUBS REQUIRED
				80	SHRUBS PROVIDED
VUA ADJACENT TO R.O.W. - 10S.F./L.F.	316	LINEAR FEET X 10 =		3160	SQ. FT. REQUIRED
				3160	SQ. FT. PROVIDED

MITIGATION CALCULATIONS

Note: There are no protected trees to be removed

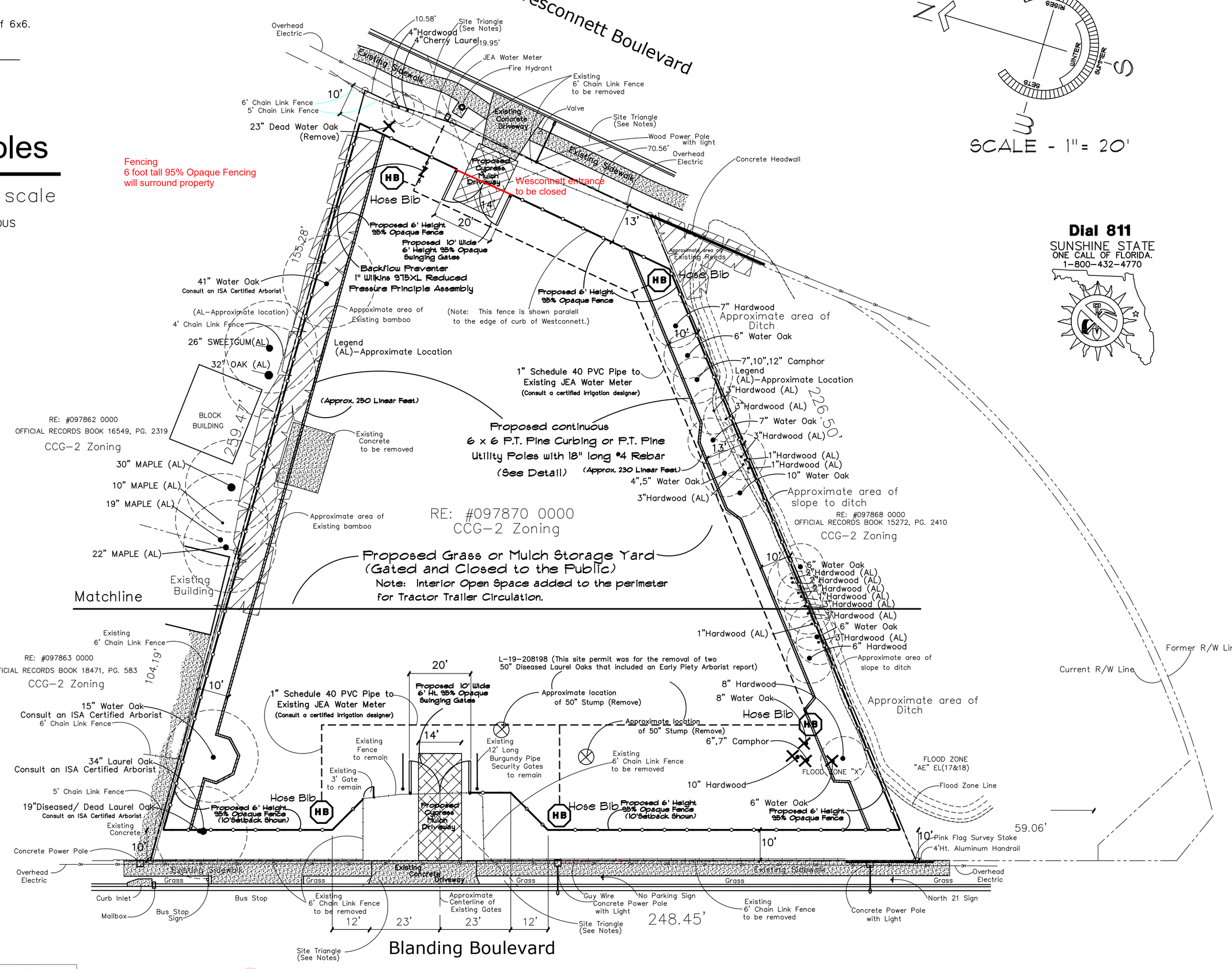
PROTECTED TREE REMOVAL	MITIGATION REQUIRED	TOTAL TREES PROVIDED
LIVE OAKS NA	@1"/1" 4" CAL. MIN.	
ALL OTHER GREATER THAN 24" NA	@1"/1" NA	
ALL OTHER SPECIES NA	@1"/3" NA	
ALL OTHER SPECIES FRONTAGE 6"–11" AND SIDE 8"–11" NA	@1"/3" NON–SHADE NA	
TOTAL OTHER = NA	TOTAL = NA	TOTAL = NA
TOTAL CALIPER INCHES REMOVED= NA		

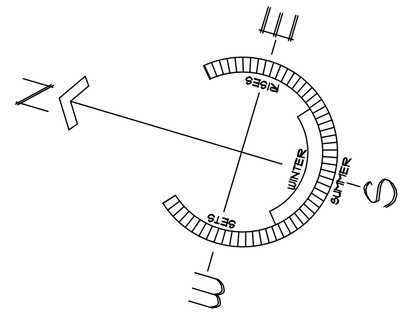
Legend

- 12"OAK - Tree to be preserved
  CONTACT THE CITY LANDSCAPE INSPECTOR BEFORE REMOVING A TREE THAT IS DESIGNATED TO BE PRESERVED.
- 12"OAK - Tree to be removed
- HB Provide a hose bib within 75' of all planting.
- ---------- Tree Barricade
- Tree Barricade
  SEE CITY OF JACKSONVILLE TREE BARRICADE REQUIREMENTS.
  SEE CITY OF JACKSONVILLE LANDSCAPE INSPECTOR.
  SEE TREE PROTECTION DETAIL.

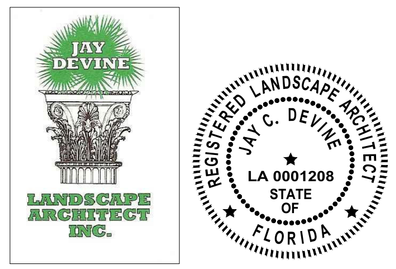
IRRIGATION SHALL BE INSTALLED PER APPROVED PLANS – SEE BULLETIN L–01–09 REGARDING ADDITIONAL REVIEW FOR REVISING HOSE BIBS TO IRRIGATION SPRAY HEADS. IF THE OWNER WISHES TO CHANGE THE PLANS FROM HOSE BIBS TO IRRIGATION SPRAY HEADS CONSULT A CERTIFIED IRRIGATION DESIGNER AND SEE BULLETIN L–01–09. THE LANDSCAPE ARCHITECT RECOMMENDS THAT THE OWNER HIRE THE CERTIFIED IRRIGATION DESIGNER AND HAVE THE CONTRACTOR PROVIDE A FULLY AUTOMATIC IRRIGATION SYSTEM.

SEE CITY OF JACKSONVILLE BULLETIN L–01–09 FOR LANDSCAPE INSPECTION OF IRRIGATION SYSTEM OR HOSE BIBS FOR COMMERCIAL BUILDING PERMITS – SEE ORDINANCE 2008–030 – IF YOUR APPROVED BUILDING PERMIT INCLUDED HOSE BIBS TO MEET YOUR IRRIGATION REQUIREMENT, AND YOU WILL BE INSTALLING AN IRRIGATION SYSTEM INSTEAD OF THE HOSE BIBS SHOWN ON YOUR APPROVED PLANS, YOU MUST SUBMIT TWO (2) COPIES OF THE IRRIGATION SYSTEM PLANS FOR REVIEW AS A REVISION TO YOUR BUILDING PERMIT (NOT YOUR TEN SET). ONE APPROVED COPY WILL BE RETURNED TO YOU AFTER APPROVAL, AND SHOULD BE ON SITE FOR THE LANDSCAPE INSPECTION. YOUR LANDSCAPE INSPECTION WILL NOT BE PASSED IF THE IRRIGATION SYSTEM IS NOT INSTALLED PER THE APPROVED IRRIGATION PLAN.





Dial 811
SUNSHINE STATE ONE CALL OF FLORIDA.
1–800–432–4770



This drawing has been electronically signed and sealed by :

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. - Jay C. Devine, LA, Fl.Reg.LA0001208

Digitally signed by Jay C. Devine
Date: 2025.09.15 20:12:40 -04'00'
Adobe Acrobat version: 2025.001.20693

*** Note: Trailer Vehicular Circulation in the interior is needed for operating Trailer Storage lot. Interior open space has been added to the perimeter green space.

Watnow Trailer Storage
Mr. Franklin T. Waters
6237 Blanding Blvd.,
Jacksonville, Florida 32244
RE# 097870–0000
L–19–208198 (This site permit was for the removal of two 50" Diseased Laurel Oaks with an Early Piety Arborist letter)

Note: This site had a demolition contracted by the J.B. Coxwell Company by order of the City of Jacksonville in a tax deed work order.
This site was not cleared by the current owner (Franklin T. Waters).

Proposed Grass or Mulch Storage Yard
(Gated and Closed to the Public)

Site Plan

Disclaimer : This drawing is for landscape planting purposes only. Consult a Florida Registered Engineer for all structural work, civil work, and soil testing by others. Consult a Florida Registered Land Surveyor for locations of all objects shown.

Watnow Trailer Storage
Site Plan
6237 Blanding Blvd., Jacksonville, Florida 32244

North
SCALE: 1"=20'
DATE: 9-15-2025
DRAWN: J. Devine
SHEET: L-1

JAY DEVINE LANDSCAPE ARCHITECT INC • LANDSCAPE ARCHITECTURE • LAND PLANNING • DESIGN • GRAPHICS • JACKSONVILLE, FLORIDA • (904) 246-4332

NOT FOR CONSTRUCTION

© ALL COPYRIGHTS RESERVED - JAY DEVINE - LANDSCAPE ARCHITECT. REPRODUCTION OF THESE PLANS WITHOUT PERMISSION IS EXPRESSLY FORBIDDEN.
DISCLAIMER: COMPARE THE DATE ON THIS DRAWING WITH THE COPY OF THE CITY OR COUNTY APPROVED DRAWING. THIS DRAWING MAY NOT BE IF THIS DRAWING DOES NOT BEAR THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF JAY DEVINE LANDSCAPE ARCHITECT, THEN THIS DRAWING M JAY DEVINE LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR THE IMPROPER USE OF THIS INFORMATION, INCLUDING UNLAWFUL COPYING AND D

V-25-27

REPORT OF THE PLANNING DEPARTMENT

APPLICATION FOR ZONING VARIANCE V-25-27

December 4, 2025

Location:	5833 Jammes Road
Real Estate Number:	097844-0100
Zoning Variance Sought:	to increase the size of an accessory structure from 50 % of the primary structure to 148%
Current Zoning District:	Residential Medium Density-B (RMD-B)
Current Land Use Category:	Medium Density Residential (MDR)
Planning District:	Southwest-4
Council District:	District 14
Owner:	Nik & Dawn Fox 5833 Jammes Road Jacksonville, Florida 32244
Applicant:	Nik & Dawn Fox 5833 Jammes Road Jacksonville, Florida 32244
Staff Recommendation:	**APPROVE**

GENERAL INFORMATION

Application for Zoning Variance V-25-27 seeks relaxation of the accessory structure size limitations contained in Section 656.403(a) of the Zoning Code in order to allow the construction of a 60' × 40' enclosed detached garage with two attached lean-to structures, resulting in an accessory structure of approximately 4,000 square feet, where only 1,350 square feet is otherwise permitted. The request is based upon conditions peculiar to the property, including the unusually large 1.5-acre lot, the heavily wooded character of the site, and the substantial depth of the rear yard, which together permit the placement of the proposed structure in a manner that is not contrary to the public interest and does not alter the residential use of the property.

The applicants indicate that strict enforcement of the size limitation would result in unnecessary and undue hardship, as the existing accessory structure on the property is deteriorated and insufficient to house their RV trailer, vehicles, lawn equipment, and trailers, which have suffered repeated weather-related damage. The proposed variance does not establish or expand any use otherwise prohibited within the RMD-B zoning district, nor does it modify density or alter the functional classification of the permitted residential use. Rather, the request seeks relief solely from an area requirement to accommodate a residential accessory structure consistent with the unique physical characteristics of the property.

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 so as 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 applicant seeks relaxation of an area requirement (maximum accessory structure size) without changing permitted uses or intensifying land use beyond what is residentially allowed. The lot is larger than typical RMD-B parcels (±1.57 acres) and has deep setbacks and vegetative buffering, which are conditions peculiar to the property that help support the request. Literal enforcement of the 50% size rule would limit the applicant's ability to store vehicles and equipment in a secure, enclosed space, resulting in ongoing deterioration and undue hardship.

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

Yes. Strict adherence to the 50% accessory structure size limitation creates practical and economic difficulties for the applicants because the permitted 1,350 square feet

is insufficient to accommodate their RV trailer, personal vehicles, lawn equipment, and trailers, all of which currently must be stored outdoors or within a deteriorated and undersized pole barn. The applicants have experienced repeated weather-related damage to their equipment, resulting in ongoing repair and replacement expenses that could be avoided if adequate enclosed storage were allowed. The unique size and configuration of the 1.57-acre lot allow for a larger accessory structure to be placed at the rear of the property without adverse impact, and strict enforcement of the regulation would continue to impose unnecessary functional and financial burdens that the property's conditions otherwise help to mitigate.

(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 a desire to reduce development costs. Rather, it is intended to consolidate the applicants' RV trailer, vehicles, trailers, and lawn equipment into a single enclosed structure to prevent continued weather-related deterioration and improve the organization and appearance of the property. The request supports the public interest by reducing outdoor storage, minimizing visual clutter, and maintaining a well-kept residential site without introducing any adverse or incompatible impacts.

(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 is not expected to substantially diminish property values or alter the existing character of the surrounding area. The subject property's 1.57-acre size, deep lot configuration, and substantial natural vegetation provide buffering that limits visibility of the proposed accessory structure from adjoining residences. The building is to be located toward the rear of the property with significant setbacks, reducing any potential visual or functional impacts. As a result, the request is unlikely to interfere with or injure the rights of neighboring property owners or disrupt the established residential 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 and is not expected to create nuisance conditions or require additional public expense. The structure will be used solely for residential storage and will not introduce commercial activity, traffic, noise, or other adverse impacts. The request

does not conflict with any other applicable laws or regulations, and the site can accommodate the structure without creating hazards or burdening public services.

(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 ensure that accessory structures remain subordinate to the principal residential use and that development within the RMD-B district maintains compatibility with surrounding properties. The subject property's location within the MDR Land Use Category allows for residential accessory structures, and the proposed garage does not alter the residential functional classification of the site. Therefore, the requested relaxation of the accessory structure size limitation, given the parcel's unique 1.57-acre size, deep setbacks, and substantial buffering, remains in harmony with the Comprehensive Plan and the overall intent of the Zoning Code.

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Zoning Variance **V-25-27** be **APPROVED.**

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **November 18, 2025,** by the Planning Department, the required Notice of Public Hearing sign **was** posted.

Aerial View

Source: *JaxGIS Maps*

View of Subject Property Entrance

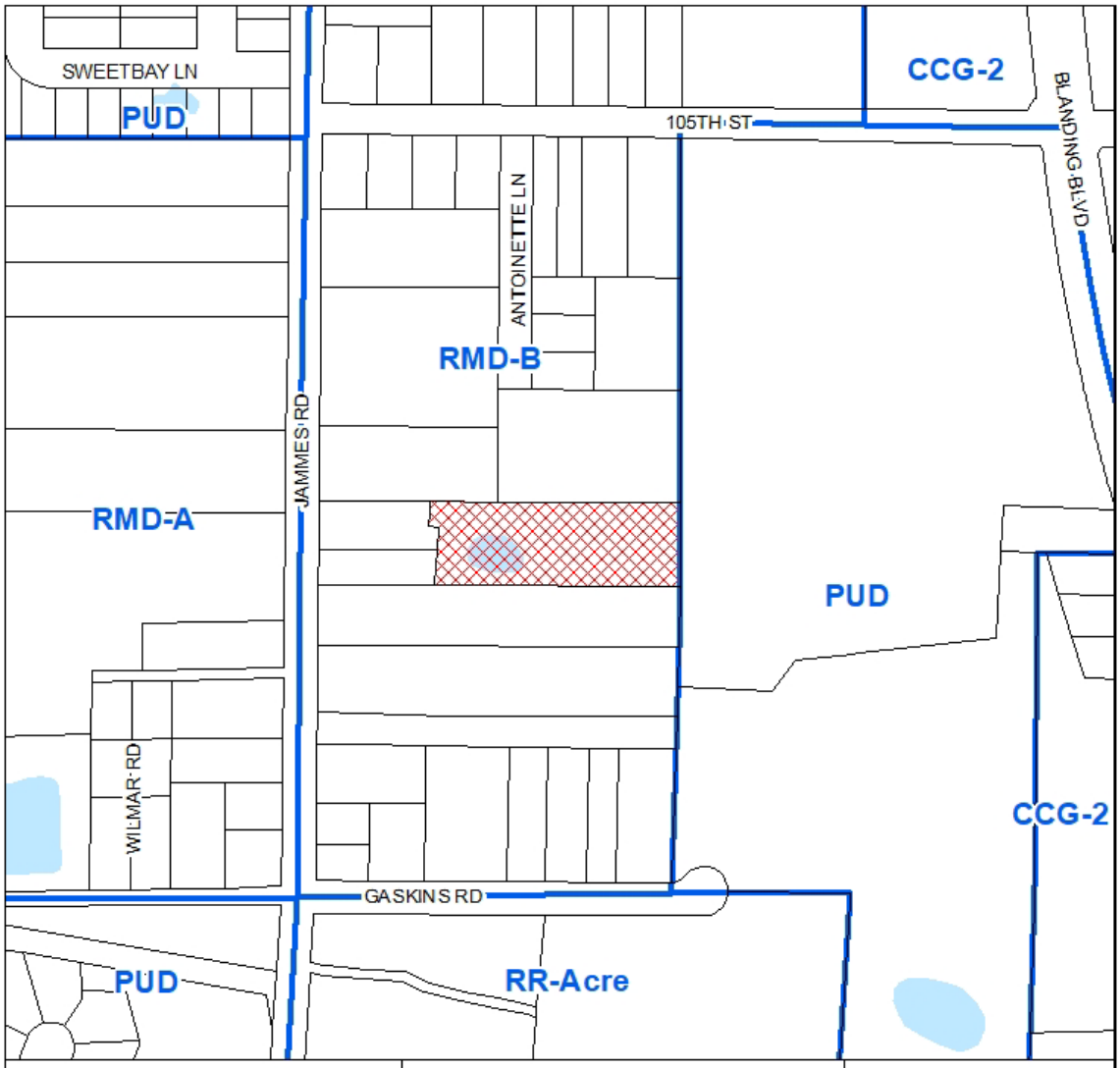
Source: Planning Department, 11/18/2025

View of Neighborhood Characteristics

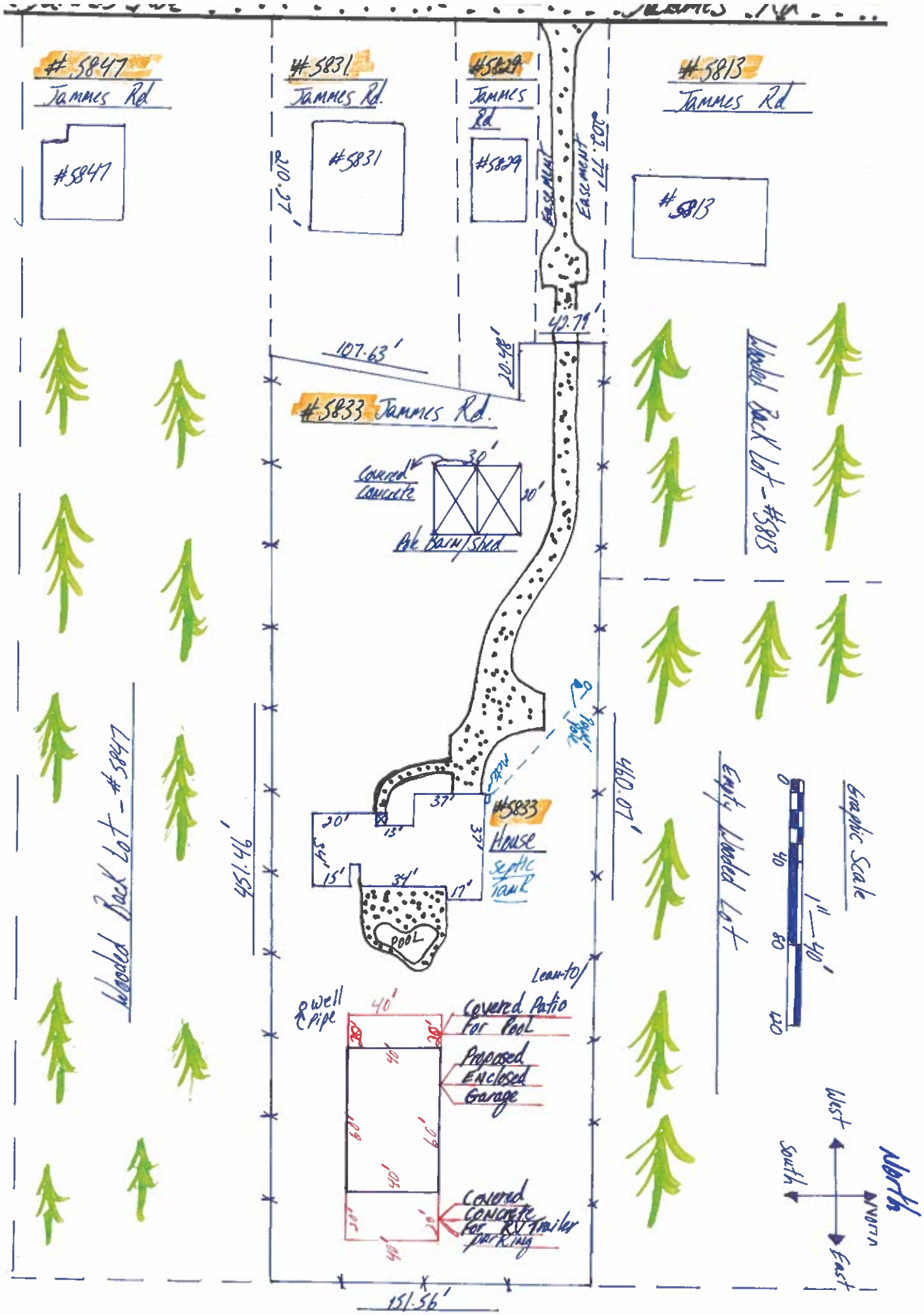
Source: Planning Department, 11/18/2025

Aerial View Of Neighborhood

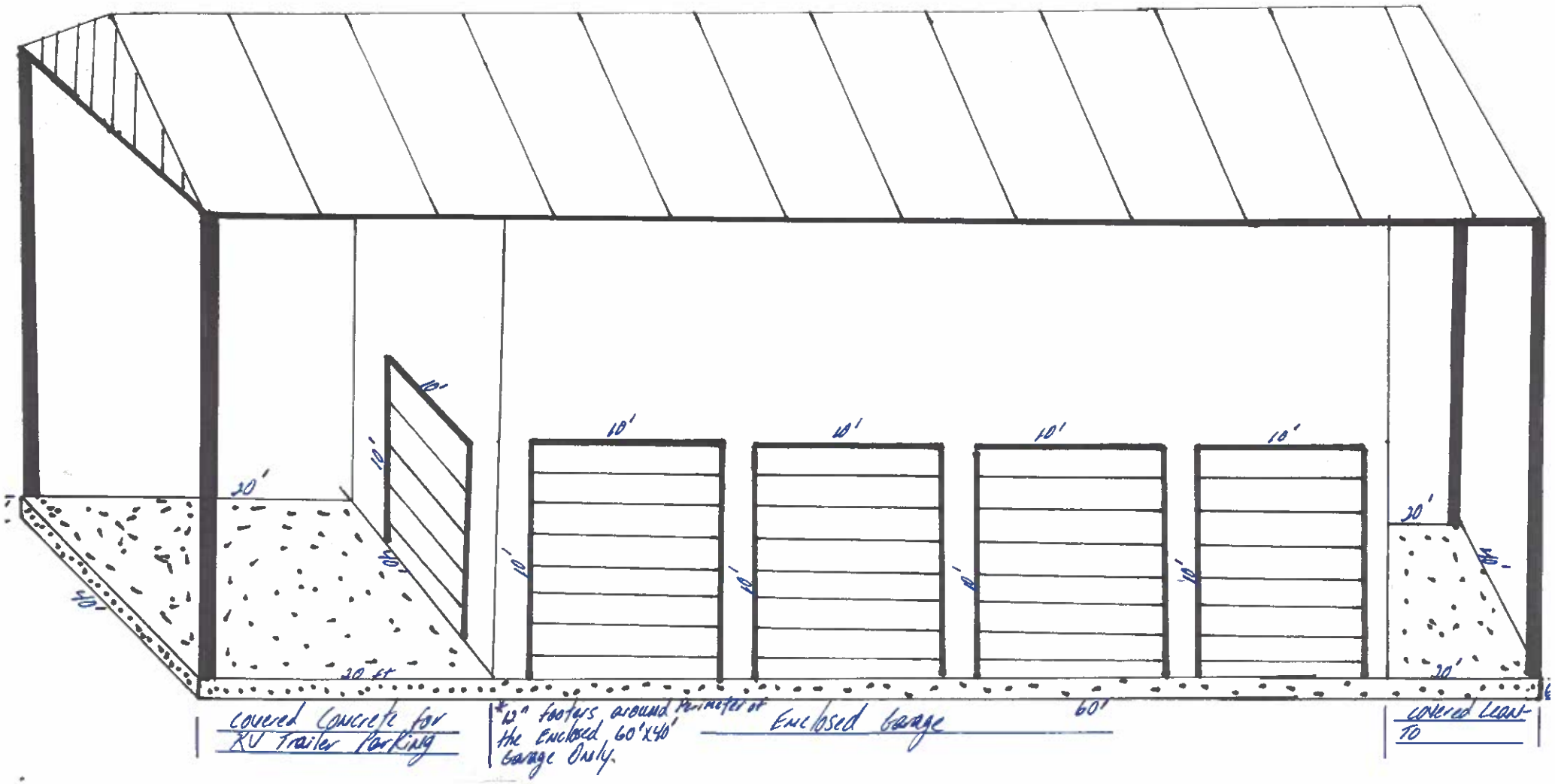
Source: *JaxGIS Maps*


SWEETBAY LN
PUD
CCG-2
105TH ST
BLANDING BLVD
ANTOINETTE LN
RMD-B
JAMMES RD
RMD-A
PUD
WILMAR RD
CCG-2
GASKINS RD
PUD
RR-Acre
REQUEST SOUGHT:
TO INCREASE THE SIZE OF AN ACCESSORY STRUCTURE FROM 50% OF THE PRIMARY STRUCTURE TO 148%
LOCATION MAP:
N
W
E
S
0 100 200 400
Feet
COUNCIL DISTRICT:
14
TRACKING NUMBER
V-25-27
EXHIBIT 2
PAGE 1 OF 1

Legal Map


#5847 Jammes Rd
#5831 Jammes Rd.
#5829 Jammes Rd
#5813 Jammes Rd
#5847
#5831
#5829
#5813
210.27'
EASEMENT
EASEMENT
208.27'
42.79'
107.63'
10.48'
#5833 Jammes Rd.
Covered Concrete
30'
30'
Ab. Barn/Shed
Wooded Back Lot - #5813
Wooded Back Lot - #5847
451.45'
460.07'
Septic Tank
#5833 House
septic tank
37'
20'
13'
37'
34'
15'
34'
17'
POOL
Empty Wooded Lot
Graphic Scale
0
40
80
120
1" = 40'
Lean-to/
Well & Pipe
40'
Covered Patio For Pool
Proposed ENCLOSED Garage
Covered Concrete for RV Trailer parking
North
West
South
East
151.56'
Sacred Heart Catholic School's Baseball Field

Proposed Enclosed Garage/Storage



MAP OF BOUNDARY SURVEY OF

POND

GRAPHIC SCALE 1" = 30'

FIRST COAST LAND SURVEYORS, INC.	BOUNDARY SURVEY	
LAND SURVEYING AND MAPPING	JAMMES ROAD	
LICENSED BUSINESS No. 6266		
3401-A St. Johns Bluff Road S. Jacksonville, FL 32246		
TELEPHONE (904) 379-2002 FAX (904) 379-2781		
www.FIRSTCOASTLANDSURVEYING.com		

F.C.L.S.

THESE DRAWINGS AND THEIR CONTENTS ARE THE PROPERTY OF FIRST COAST LAND SURVEYORS, INC. AND ARE ISSUED ONLY FOR THE SPECIFIC PROJECT NOTED ON THESE DRAWINGS. ANY REPRODUCTIONS, REVISIONS OR REUSE DEVIATIONS OF THESE DRAWINGS WITHOUT THE EXPRESSED WRITTEN CONSENT OF FIRST COAST LAND SURVEYORS, INC. IS PROHIBITED BY LAW.

Date Submitted: 10/27/25
Date Filed: 11/07/25

Application Number: V-25-27
Public Hearing: 12-4-25

Application for Zoning Variance

City of Jacksonville, Florida
Planning and Development Department

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

For Official Use Only		
Current Zoning District: RMD-B	Current Land Use Category: MDR	
Variance Sought: To increase the size of an accessory structure from 50% of the primary structure to 148%	Applicable Section of Ordinance Code: 656.403(c)	
Council District: 14	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: $ 1301.	Zoning Asst. Initials: CJR
Neighborhood Associations: Argyle Area Civic Council		
Overlay: none		

PROPERTY INFORMATION	
1. Complete Property Address: 5833 Jammes Rd	2. Real Estate Number: 097844-0100
3. Land Area (Acres): 1.5 acres	4. Date Lot was Recorded: 9/25/1984
5. Property Located Between Streets: 105th Street & Gas Kings Rd	6. Utility Services Provider: City Water / City Sewer ☐ Well / Septic ☒
7. Variance Sought: Zoning Variance 50% (1350) to 148% (4000)	
8. In whose name will the Variance be granted: Nik Fox & Dawn Fox (Spouse)	

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: Nik Fox	10. E-mail: Foxtrot.0710@gmail.com
11. Address (including city, state, zip): 5833 Jammes Rd JAX, FL 32244	12. Preferred Telephone: (904) 903-9633

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.

Please see my attached Reason for Zoning Variance Request

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.

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) Print name: Nik Fox 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

Reason for Zoning Variance Request

Our property at 5833 Jammes Road has a total square footage of 2700 sq ft. Up to a 1350 sq foot detached garage/storage shed can be permitted per Duval County's 50% Zoning Rule. We are afraid and seriously concerned that 1350 sq ft won't be enough to keep all of our vehicles and lawn equipment out of the weather. Our RV trailer, vehicles and mowers have all badly deteriorated from the harsh sun, causing us significant repair bills. This is a hardship for us because we would continue to get excessive damage to our RV and half of our vehicles and equipment plus incur increased maintenance and repair costs. We are requesting a zoning variance to build a 60 x 40 feet enclosed detached garage with two (2) attached lean-to sheds for additional trailer parking. This would allow us to keep our RV trailer, our vehicles and commercial lawn mowers out of the elements and under one roof.

Our RV trailer's fiberglass roof has had multiple cracks from the sun causing leaks, rotted wall framing and floors. Our vehicles all have badly peeled and faded paint and we continue to have increased mechanical repairs (multiple cracked seals, leaking fluids, weatherstripping etc.). We have also had increased maintenance costs and repairs on our commercial mowers because we no longer have enough space to keep them out of the elements. Our small pole barn has past its life expectancy of 30yrs and needs to be replaced. It has holes and cracks along the lower walls and snakes, critters and sometimes raccoons find their way in seeking shelter. We're no longer able to keep it properly secured and it is a safety hazard. Because of all these reasons, we are requesting a zoning variance to build a new garage that is safe, clean and large enough to house all of our vehicles and equipment in one building.

The 1350 sq ft is only enough to house half of our vehicles and equipment. This would be a financial hardship for us. The zoning variance would allow us to avoid continued repair costs, increased maintenance expenses and give us a safe space to keep everything properly secured and out of the weather.

Nik and Dawn Fox
5833 Jammes Road
Jacksonville, FL 32244

V-25-28

REPORT OF THE PLANNING DEPARTMENT

APPLICATION FOR ZONING VARIANCE V-25-28

DECEMBER 4th, 2025

Location:	14391 Denton Road
Real Estate Number(s):	108094-0100
Zoning Variance Sought:	Increase accessory structure from 50% (805 sq ft) to 186% (3,000 sq ft)
Current Zoning District:	Residential Rural -Acre (RR-Acre)
Current Land Use Category:	Rural Residential (RR)
Planning District:	6 - North
City Council District:	District 2
Applicant/owner:	Robert Billhardt 1015 Atlantic Blvd Jacksonville, Florida 32233
Staff Recommendation:	**APPROVE**

GENERAL INFORMATION

Application for Zoning Variance **V-25-28** is being requested to allow for an increase of an accessory structure from 50% (805 sq ft) to 186% (3,000 sq ft). According to the applicant this accessory structure will be used for personal storage of their RV, tractor, personal equipment, household items, and other equipment. The subject's parcel was built in 1987 and is 2.94 acres, and the primary structure is approximately 1,610 square feet in size. The parcel is located on Denton Road between Denton Road and Tiki Lane, in planning district 6. Part 4 of the zoning code restricts the size of an accessory structure to being no larger than 50% of the primary structure, in this case being 805 square feet. The property owner is requesting an additional 2,195 square footage than permitted by code, bringing the total garage unit to be 3,000 square feet, thereby requiring a variance.

DEFINITION

Section 656.1601 of the Zoning Code defines *variance* as a relaxation of the terms of this Zoning Code which will not be contrary to the public interest and where, owing to conditions peculiar to

the property and not the result of the actions of the applicant, a literal enforcement of the Zoning Code would result in unnecessary and undue hardship. Establishment or expansion of a use otherwise prohibited or not permitted shall not be allowed by variance nor shall a variance be granted because of the presence of non-conformities in the zoning district or in the adjoining zoning district.

Requests to modify lot requirements to increase the permitted density of multi-family dwellings shall not be considered a variance and are specifically prohibited. A variance shall not change the functional classification of a use permitted or permissible in a zoning district.

STANDARDS, CRITERIA, AND FINDINGS

Pursuant to the provisions of Section 656.132 (c) of the Zoning Code, the Planning Commission shall grant a variance only if it makes a positive finding, based upon substantial competent evidence, on each of the following criteria:

(i)Is the proposed request consistent with the definition of a variance?

Yes. The Zoning Code defines a variance as "a relaxation of the terms of the Zoning Code which will not be contrary to the public interest" owing to conditions peculiar to the property and not the result of the actions of the applicant and that a literal enforcement of the Zoning Code results in an unnecessary and undue hardship. Imposing the strict letter of the Zoning Code for the accessory structures which is a typical zoning variance request for Rural Residential-Acre zoning districts. This proposed accessory structure is similar in size to other accessory structures that are in the neighborhood.

Parcel	Address	Size
108094-0560	14288 Denton Road	2,560 square feet (multiple accessory structures)
108094-0065	14204 Denton Road	2,618 square feet (multiple structures)
108094-0210	14267 Denton Road	2,420 square feet (multiple structures)
106377-0400	13902 Grove Road	2,424 square feet (multiple structures)

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

Yes. Although the applicant did not explicitly mention potential difficulties in carrying out the strict letter of the regulation, Staff does find the mandate to be impractical considering the prevalence of similar accessory structures in the area. Moreover, the applicant's proposed metal building will be incidental in use. There are trees along Tiki Lane that will provide adequate

screening. The distance from the rear property line and the accessory structure is 37 feet. Adding the accessory structure will not affect an existing trees on the property.

(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 maximum their lot and provide adequate storage for the property owners RV, tractor, personal tools, household items, and other equipment.

(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. Staff found several other accessory structures throughout the neighborhood, size estimates would not be accurately determined for comparative analysis, however, they are presumed to be comparable in size to the property's primary structure.

Moreover, the subject property is zoned RR-Acre, it is located within an area with similar lot sizes and accessory structures and accessory garages, indicating that accessory structures are necessary for storage in this area. This leads staff to surmise that imposing the strict letter of the code would significantly reduce the applicants' use of their lot, while providing no tangible benefit to neighboring property owners. Rather, granting the variance would likely increase property values within the area.

(v) ***Will the proposed variance be detrimental to the public health, safety or welfare, result in additional public expense, the creation of nuisance, or conflict with any other applicable law?***

No. The variances would not be detrimental to public health, safety or welfare, resulting in additional public expense, the creation of nuisance or conflict with any other applicable law. Instead, granting these variances would allow the owner to construct an accessory structure for the storage of property that might otherwise be stored outside and visible from the roadway and/or adjacent properties.

(vi) ***Is the effect of the proposed variance in harmony with the spirit and intent of the Zoning Code?***

Yes. The spirit and intent of the Zoning Code is to regulate the use of land and buildings and to implement the 2045 Comprehensive Plan. The variance allows the property owner to develop the

property in a manner like other properties in the area without diminishing property values in or altering the existing character of the area.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **November 19th, 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-25-28** be **APPROVED**.

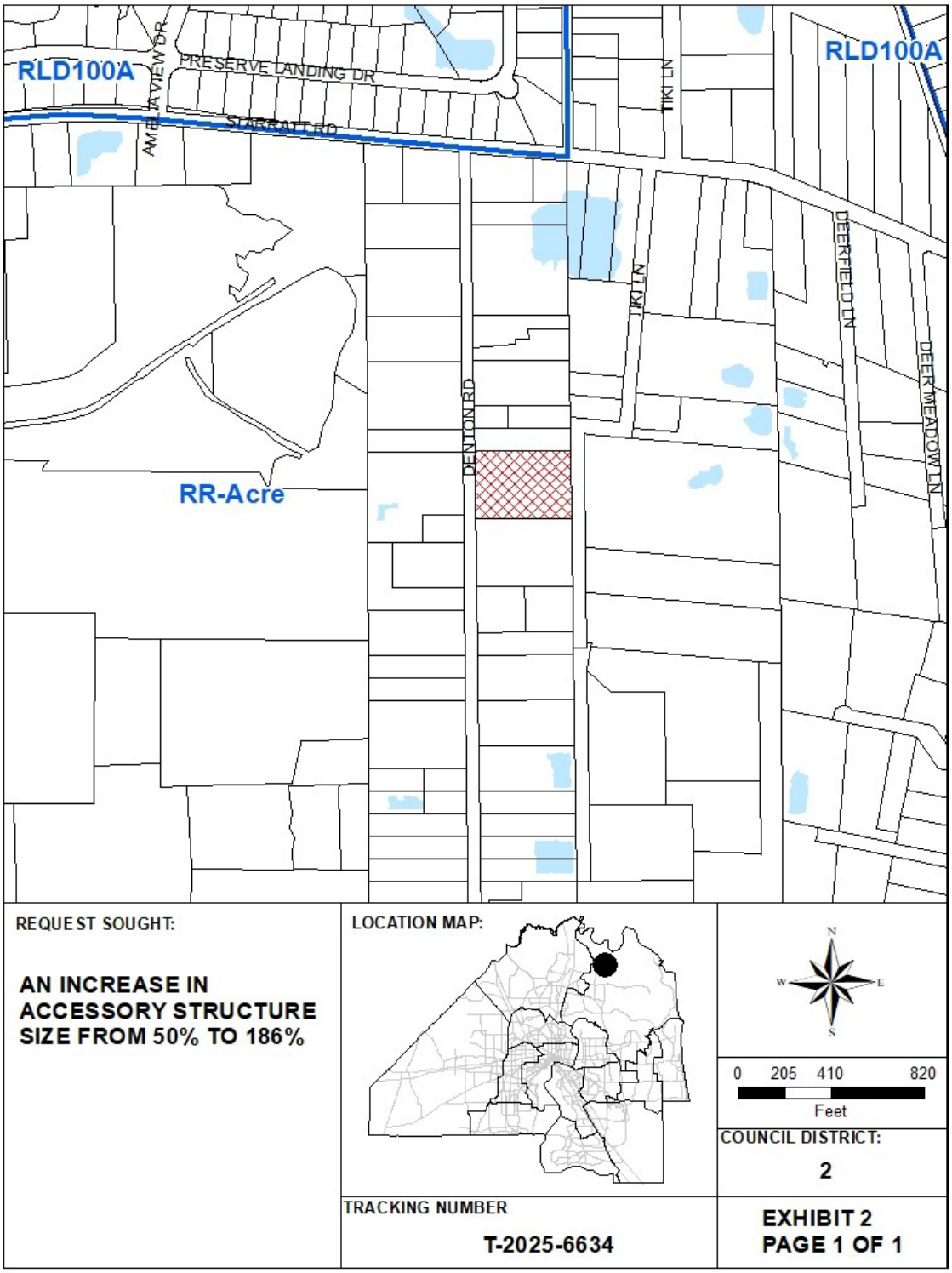
Figure A:

Aerial view of the Subject parcel 14391 Denton Road (RE#108094-0100)
Source: Planning Department, 2025

Figure B:

View of subject property 14391 Denton Road (RE#108094-0100)
Source: Planning Department, November 2025

Figure C:



Legal Map

Application For Zoning Variance

Planning and Development Department Info

Application # V-25-28 **Staff Sign-Off/Date** MB / 10/30/2025
Filing Date 11/07/2025 **Number of Signs to Post** 4
Current Land Use Category RR
Exception Sought INCREASE ACCESSORY STRUCTURE FROM 50% (805 SQ. FT.) TO 186% (3000 SQ. FT.)
Applicable Section of Ordinance Code 656.132(C), 656.403
Notice of Violation(s) N/A
Hearing Date 12/04/2025
Neighborhood Association M & M DAIRY INC, THE EDEN GROUP INC.
Overlay N/A

Application Info

Tracking #	6634	**Application Status**	PAID
Date Started	10/21/2025	**Date Submitted**	10/27/2025

General Information On Applicant

Last Name BILLHARDT
First Name ROBERT
Middle Name
Company Name
Mailing Address 14391 DENTON RD
City JACKSONVILLE
State FL
Zip Code 32226
Phone 8584143416
Fax 904
Email SCOTTIESENTERPRISE@HOTMAIL.COM

General Information On Owner(s)

Last Name BILLHARDT
First Name ROBERT
Middle Name SCOTT
Company/Trust Name
Mailing Address 1015 ATLANTIC BLVD
City ATLANTIC BEACH
State FL
Zip Code 32233
Phone 8584143416
Fax
Email

Property Information

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

Map	RE#	Council District	Planning District	Current Zoning District(s)
Map	108094 0100	2	6	RR-ACRE

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

Total Land Area (Nearest 1/100th of an Acre) 2.91

Current Property Use
RR - RURAL RESIDENTIAL

Exception Sought
INCREASE ACCESSORY STRUCTURE FROM 50% (805 SQ. FT.) TO 186% (3000 SQ. FT.)

In Whose Name Will The Exception Be Granted
ROBERT SCOTT BILLHARDT

Location Of Property

General Location
NE JACKSONVILLE

House #	Street Name, Type and Direction	Zip Code
14391	DENTON RD	32226

Between Streets
DENTON RD **and** TIKI LN

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

Criteria

Section 656.101(k), Ordinance Code, defines a variance as "a relaxation of the terms of the Zoning Code which will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the Zoning Code would result in unnecessary and undue hardship."

Section 656.132(c), Ordinance Code, provides that, with respect to action upon Applications for Zoning Variances, the Planning Commission shall grant a variance only if it makes a positive finding, based upon substantial competent evidence, on each of the following criteria:

(i) The proposed request is consistent with the definition of a variance.

YES, CODE REQUIRES A VARIANCE REQUEST REGARDING A 2ND BLDG ON THE PROPERTY THAT IS NOT USED AS A RESIDENCE AND THAT IS NOT WITHIN CERTAIN REGULATION. THIS IS A 3.91 ACRE PARCEL WITH MORE THAN ADEQUATE SETBACK AND CLEARANCE. ALTHOUGH THIS WILL BE FASTENED TO A FOOTER AND CONCRETE SLAB, THE BUDG COULD BE DE-CONSTRUCTED AND RELOCATED. THE APPROXIMATE SIZE WITLL BE LESS THAN 3,00 SQFT WITH A RIDGE CAP OF ABOUT 16-18 FT.

(ii) There are practical or economic difficulties in carrying out the strict letter of the regulation.

YES, THIS IS RURAL RESIDENTIAL AND 2ND BLDGS IN THE FORM OF GARAGES/BARNS/WORKSHOPS/STORAGE UNITS ARE REQUESTS THAT ARE CONSIDERED NORMAL UNDER THE CIRCUMSTANCES. THERE ARE OTHER SUCH BLDGS IN THE AREA THAT ARE GRANDFATHERD IN OR HAVE ALSO RECEIVED PROPER ZONING PERMISSION FOR INSTALLATION.

(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.

THIS PROPERTY IS HIGH AND DRY. THERE ARE MANY CEDAR TREES WHICH THEMSELVES DO NOT LIKE TO SIT IN STANDING WATER OR MARCH AREAS. MEANING THERE IS NO ENVIRONMENTAL ENCROACHMENT. THE PROPOSED LOCATION OF THE BLDG IS IN AN EXISTING CLEARING THAT HAS BEEN SITE PREPARED BY PREVIOUS OWNERS, I.E. INITIAL GRADING.

(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.
THE PROPOSED VAIANCE WITH ALLOW FOR THE CONSTRUCTION/INSTALLATION OF A NEW REINFORCED METAL BLDG THAT HAS BEEN ENGINEERED BY THE MANUFACTURER TO MEET FEDERAL, STATE, AND MUNICIPAL GUIDELINES, I.E. HURICANE RESISTANCE. IT WILL INCREASE THE VALUE OF THE PROPERTY.

(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
THE BLDG IS INTENDED FOR PERSONAL AND NOT COMMERCIAL USE. IT WILL HOUSE AN RV, TRACTOR, PERSONAL TOOLS AND OTHER CONSUMER EQUIPMENT, AS WELL AS OTHER HOUSEHOLD STORAGE.

(vi) The effect of the proposed variance is in harmony with the spirit and intent of the Zoning Code.
YES, IT IS NOT UNREASONABLE, IT IS IN KEEPING WITH THE USE OF OTHER SIMILAR PROPERTIES, AND IT HAS AN ESTABLISHED PRECEDENCE IN FAVOR OF GRANTING A VARIANCE. ANY IMPACTS TO THE PROPERTY AND LOCAL AND STREET COMMUNITY WILL BE ABSOLUTELY AT A MINIMUM, AND OF NO SIGNIFICANT OR MAJOR MONETORY CONSEQUENCE.

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

Notifications @ $7.00/each:

3) Total Application Cost:

*** 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

October 28, 2025

Legal Description

A PART OF THE MOSES HARROLD GRANT, SECTION 46, AND WEST 1/2 OF LOT 2 OF THE F.M. ARREDONDO GRANT, SECTION 39, TOWNSHIP 1 NORTH, RANGE 27 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHERE THE WEST LINE OF SECTION 46 INTERSECTS THE SOUTH LINE OF STARRATT CREEK; THENCE SOUTH 0 DEGREES 40 MINUTES WEST 4662 FEET; THENCE EAST 483.75 FEET ALONG A LINE PARALLEL TO SOUTH LINE OF LOT 2 TO A POINT OF BEGINNING: THENCE SOUTH 0 DEGREES 40 MINUTES WEST, 300 FEET; THENCE EAST ALONG A LINE PARALLEL TO SOUTH LINE OF LOT 2, 423.75 FEET; THENCE NORTH 0 DEGREES 40 MINUTES WEST, 300 FEET; THENCE WEST ALONG A LINE PARALLEL TO SOUTH LINE OF LOT 2, 423.75 FEET TO A POINT OF BEGINNING. BEING FURTHER DESCRIBED AS LOTS 50, 51 AND 52, ACCORDING TO UNRECORDED PLAT SHOWING A SUBDIVISION OF WEST 1/2 OF LOT 2, SECTION 39, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA.

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

AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
Individual

Robert S. Billhardt
Owner (Affiant) Name

14391 Denton Rd, Jacksonville, FL 32226
Address(es) for Subject Property

108094-0100
Real Estate Parcel Number(s) for Subject Property

Self
Appointed or Authorized Agent(s)

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

STATE OF Florida
COUNTY OF Duval

BEFORE ME, the undersigned authority, this day personally appeared _____, 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

City Form Revised: 4/11/2022

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

Robert S. Billhardt

Printed/Typed Name of Affiant

NOTARIAL CERTIFICATE

Sworn to and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 25th, day of October, 2025, by Robert Billhardt, who is ☐ personally known to me or ☑ has produced identification and who took an oath.

Type of identification produced Drivers License.

Notary Public Signature

[NOTARY SEAL] RYAN JOWERS
Commission # HH 575132
Expires August 5, 2028

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

Collapse sections you do not want to print.

Refine Search | New Search

BILLHARDT ROBERT SCOTT
14391 DENTON RD
JACKSONVILLE, FL 32226

Primary Site Address
14391 DENTON RD
Jacksonville FL 32226-

Official Record Book/Page
21236-02453

Tile #
7224

14391 DENTON RD

Property Detail

RE #	108094-0100
Tax District	GS
Property Use	0200 Mobile Home
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	127855

Value Summary

Value Description	2025 Certified	2026 In Progress
Value Method	CAMA	CAMA
Total Building Value	$1,443.00	$1,443.00
Extra Feature Value	$119.00	$119.00
Land Value (Market)	$174,600.00	$174,600.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$176,162.00	$176,162.00
Assessed Value	$176,162.00	$176,162.00
Cap Diff/Portability Amt	$0.00 / $0.00	$0.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$176,162.00	See below

Tax Map

Oblique Image Viewer

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

'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification ***Learn how the Property Appraiser's Office values property.***

Taxable Values and Exemptions - In Progress

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

County/Municipal Taxable Value	SJRWMD/FIND Taxable Value	`School Taxable Value
No applicable exemptions	No applicable exemptions	No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
21236-02453	10/15/2024	$180,000.00	WD - Warranty Deed	Qualified	Improved
20530-01733	12/16/2022	$100.00	MS - Miscellaneous	Unqualified	Improved
19890-00254	8/31/2021	$100.00	QC - Quit Claim	Unqualified	Improved
19814-00435	7/6/2021	$100.00	MS - Miscellaneous	Unqualified	Improved
12970-01831	12/14/2005	$100.00	QC - Quit Claim	Unqualified	Improved
12204-02187	12/11/2004	$100.00	WD - Warranty Deed	Unqualified	Improved
12204-02185	9/24/2004	$100.00	WD - Warranty Deed	Unqualified	Improved
11248-00103	7/1/2003	$100.00	QC - Quit Claim	Unqualified	Improved
06753-00013	8/18/1989	$100.00	WD - Warranty Deed	Unqualified	Improved
03015-00150	1/1/1899	$0.00	- Unknown	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPPR7	Fireplace Prefab	1	0	0	1.00	$32.00
2	SCPR2	Screen Porch	1	18	8	144.00	$57.00
3	CVPR2	Covered Patio	1	14	8	112.00	$19.00
4	CVPR2	Covered Patio	1	7	9	63.00	$11.00

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	2.91	Acreage	$174,600.00

Legal

LN	Legal Description
1	39-1N-27E 2.92
2	F M ARREDONDO GRANT
3	PT RECD O/R 19890-254

Buildings

Building 1

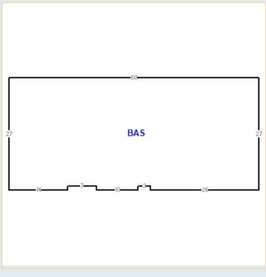
Building 1 Site Address
14391 DENTON RD Unit
Jacksonville FL 32226-

Building Type	0201 - MH ASSESSED
Year Built	1987
Building Value	$1,443.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1610	1610	1610
Total	1610	1610	1610

Element	Code	Detail
Exterior Wall	6	6 Vertical Sheet
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	4	4 Plywood panel
Int Flooring	14	14 Carpet
Heating Fuel	3	3 Gas
Heating Type	4	4 Forced-Ducted
Air Cond	4	4 Packaged Unit

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



Traversing Data

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	$176,162.00	$0.00	$176,162.00	$2,011.85	$1,993.61	$1,913.37
Public Schools: By State Law	$176,162.00	$0.00	$176,162.00	$549.68	$545.22	$527.55
By Local Board	$176,162.00	$0.00	$176,162.00	$399.64	$396.01	$378.01
School Board Voted	$176,162.00	$0.00	$176,162.00	$177.77	$176.16	$176.16
FL Inland Navigation Dist.	$176,162.00	$0.00	$176,162.00	$5.12	$5.07	$4.76
Water Mgmt Dist. SJRWMD	$176,162.00	$0.00	$176,162.00	$31.87	$31.59	$30.00
			Totals	$3,175.93	$3,147.66	$3,029.85

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.

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$177,774.00	$177,774.00	$0.00	$177,774.00
Current Year	$176,162.00	$176,162.00	$0.00	$176,162.00

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

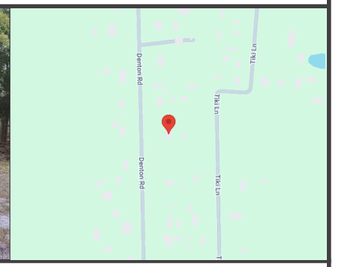
• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here:

More Information

- Contact Us
- Parcel Tax Record
- GIS Map
- Map this property on Google Maps
- City Fees Record

EXACTA
Land Surveyors, LLC

www.exactaland.com | office: 866.735.1916 | fax: 866.744.2882



PROPERTY ADDRESS:
14391 DENTON ROAD, JACKSONVILLE, FLORIDA 32226

SURVEY NUMBER: 2509.3236

DATE SIGNED: 09/25/25 | **FIELD WORK DATE:** 9/24/2025

REVISION DATE(S):
(REV.0 9/25/2025)

POINTS OF INTEREST
NONE VISIBLE

RAYMOND J. SCHAEFER
License Number LS 6132
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

RAYMOND J. SCHAEFER
State of Florida Professional Surveyor and Mapper
License Number 6132
Exacta Land Surveyors, LLC | LB# 8291

SURVEYORS CERTIFICATE

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J -17.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

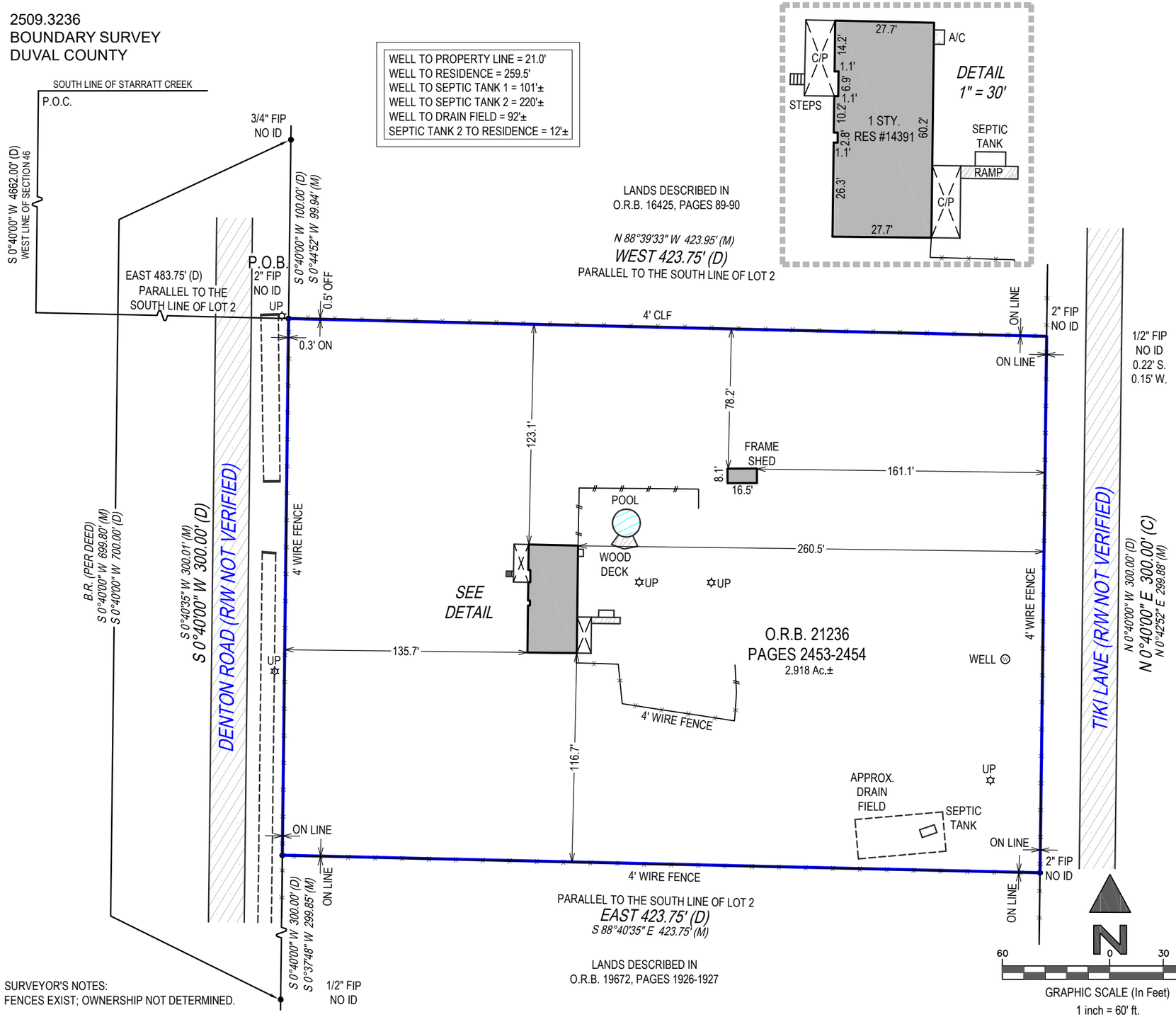
EXACTA
Exacta Land Surveyors, LLC

Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
131 West Broadway Street, Suite 1001, Oviedo, FL 32765

Florida Land Title Association
FLTA
AFFILIATE MEMBERS

2509.3236
BOUNDARY SURVEY
DUVAL COUNTY

WELL TO PROPERTY LINE = 21.0'
WELL TO RESIDENCE = 259.5'
WELL TO SEPTIC TANK 1 = 101'±
WELL TO SEPTIC TANK 2 = 220'±
WELL TO DRAIN FIELD = 92'±
SEPTIC TANK 2 TO RESIDENCE = 12'±



SURVEYOR'S NOTES:
FENCES EXIST; OWNERSHIP NOT DETERMINED.

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION

PROPERTY ADDRESS:
14391 DENTON ROAD, JACKSONVILLE, FLORIDA 32226

SURVEY NUMBER: 2509.3236

CERTIFIED TO:
SCOTT BILLHARDT;

DATE SIGNED: 09/25/25

BUYER: SCOTT BILLHARDT

LENDER:

TITLE COMPANY:

COMMITMENT DATE: NOT REVIEWED | **CLIENT FILE NO:**

LEGAL DESCRIPTION:
A PART OF THE MOSES HARROLD GRANT, SECTION 46, AND WEST 1/2 OF LOT 2 OF THE F.M. ARREDONDO GRANT, SECTION 39, TOWNSHIP 1 NORTH, RANGE 27 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHERE THE WEST LINE OF SECTION 46 INTERSECTS THE SOUTH LINE OF STARRATT CREEK; THENCE SOUTH 0 DEGREES 40 MINUTES WEST 4662 FEET; THENCE EAST 483.75 FEET ALONG A LINE PARALLEL TO SOUTH LINE OF LOT 2 TO A POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 40 MINUTES WEST, 300 FEET; THENCE EAST ALONG A LINE PARALLEL TO SOUTH LINE OF LOT 2, 423.75 FEET; THENCE NORTH 0 DEGREES 40 MINUTES WEST, 300 FEET; THENCE WEST ALONG A LINE PARALLEL TO SOUTH LINE OF LOT 2, 423.75 FEET TO A POINT OF BEGINNING. BEING FURTHER DESCRIBED AS LOTS 50, 51 AND 52, ACCORDING TO UNRECORDED PLAT SHOWING A SUBDIVISION OF WEST 1/2 OF LOT 2, SECTION 39, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA.

!LEGAL DESCRIPTION!

FLOOD ZONE INFORMATION:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF JACKSONVILLE, COMMUNITY NUMBER 120077, PANEL NUMBER 0210 DATED 11/2/2018.

GENERAL SURVEYORS NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number and Date is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
5. Alterations to this survey map and report by other than the signing surveyor are prohibited.
6. Dimensions are in feet and decimals thereof.
7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
8. Unless otherwise noted “SIRC” indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.
9. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.
10. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
11. Points of Interest (POI’s) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI’s may not represent all items of interest to the viewer. There may be additional POI’s which are not shown or called-out as POI’s, or which are otherwise unknown to the surveyor.
12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
13. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
14. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
15. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYORS LEGEND:

LINETYPES
- Boundary Line
- Center Line
- Chain Link or Wire Fence
- Easement
- Edge of Water
- Iron Fence
- Overhead Lines
- Structure
- Survey Tie Line
- Vinyl Fence
- Wall or Party Wall
- Wood Fence

SURFACE TYPES
- Asphalt
- Brick or Tile
- Concrete
- Covered Area
- Water
- Wood

SYMBOLS
- Benchmark
- Center Line
- Central Angle or Delta
- Common Ownership
- Control Point
- Catch Basin
- Elevation
- Fire Hydrant
- Find or Set Monument
- Guywire or Anchor
- Manhole
- Tree
- Utility or Light Pole
- Well

ABBREVIATIONS
(C) - Calculated
(D) - Deed
(F) - Field
(M) - Measured
(P) - Plat
(R) - Record
(S) - Survey
A/C - Air Conditioning
AE - Access Easement
ANE - Anchor Easement
ASBL - Accessory Setback Line
B/W - Bay/Box Window
BC - Block Corner
BFP - Backflow Preventer
BLDG - Building
BLK - Block
BM - Benchmark
BR - Bearing Reference
BRL - Building Restriction Line
BSMT - Basement
C - Curve
C/L - Center Line
C/P - Covered Porch
C/S - Concrete Slab
CATV - Cable TV Riser
CB - Concrete Block
CH - Chord Bearing
CHIM - Chimney
CLF - Chain Link Fence
CME - Canal Maintenance Easement
CO - Clean Out
CONC - Concrete
COR - Corner
CS/W - Concrete Sidewalk
CUE - Control Utility Easement
CVG - Concrete Valley Gutter
D/W - Driveway
DE - Drainage Easement
DF - Drain Field
DH - Drill Hole
DUE - Drainage & Utility Easement
ELEV - Elevation
EM - Electric Meter
ENCL - Enclosure
ENT - Entrance
EOP - Edge of Pavement
EOW - Edge of Water
ESMT - Easement
EUB - Electric Utility Box
F/DH - Found Drill Hole
FCM - Found Concrete Monument
FF - Finished Floor
FIP - Found Iron Pipe
FIPC - Found Iron Pipe & Cap
FIR - Found Iron Rod
FIRC - Found Iron Rod & Cap
FN - Found Nail
FN&D - Found Nail & Disc
FRRSPK - Found Rail Road Spike
GAR - Garage
GM - Gas Meter
ID - Identification
IE/EE - Ingress/Egress Easement
ILL - Illegible
INST - Instrument
INT - Intersection
IRRE - Irrigation Easement
L - Length
LAE - Limited Access Easement
LB# - License No. (Business)
LBE - Limited Buffer Easement
LE - Landscape Easement
LME - Lake/Landscape Maintenance Easement
LS# - License No. (Surveyor)
MB - Map Book
ME - Maintenance Easement
MES - Mitered End Section
MF - Metal Fence
MH - Manhole
MHWL - Mean High Water Line
NR - Non-Radial
NTS - Not to Scale
NAVD88 - North American Vertical Datum 1988
NGVD29 - National Geodetic Vertical Datum 1929
OG - On Ground
ORB - Official Records Book
ORV - Official Record Volume
O/A - Overall
O/S - Offset
OFF - Outside Subject Property
OH - Overhang
OHL - Overhead Utility Lines
OHWL - Ordinary High Water Line
ON - Inside Subject Property
P/E - Pool Equipment
PB - Plat Book
PC - Point of Curvature
PCC - Point of Compound Curvature
PCP - Permanent Control Point
PI - Point of Intersection
PLS - Professional Land Surveyor
PLT - Planter
POB - Point of Beginning
POC - Point of Commencement
PRC - Point of Reverse Curvature
PRM - Permanent Reference Monument
PSM - Professional Surveyor & Mapper
PT - Point of Tangency
PUE - Public Utility Easement
R - Radius or Radial
R/W - Right of Way
RES - Residential
RGE - Range
ROE - Roof Overhang Easement
RP - Radius Point
S/W - Sidewalk
SBL - Setback Line
SCL - Survey Closure Line
SCR - Screen
SEC - Section
SEP - Septic Tank
SEW - Sewer
SIRC - Set Iron Rod & Cap
SMWE - Storm Water Management Easement
SN&D - Set Nail and Disc
SQFT - Square Feet
STL - Survey Tie Line
STY - Story
SV - Sewer Valve
SWE - Sidewalk Easement
TBM - Temporary Bench Mark
TEL - Telephone Facilities
TOB - Top of Bank
TUE - Technological Utility Easement
TWP - Township
TX - Transformer
TYP - Typical
UE - Utility Easement
UG - Underground
UP - Utility Pole
UR - Utility Riser
VF - Vinyl Fence
W/C - Witness Corner
W/F - Water Filter
WF - Wood Fence
WM - Water Meter/Valve Box
WV - Water valve

JOB SPECIFIC SURVEYOR NOTES:
THE BEARING REFERENCE OF SOUTH 0 DEGREES 40 MINUTES 00 SECONDS WEST IS BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF DENTON ROAD, LOCATED WITHIN, AS RECORDED IN O.R.B. 21236, PAGES 2453-2454, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

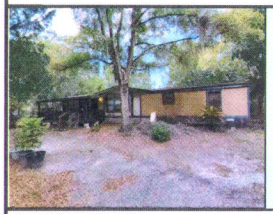
EXACTA
Exacta Land Surveyors, LLC
Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
131 West Broadway Street, Suite 1001, Oviedo, FL 32765

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

SURVEY - SITE PLAN

EXACTA
Land Surveyors, LLC

www.exactaland.com | office: 866.735.1916 | fax: 866.744.2882



PROPERTY ADDRESS:
14391 DENTON ROAD, JACKSONVILLE, FLORIDA 32226

SURVEY NUMBER: 2509.3236

DATE SIGNED: 09/25/25 | **FIELD WORK DATE:** 9/24/2025

REVISION DATE(S):
(REV.0 9/25/2025)

POINTS OF INTEREST
NONE VISIBLE

SURVEYORS CERTIFICATE

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J -17.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

RAYMOND J. SCHAEFER
License Number LS 6132
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

RAYMOND J. SCHAEFER
State of Florida Professional Surveyor and Mapper
License Number 6132
Exacta Land Surveyors, LLC | LB# 8291

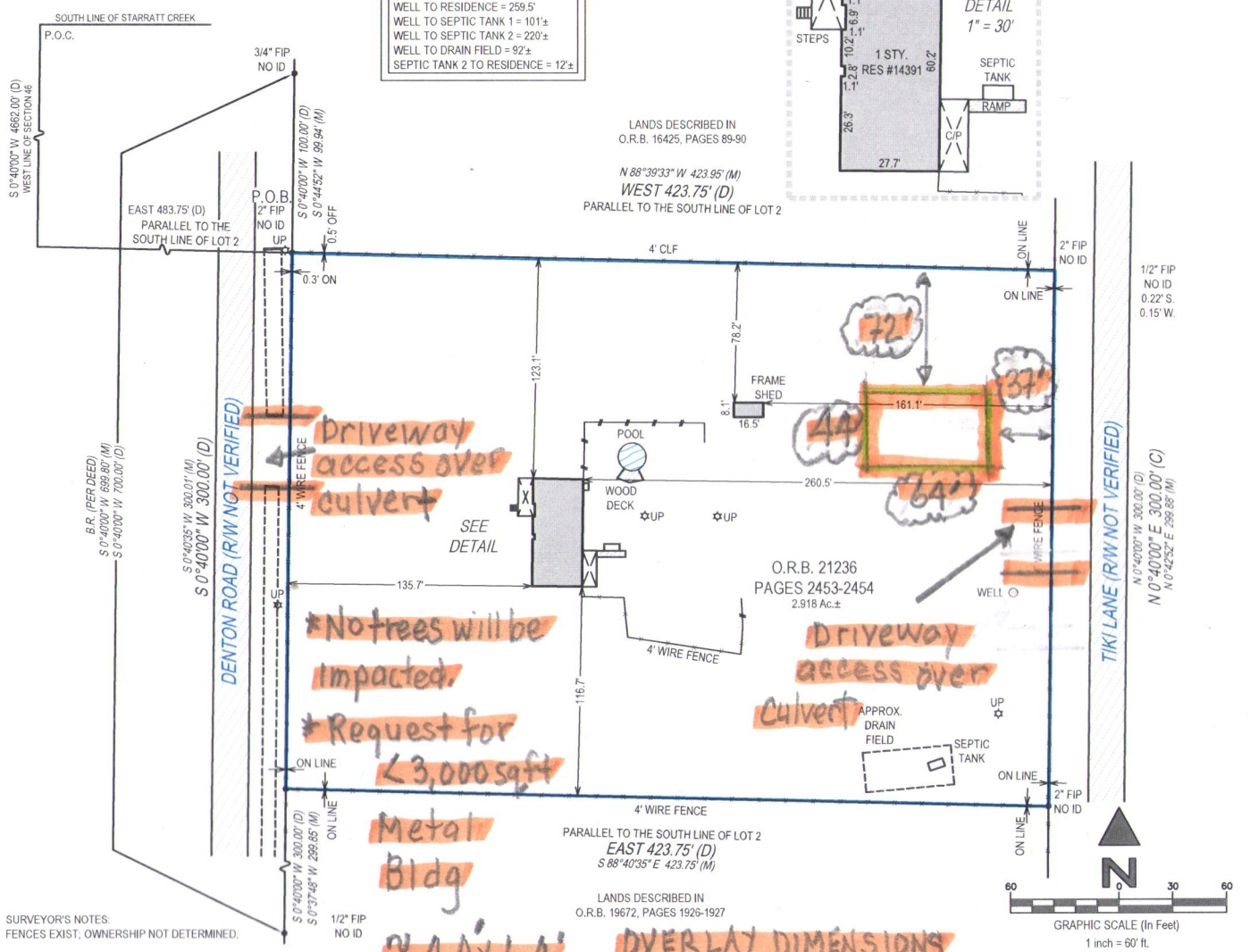
EXACTA
Exacta Land Surveyors, LLC

Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
131 West Broadway Street, Suite 1001, Oviedo, FL 32765

Florida Land Title Association
FLTA
AFFILIATE MEMBERS

2509.3236
BOUNDARY SURVEY
DUVAL COUNTY

WELL TO PROPERTY LINE = 21.0'
WELL TO RESIDENCE = 259.5'
WELL TO SEPTIC TANK 1 = 101'±
WELL TO SEPTIC TANK 2 = 220'±
WELL TO DRAIN FIELD = 92'±
SEPTIC TANK 2 TO RESIDENCE = 12'±

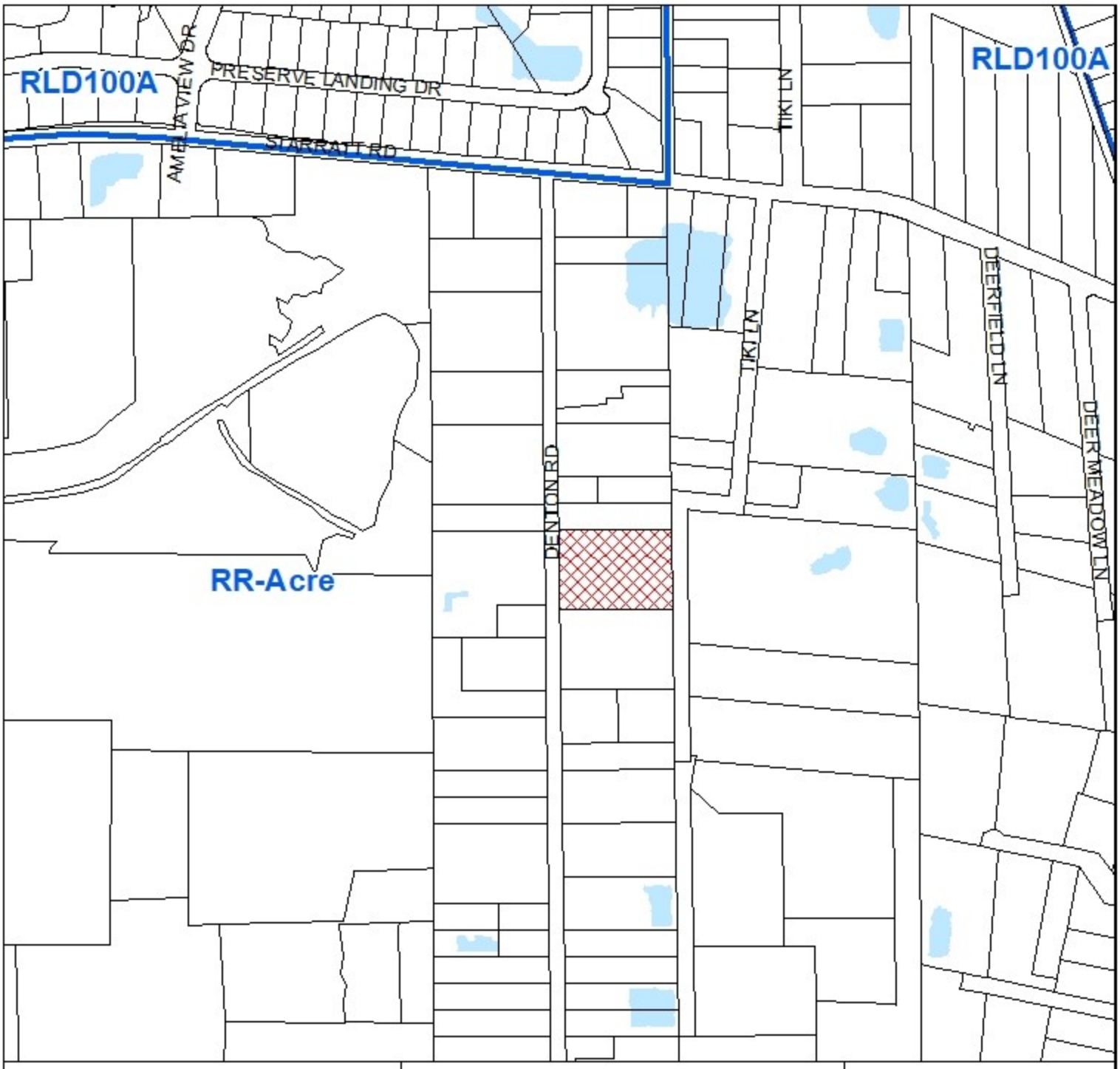


SURVEYOR'S NOTES:
FENCES EXIST; OWNERSHIP NOT DETERMINED.

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION

14409
Denton Rd
Tiki Ln
14322
Tiki Ln
Denton Rd
Tiki Ln
14383

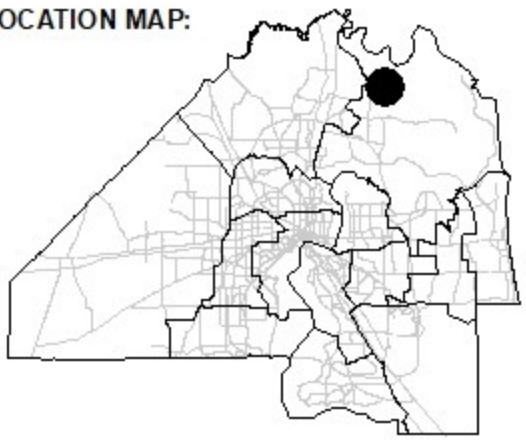
RV STORAGE BUILDING



REQUEST SOUGHT:

AN INCREASE IN ACCESSORY STRUCTURE SIZE FROM 50% TO 186%

LOCATION MAP:



N
W E
S

0 205 410 820
Feet

COUNCIL DISTRICT:

2

TRACKING NUMBER

T-2025-6634

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: CR795865 Date: 11/3/2025
User: Batteh, Mikayla - PDCU Email: MBatteh@coj.net
REZONING/VARIANCE/EXCEPTION

Name: Robert Billhardt
Address: 1015 Atlantic Blvd
Description: Zoning Variance tracking # Z-6634 14391 Denton Road RE#108094-0100

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	1315.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	1315.00

Total Due: $1,315.00

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

Account No: CR795865 Date: 11/3/2025
REZONING/VARIANCE/EXCEPTION

Name: Robert Billhardt
Address: 1015 Atlantic Blvd
Description: Zoning Variance tracking # Z-6634 14391 Denton Road RE#108094-0100

Total Due: $1,315.00

Duval County, City Of Jacksonville
Jim Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Account No: CR795865 Date: 11/3/2025
User: Batteh, Mikayla - PDCU Email: MBatteh@coj.net
REZONING/VARIANCE/EXCEPTION

Name: Robert Billhardt
Address: 1015 Atlantic Blvd
Description: Zoning Variance tracking # Z-6634 14391 Denton Road RE#108094-0100

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	1315.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	1315.00

Control Number: 7995711 | Paid Date: 11/7/2025 **Total Due: $1,315.00**

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

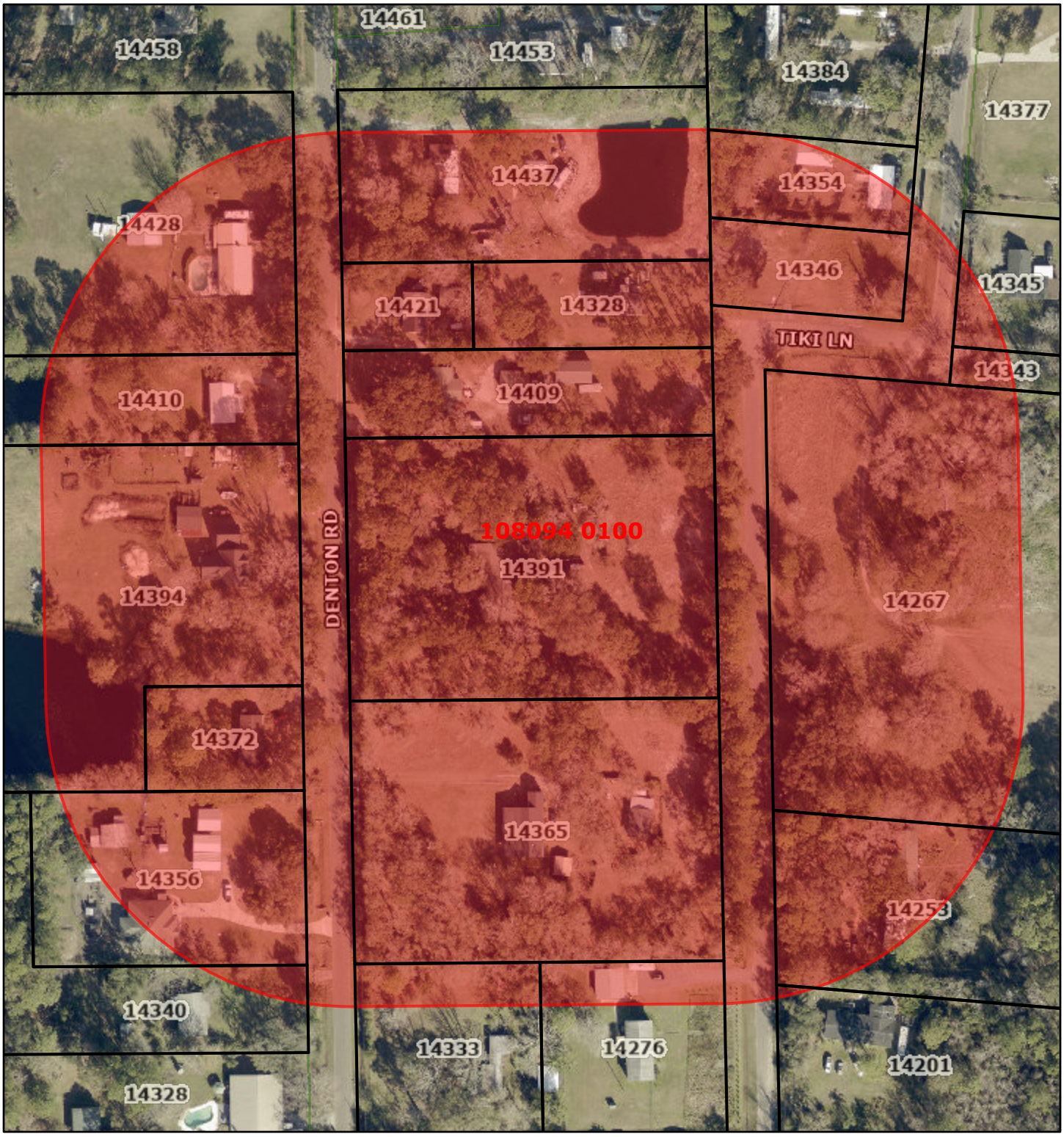
Account No: CR795865 Date: 11/3/2025
REZONING/VARIANCE/EXCEPTION

Name: Robert Billhardt
Address: 1015 Atlantic Blvd
Description: Zoning Variance tracking # Z-6634 14391 Denton Road RE#108094-0100

Total Due: $1,315.00

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
108089 0010	ALLEN STEVEN CHARLES		14343 TIKI LN			JACKSONVILLE	FL	32226-1821
108083 0000	ALLGARY LESTER N		14253 TIKI LN			JACKSONVILLE	FL	32226-1821
108094 0110	BALL STEVEN JAMES		14365 DENTON RD			JACKSONVILLE	FL	32226
108094 0100	BILLHARDT ROBERT SCOTT		14391 DENTON RD			JACKSONVILLE	FL	32226
108094 0600	BUCKNER BARBARA ANN		14356 DENTON RD			JACKSONVILLE	FL	32226-1882
108088 0000	CAMBAY LANE FL LLC		5 CORNELL LN			HICKSVILLE	NY	11801
108082 0020	COZENS PAUL V		14201 TIKI LN			JACKSONVILLE	FL	32226
108094 0080	CREWS BRENDA LEE		10260 DENTON RD			JACKSONVILLE	FL	32226-1882
108094 0055	GOLDEN RICHARD		14328 TIKI LN			JACKSONVILLE	FL	32226
108094 0640	HOLST JEREMY		14410 DENTON RD			JACKSONVILLE	FL	32226
108094 0220	HOWE HEBERT DALE		14409 DENTON RD			JACKSONVILLE	FL	32226
108094 0282	JENNINGS FREDERICK H		14276 TIKI LN			JACKSONVILLE	FL	32226
108094 0280	KRAUS DONNA		95094 CAPTAINS WAY			FERNANDINA BEACH	FL	32034
108094 0150	LAWENDOWSKI DIANE J		14428 DENTON RD			JACKSONVILLE	FL	32226-4806
108094 0160	LEE WILLIAM M ENHANCED LIFE ESTATE		13140 LANIER RD			JACKSONVILLE	FL	32226
108078 0000	MAXWELL JAMES H ET AL		14267 TIKI LN			JACKSONVILLE	FL	32226
108090 0000	MCNEIL DAVID		14354 TIKI LN			JACKSONVILLE	FL	32226
108094 0575	RICHARDSON JAMES B JR		14437 DENTON RD			JACKSONVILLE	FL	32226
108094 0610	SMITH KIA		14394 DENTON RD			JACKSONVILLE	FL	32226
108094 0285	SMITH STEVEN P		14394 DENTON RD			JACKSONVILLE	FL	32226-1882
108094 0050	WARREN DUANE G		14421 DENTON RD			JACKSONVILLE	FL	32226
108089 0000	WATSON ZACHARY		14345 TIKI LN			JACKSONVILLE	FL	32226
	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



October 30, 2025

Parcels

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

V-25-29

REPORT OF THE PLANNING DEPARTMENT

APPLICATION FOR ZONING VARIANCE V-25-29

DECEMBER 4th, 2025

Location:	14496 Boney Road
Real Estate Number(s):	159736-0200
Zoning Variance Sought:	Increase accessory structure from 50% (635.5 sq ft) to 141% (1,800 sq ft)
Current Zoning District:	Residential Rural -Acre (RR-Acre)
Current Land Use Category:	Rural Residential (RR)
Planning District:	6 - North
City Council District:	District 2
Applicant/owner:	Elizabeth McNabb 14496 Boney Road Jacksonville, Florida 32226
Staff Recommendation:	**APPROVE**

GENERAL INFORMATION

Application for Zoning Variance **V-25-29** is being requested to allow for an increase of an accessory structure from 50% to 141%. According to the applicant this accessory structure will be used for personal storage. The subject's parcel was built in 2007 and is 3.5 Acres, the primary structure is approximately 1,271 square feet in size. The parcel is located on Boney Road between Starratt Road and Cedar Point Road in planning district 6. Part 4 of the zoning code restricts the size of an accessory structure to being no larger than 50% of the primary structure, in this case being 635.5 square feet. The property owner is requesting an additional 1,164.5 square footage than permitted by code, bringing the total garage unit to be about 1,800 square feet, thereby requiring a variance.

DEFINITION

Section 656.1601 of the Zoning Code defines *variance* as a relaxation of the terms of this Zoning Code which will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the Zoning Code would result in unnecessary and undue hardship. Establishment or expansion of a use

otherwise prohibited or not permitted shall not be allowed by variance nor shall a variance be granted because of the presence of non-conformities in the zoning district or in the adjoining zoning district.

Requests to modify lot requirements to increase the permitted density of multi-family dwellings shall not be considered a variance and are specifically prohibited. A variance shall not change the functional classification of a use permitted or permissible in a zoning district.

STANDARDS, CRITERIA, AND FINDINGS

Pursuant to the provisions of Section 656.132 (c) of the Zoning Code, the Planning Commission shall grant a variance only if it makes a positive finding, based upon substantial competent evidence, on each of the following criteria:

(i)Is the proposed request consistent with the definition of a variance?

Yes. The Zoning Code defines a variance as "a relaxation of the terms of the Zoning Code which will not be contrary to the public interest" owing to conditions peculiar to the property and not the result of the actions of the applicant and that a literal enforcement of the Zoning Code results in an unnecessary and undue hardship. Imposing the strict letter of the Zoning Code for the accessory structures which is a typical zoning variance request for Residential Rural -Acre zoning districts. This proposed accessory structure is similar in size to other accessory structures that are in the neighborhood. Parcel RE# 159730-0160 located east of subject property at 14340 Boney Road has multiple accessory structures. Another parcel with accessory structures is located North of the subject property at 14385 Boney Road (RE# 159736-0026).

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

Yes. Although the applicant did not explicitly mention potential difficulties in carrying out the strict letter of the regulation, Staff does find the mandate to be impractical considering the prevalence of similar accessory structures in the area. Moreover, the applicant's proposed metal building will be incidental in use. There are trees that surround the property that provide proper screening and visual barriers.

(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 maximum their lot and provide adequate storage for the property owners. Adding the accessory structure will not affect an existing trees on the property.

(iv) Will *the proposed variance substantially diminish property values in, or alter the existing character of the area surrounding the site and interfere with or injure the rights of others whose property would be affected by approval of the variance?*

No. The proposed variance would not substantially diminish property values or alter the character of the area. Staff found several other accessory structures throughout the neighborhood, size estimates would not be accurately determined for comparative analysis, however, they are presumed to be comparable in size to the property's primary structure.

Moreover, the subject property is zoned RR-Acre, it is located within an area with similar lot sizes and accessory structures and accessory garages, indicating that accessory structures are necessary for storage in this area. This leads staff to surmise that imposing the strict letter of the code would significantly reduce the applicants' use of their lot, while providing no tangible benefit to neighboring property owners. Rather, granting the variance would likely increase property values within the area.

(v) *Will the proposed variance be detrimental to the public health, safety or welfare, result in additional public expense, the creation of nuisance, or conflict with any other applicable law?*

No. The variances would not be detrimental to public health, safety or welfare, resulting in additional public expense, the creation of nuisance or conflict with any other applicable law. Instead, granting these variances would allow the owner to construct an accessory structure for the storage of property that might otherwise be stored outside and visible from the roadway and/or adjacent properties.

(vi) *Is the effect of the proposed variance in harmony with the spirit and intent of the Zoning Code?*

Yes. The spirit and intent of the Zoning Code is to regulate the use of land and buildings and to implement the 2045 Comprehensive Plan. The variance allows the property owner to develop the property in a manner like other properties in the area without diminishing property values in or altering the existing character of the area.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **November 19th, 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-25-29** be **APPROVED**.

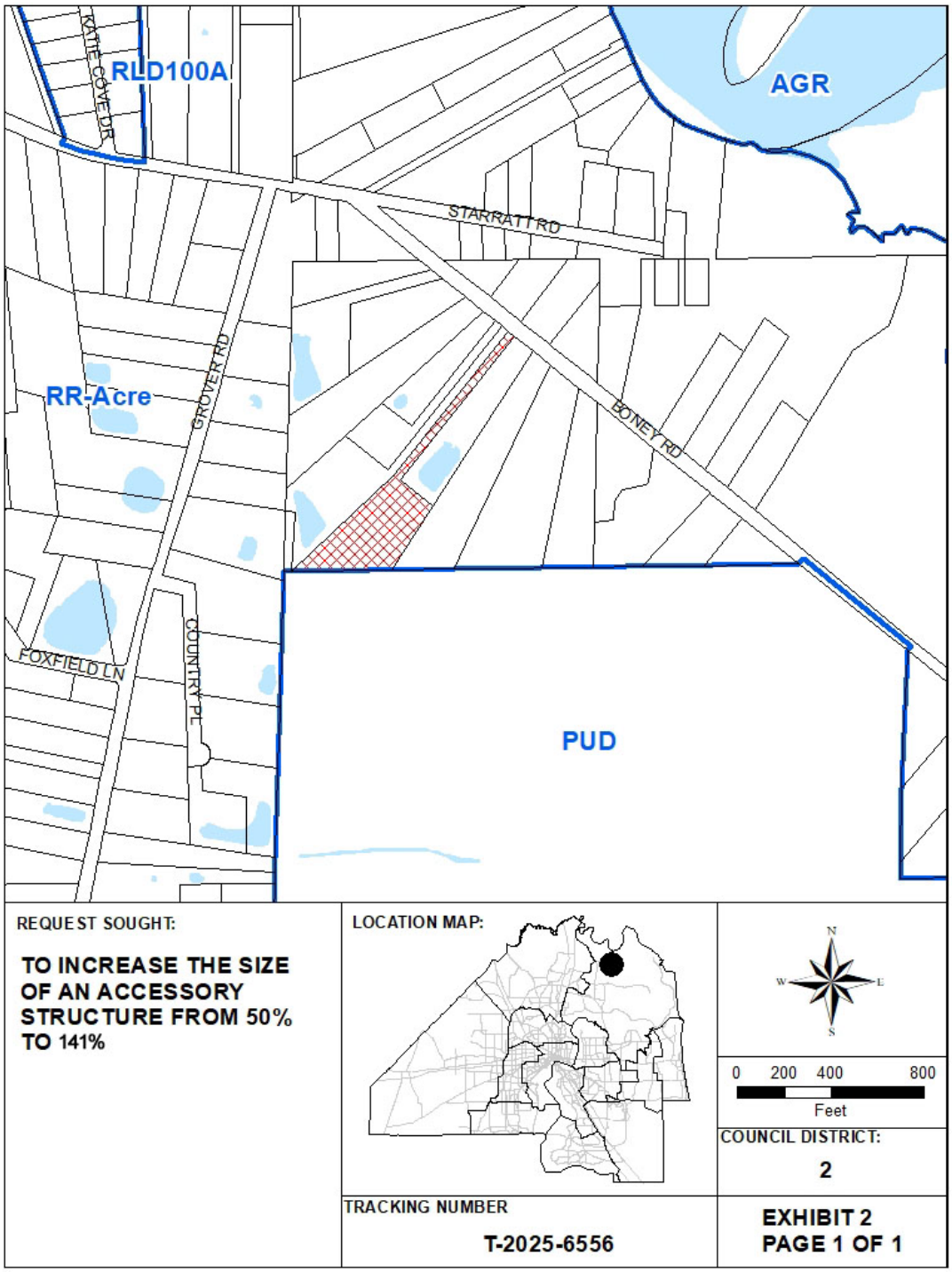
Figure A:

Aerial view of the Subject parcel 14496 Boney Road (RE# 159736-0200)
Source: Planning Department, 2025

Figure B:

View of subject property 14496 Boney Road (RE#159736-0200)
Source: Google Images, February 2025

Figure C:



Legal Map

Application For Zoning Variance

Planning and Development Department Info

Application # V-25-29 **Staff Sign-Off/Date** MB / 11/06/2025
Filing Date 11/12/2025 **Number of Signs to Post** 1
Current Land Use Category RR
Exception Sought INCREASE THE SIZE OF AN ACCESSORY STRUCTURE FROM 50% TO 141%
Applicable Section of Ordinance Code 656.132(C) & 656.403
Notice of Violation(s) N/A
Hearing Date 12/04/2025
Neighborhood Association NPS TIMUCUAN ECOLOGICAL AND HISTORIC PRE, M & M DAIRY INC, & THE EDEN GROUP INC.
Overlay N/A

Application Info

Tracking #	6556	**Application Status**	SUFFICIENT
Date Started	09/23/2025	**Date Submitted**	09/24/2025

General Information On Applicant

Last Name	First Name	Middle Name
MCNABB	ELIZABETH	

Company Name

Mailing Address
14496 BONEY ROAD

City	State	Zip Code
JACKSONVILLE	FL	32226

Phone	Fax	Email
9048682131	904	LIZMCNABB@ATT.NET

General Information On Owner(s)

Last Name	First Name	Middle Name
MCNABB	DOUGLAS	

Company/Trust Name

Mailing Address
14496 BONEY ROAD

City	State	Zip Code
JACKSONVILLE	FL	32226

Phone	Fax	Email
9048682131	904	LIZMCNABB@ATT.NET

Property Information

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

Map	RE#	Council District	Planning District	Current Zoning District(s)
Map	159736 0200	2	6	RR-ACRE

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

Current Property Use
RESIDENTIAL USE

Exception Sought
INCREASE OF ACCESSORY STRUCTURE FROM 50% TO 157%

In Whose Name Will The Exception Be Granted
DOUGLAS AND ELIZABETH MCNABB

Location Of Property

General Location
NORTHSIDE

House #	Street Name, Type and Direction	Zip Code
14496	BONEY RD	32226

Between Streets
STARRATT ROAD **and** CEDAR POINT 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

Criteria

Section 656.101(k), Ordinance Code, defines a variance as "a relaxation of the terms of the Zoning Code which will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the Zoning Code would result in unnecessary and undue hardship."

Section 656.132(c), Ordinance Code, provides that, with respect to action upon Applications for Zoning Variances, the Planning Commission shall grant a variance only if it makes a positive finding, based upon substantial competent evidence, on each of the following criteria:

(i) The proposed request is consistent with the definition of a variance.

YES, THE REQUEST IS CONSISTENT WITH THE DEFINITION OF A VARIANCE, PROPOSE ADDING AN ACCESSORY STRUCTURE TO THE PROPERTY OF 3.5 ACRES THAT WILL BE LARGER THAN THE EXISTING HOUSE.

(ii) There are practical or economic difficulties in carrying out the strict letter of the regulation.

N/A

(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.

NO TREES WILL BE CUT DOWN DURING THIS ACCESSORY BUILDING PROCESS THE SITE IS ALL GRASS.

(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.
NO, THIS PROPOSED VARIANCE WILL NOT AFFECT THE PROPERTY VALUES OR THE

CHARACTER OF NEIGHBORING HOMES IN MY AREA. THE ACCESSORY STRUCTURE I WOULD LIKE TO BUILD WILL FIT IN PERFECT WITH THE CHARACTER OF MY AREA. I HAVE 3.5 ACRES OF PROPERTY. THE SURROUNDING AREA IS MOSTLY ACREAGE INCLUDING METAL BUILDINGS AS WELL.

(v) The proposed variance will not be detrimental to the public health, safety, or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law
NO, THE ACCESSORY STRUCTURE WILL NOT AFFECT THE PUBLIC HEALTH AND WILL NOT RESULT IN ADDED PUBLIC EXPENSES. IT WILL BE PERMITTED WITH ENGINEERING AND BUILT TO CODE

(vi) The effect of the proposed variance is in harmony with the spirit and intent of the Zoning Code.
YES, THIS ACCESSORY STRUCTURE WILL FIT IN PERFECT WITH THE HARMONY AND SPIRIT OF THE AREA/NEIGHBORHOOD THIS AREA IS COMPRISED OF ACREAGE WITH VERY LARGE PLOTS OF LAND. ALMOST ALL THE NEIGHBORS HAVE A LARGE STRUCTURE BUILDING LARGER THAN A HOMESTEAD. THE STRUCTURE WILL NOT HAVE ANY IMPACTS ON THE NEIGHBORS.

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

Notifications @ $7.00/each:

3) Total Application Cost:

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

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

Legal Description

Exhibit 1

September 25, 2025

A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 28 EAST. DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 19, THENCE NORTH 89 DEGREES 24 MINUTES 24 SECONDS EAST, ALONG THE NORTHERLY LOT LINE OF SAID SECTION 19, 543.73 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF BONEY ROAD; AS ESTABLISHED FOR A WIDTH OF 66 FEET: THENCE SOUTH 51 DEGREES 21 MINUTES 20 SECONDS EAST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 488.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 51 DEGREES 21 MINUTES 20 SECONDS EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 35.00 FEET; THENCE SOUTH 38 DEGREES 38 MINUTES 40 SECONDS WEST, 786.67 FEET; THENCE SOUTH 51 DEGREES 21 MINUTES 20 SECONDS EAST. 181.63 FEET; THENCE SOUTH 32 DEGREES 43 MINUTES 16 SECONDS WEST, 327.75 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 10 SECONDS WEST, 432.36 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 19 SECONDS EAST. 3.68 FEET; THENCE NORTH 46 DEGREES 47 MINUTES 51 SECONDS EAST, 604.01 FEET; THENCE NORTH 38 DEGREES 38 MINUTES 40 SECONDS EAST, 786.67 FEET, TO THE POINT OF BEGINNING.

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

AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
Individual

Douglas MCNabb and Elizabeth MCNabb
Owner (Affiant) Name

14496 Boney Road Jacksonville, FL. 32226
Address(es) for Subject Property

159736-0200
Real Estate Parcel Number(s) for Subject Property

Elizabeth MCNabb
Appointed or Authorized Agent(s)

Zoning Variance on property owned
Type of Request(s)/Application(s)

STATE OF Florida
COUNTY OF Nassau

BEFORE ME, the undersigned authority, this day personally appeared Elizebeth MCnabb, 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

City Form Revised: 4/11/2022

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.

Elizabeth McNabb
Signature of Affiant

Elizabeth McNabb
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 September, 2025, by Elizebeth Mcnabb, who is ☐ personally known to me or ☑ has produced identification and who took an oath.

Type of identification produced drivers License.

Morgan Cothren
Notary Public Signature

[NOTARY SEAL]

NOTARY PUBLIC STATE OF FLORIDA
MORGAN COTHREN
Commission # HH 415819
Expires June 28, 2027

Morgan Cothren
Printed/Typed Name – Notary Public

My commission expires: 6/28/27

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

MCNABB DOUGLAS J
14496 BONEY RD
JACKSONVILLE, FL 32226
MCNABB ELIZABETH

Primary Site Address
14496 BONEY RD
Jacksonville FL 32226-

Official Record Book/Page
15558-02377

Tile #
8219

14496 BONEY RD

Property Detail

RE #	159736-0200
Tax District	GS
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	152398

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	$136,993.00	$125,801.00
Extra Feature Value	$0.00	$9,954.00
Land Value (Market)	$157,500.00	$210,000.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$294,493.00	$345,755.00
Assessed Value	$125,573.00	$139,168.00
Cap Diff/Portability Amt	$168,920.00 / $0.00	$206,587.00 / $0.00
Exemptions	$50,000.00	See below
Taxable Value	$75,573.00	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	$139,168.00
Homestead (HX)	- $25,000.00
Homestead Banding 196.031(1)(b) (HB)	- $25,722.00
Taxable Value	**$88,446.00**

SJRWMD/FIND Taxable Value

Assessed Value	$139,168.00
Homestead (HX)	- $25,000.00
Homestead Banding 196.031(1)(b) (HB)	- $25,722.00
Taxable Value	**$88,446.00**

`School Taxable Value

Assessed Value	$139,168.00
Homestead (HX)	- $25,000.00
Taxable Value	**$114,168.00**

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
15558-02377	3/18/2011	$129,000.00	SW - Special Warranty	Unqualified	Improved
15401-00923	9/27/2010	$100.00	QC - Quit Claim	Unqualified	Improved
09167-00633	12/16/1998	$65,000.00	WD - Warranty Deed	Qualified	Improved
08811-01012	12/2/1997	$20,600.00	QC - Quit Claim	Unqualified	Improved
05906-01805	1/18/1985	$19,500.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	CPAR2	Carport Aluminum	2	24	36	864.00	$9,954.00

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	3.50	Acreage	$210,000.00

Legal

LN	Legal Description
1	19-1N-28E 3.500
2	PT NW1/4 OF NE1/4 RECD O/R 15558-2377

Buildings

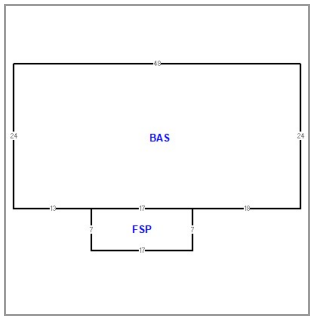
Building 2
Building 2 Site Address
-- no building address found --

Building Type	0101 - SFR 1 STORY
Year Built	2007
Building Value	$125,801.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1152	1152	1152
Fin Screened Porch	119	0	42
Total	1271	1152	1194

Element	Code	Detail
Exterior Wall	6	6 Vertical Sheet
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	14	14 Carpet
Int Flooring	8	8 Sheet Vinyl
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Baths	2.000	



Bedrooms	3.000	
Stories	1.000	
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	$139,168.00	$50,722.00	$88,446.00	$855.25	$1,000.93	$960.65
Public Schools: By State Law	$139,168.00	$25,000.00	$114,168.00	$310.97	$353.35	$341.90
By Local Board	$139,168.00	$25,000.00	$114,168.00	$226.09	$256.65	$244.98
School Board Voted	$139,168.00	$25,000.00	$114,168.00	$100.57	$114.17	$114.17
FL Inland Navigation Dist.	$139,168.00	$50,722.00	$88,446.00	$2.18	$2.55	$2.39
Water Mgmt Dist. SJRWMD	$139,168.00	$50,722.00	$88,446.00	$13.55	$15.86	$15.06
			Totals	$1,508.61	$1,743.51	$1,679.15

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$294,493.00	$125,573.00	$50,000.00	$75,573.00
Current Year	$345,755.00	$139,168.00	$50,722.00	$88,446.00

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

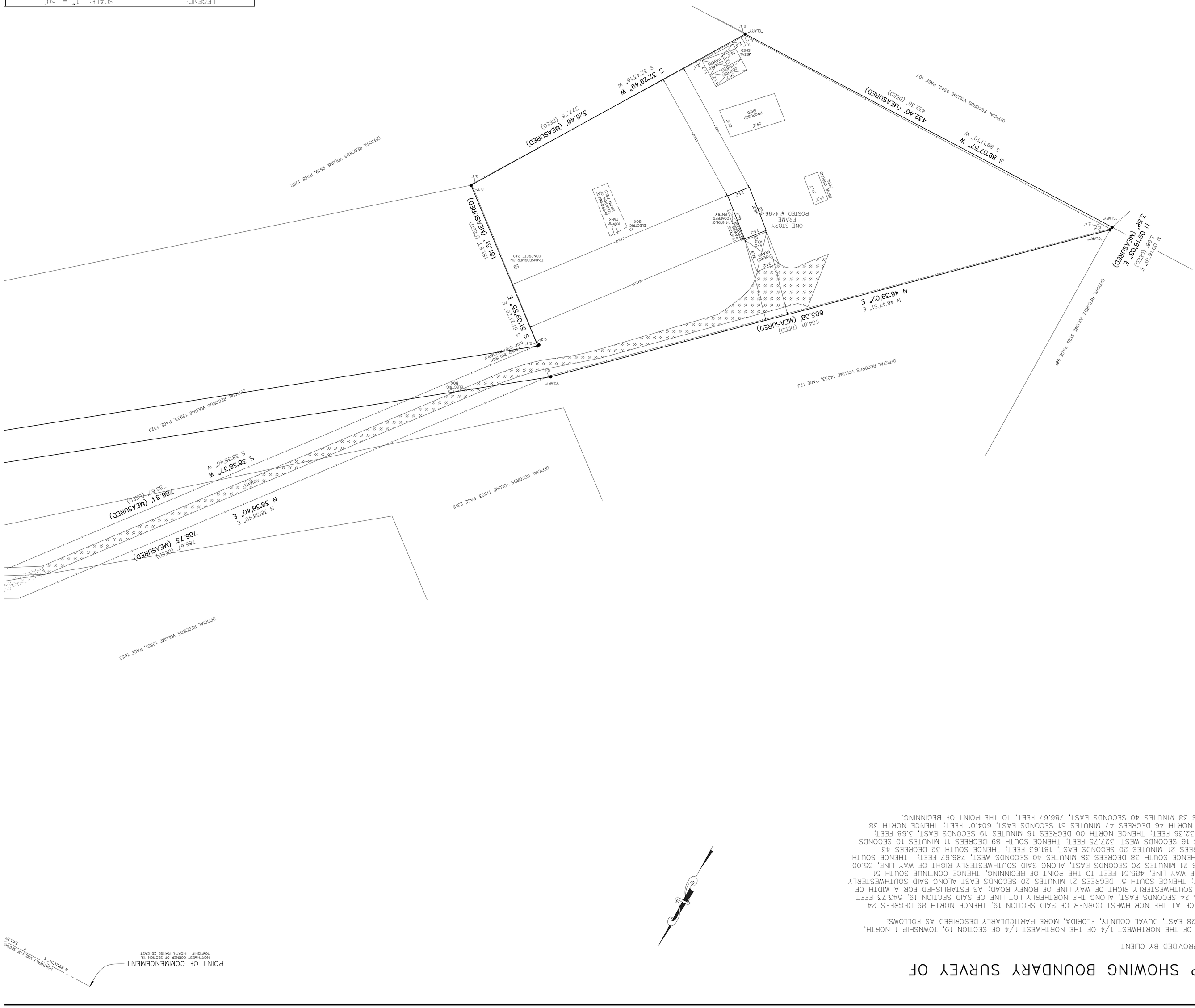
ontact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record

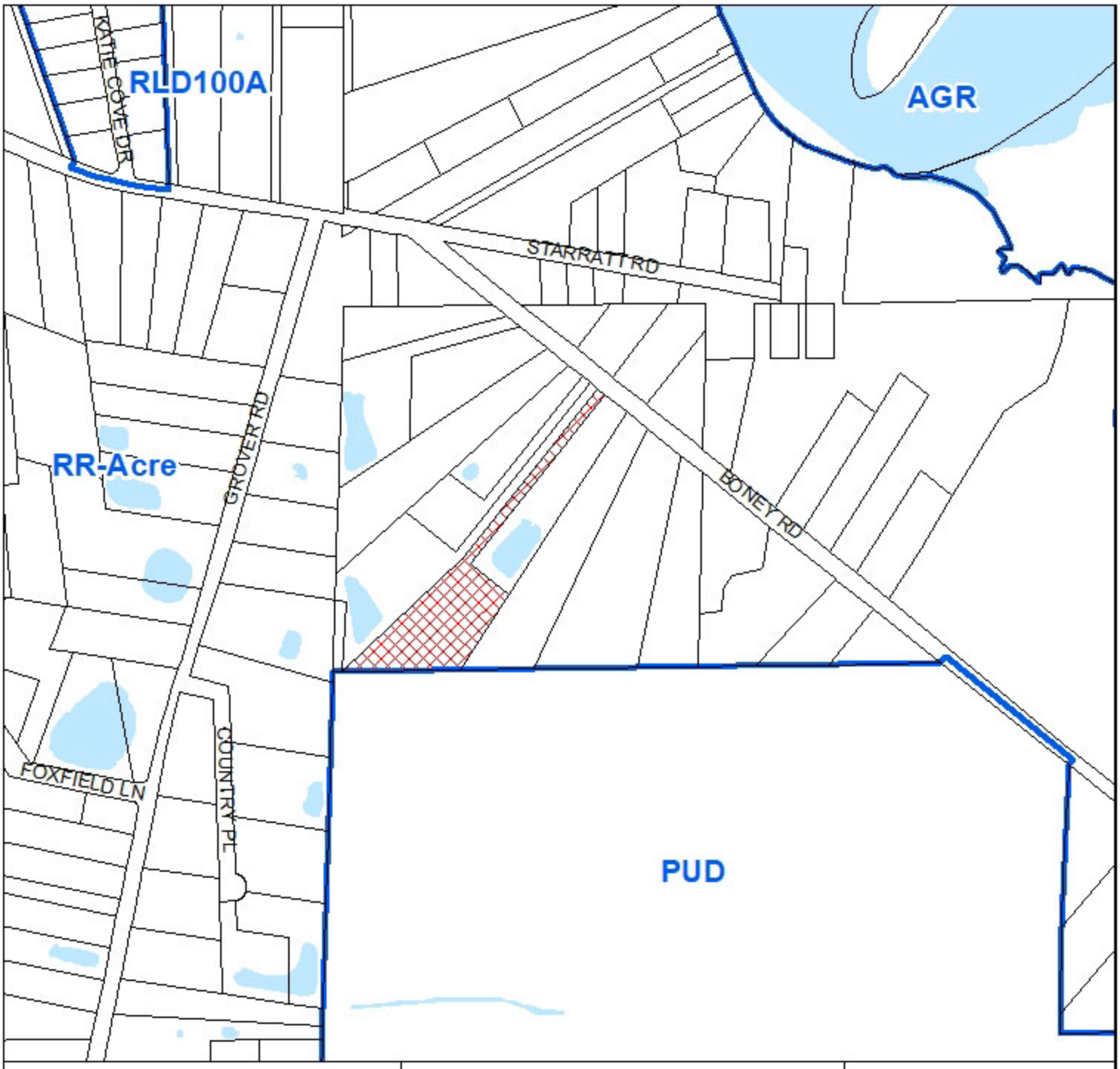
MAP SHOWING BOUNDARY SURVEY OF

LEGAL PROVIDED BY CLIENT:

A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 19, THENCE NORTH 89 DEGREES 24 MINUTES 24 SECONDS EAST, ALONG THE NORTHERLY LOT LINE OF SAID SECTION 19, 543.73 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF BONEY ROAD; AS ESTABLISHED FOR A WIDTH OF 66 FEET; THENCE SOUTH 51 DEGREES 21 MINUTES 20 SECONDS EAST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 488.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 51 DEGREES 21 MINUTES 20 SECONDS EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 35.00 FEET; THENCE SOUTH 38 DEGREES 38 MINUTES 40 SECONDS WEST, 786.67 FEET; THENCE SOUTH 51 DEGREES 21 MINUTES 20 SECONDS EAST, 181.63 FEET; THENCE SOUTH 32 DEGREES 43 MINUTES 16 SECONDS WEST, 327.75 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 10 SECONDS WEST, 432.36 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 19 SECONDS EAST, 3.68 FEET; THENCE NORTH 46 DEGREES 47 MINUTES 51 SECONDS EAST, 604.01 FEET; THENCE NORTH 38 DEGREES 38 MINUTES 40 SECONDS EAST, 786.67 FEET, TO THE POINT OF BEGINNING.

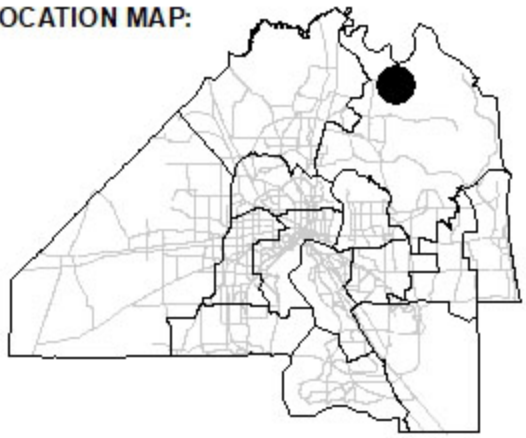




REQUEST SOUGHT:

TO INCREASE THE SIZE OF AN ACCESSORY STRUCTURE FROM 50% TO 141%

LOCATION MAP:



N
W E
S

0 200 400 800
Feet

COUNCIL DISTRICT:

2

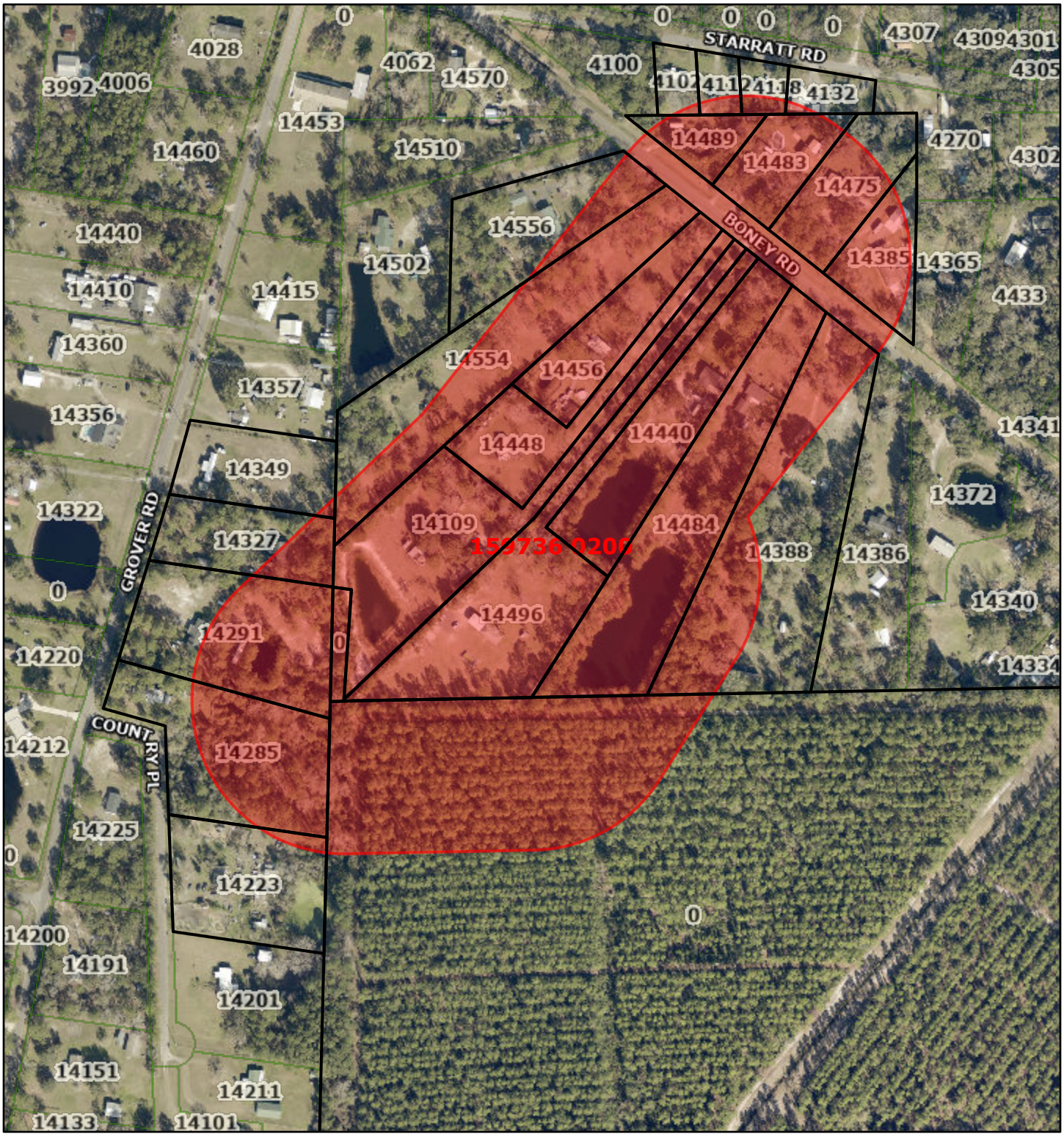
TRACKING NUMBER

T-2025-6556

EXHIBIT 2
PAGE 1 OF 1

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
159736 0070	ACCARPIO TYE C		14554 BONEY RD			JACKSONVILLE	FL	32226
159736 0080	ACCARPIO TYE C ET AL		14440 BONEY RD			JACKSONVILLE	FL	32226
108094 0510	BLAKE AMY ET AL		7820 BAYMEADOWS RD E UNIT 212			JACKSONVILLE	FL	32256
159736 0005	BROWNING BARNEY HAROLD		14489 BONEY RD			JACKSONVILLE	FL	32226-1925
159735 0000	CITY NATIONAL BANK OF FLORIDA TRUSTEE		C/O TRUST DEPT/2400-9492	P O BOX 025611		MIAMI	FL	33102-5611
159736 0000	CONNELL BOBBY JOE JR		14109 BONEY RD			JACKSONVILLE	FL	32226-1925
108094 0530	DEAN VIRGINIA MAC ET AL		14349 GROVER RD			JACKSONVILLE	FL	32226-1988
159736 0040	FARMER CHARLES W LIFE ESTATE		14556 BONEY RD			JACKSONVILLE	FL	32226-1992
159736 0026	GLYNN C BAGLEY JR & JANICE M BAGLEY LIVING TRUST		14385 BONEY RD			JACKSONVILLE	FL	32226
159736 0050	GRAVES JOY A		14388 BONEY RD			JACKSONVILLE	FL	32226-1926
159736 0110	HOYT MELISSA		14456 BONEY RD			JACKSONVILLE	FL	32226
108094 0490	JAMES RAY AND NANCY ELAINE BROWN REVOCABLE TRUST		16136 RED BASS DR			JACKSONVILLE	FL	32226
159712 0000	LAVELLE CENDY ANN ESTATE ET AL		4112 STARRATT RD			JACKSONVILLE	FL	32226-1424
159736 0200	MCNABB DOUGLAS J		14496 BONEY RD			JACKSONVILLE	FL	32226
159736 0090	MORELAND TRUITTE		2841 EGRET WALK TER			JACKSONVILLE	FL	32226
159736 0018	MORTIMER DENNIS E		14483 BONEY RD			JACKSONVILLE	FL	32226-1925
159736 0012	PIRTLE WOODROW ROLAND		14475 BONEY RD			JACKSONVILLE	FL	32226
108094 0520	RUSS NIKI M		14327 GROVER RD			JACKSONVILLE	FL	32226
108094 0480	SCOTT WILLIAM F		14223 COUNTRY PL			JACKSONVILLE	FL	32226-1933
159712 0010	STARRATT ROAD PROPERTIES LLC		4433 STARRATT RD			JACKSONVILLE	FL	32226
159712 0100	THEISS PAUL ALLEN		4118 STARRATT RD			JACKSONVILLE	FL	32226
159736 0020	WARNOCK CHESTER D		14291 GROVER RD			JACKSONVILLE	FL	32226-4701
159714 0000	WILLIAMS BARBARA ANN ET AL		4132 STARRATT RD			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
	NPS TIMUCUAN ECOLOGICAL AND HISTORIC PRE	CHRIS HUGHES	13165 MT PLEASANT RD			JACKSONVILLE	FL	32225
	THE EDEN GROUP INC.	DICK BERRY						

Land Development Review



October 30, 2025

Parcels

1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

Duval County, City Of Jacksonville
Jim Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Account No: CR796417 Date: 11/7/2025
User: Batteh, Mikayla - PDCU Email: MBatteh@coj.net
REZONING/VARIANCE/EXCEPTION

Name: Douglas & Elizabeth McNabb
Address: 14496 Boney Road Jacksonville, Florida 32226
Description: Zoning Variance Tracking # Z-6556 14496 Boney Road Jacksonville, Florida 32226 RE# 159736-0200

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	1322.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	1322.00

Control Number: 8016036 | Paid Date: 11/12/2025 **Total Due: $1,322.00**

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

Account No: CR796417 Date: 11/7/2025
REZONING/VARIANCE/EXCEPTION

Name: Douglas & Elizabeth McNabb
Address: 14496 Boney Road Jacksonville, Florida 32226
Description: Zoning Variance Tracking # Z-6556 14496 Boney Road Jacksonville, Florida 32226 RE# 159736-0200

Total Due: $1,322.00

V-25-30

REPORT OF THE PLANNING DEPARTMENT

APPLICATION FOR ZONING VARIANCE V-25-30

DECEMBER 4, 2025

Location:	10422 San Jose Boulevard between Oak Bluff Lane and Venture Place
Real Estate Number(s):	158796-0130
Zoning Variance Sought:	1. Reduce the Required Landscape Buffer Width on the Northern Property Boundary from 5 Feet Required to 2 Feet. 2. Increase the Required Parking Spaces from 29 Spaces to 46 Spaces.
Current Zoning District:	Commercial Community/General-1 (CCG-1)
Current Land Use Category:	Community/General Commercial (CGC)
Planning District:	3 - Southeast
Council District:	District 6
Owner:	Oak Bluff Property LLC PO BOX 50910 Jacksonville, Florida. 32240
Applicant:	Danielle Hoffman Interplan LLC 220 E Central Parkway Suite 4000 Altamonte Springs, Florida. 32701
Staff Recommendation:	**APPROVE**

GENERAL INFORMATION

Application for Zoning Variance **V-25-30** seeks to reduce the required landscape buffer width on the northern property boundary from 5 feet required to 2 feet, and increase the maximum number of parking spaces from 29 spaces to 46 spaces. The subject site is currently used as a drive through ATM facility with no parking and a single lane driveway loop for the machine. The Chick-Fil-A located two parcels north of the subject site at 3280 Oak Bluff Road, and the shopping plaza located directly north of the subject site, are seeking to expand their parking areas to provide employee parking. The three parcels are connected through shared drive aisles internal to the site. The subject

site is sought to be redesigned to provide the parking while matching the existing drive aisles with the parcel to the north.

DEFINITION

According to Section 656.1601 of the Zoning Code, the term *variance* means a relaxation of the terms of this Zoning Code which w1ill 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 Zoning Code defines a variance as "a relaxation of the terms of the Zoning Code which will not be contrary to the public interest" owing to conditions peculiar to the property and not the result of the actions of the applicant and that a literal enforcement of the Zoning Code results in an unnecessary and undue hardship. Imposing the strict letter of the Zoning Code for the parcel as it is a small parcel that is already being used for vehicular activity. The request is sought to provide relief on the constrained parking situation on site today during peak hours.

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

Yes. Given the small size of the lot, and its layout, it is impractical to impose the strict letter of regulation. The result of the variance will allow for needed parking improvements while not impacting any of the neighboring sites.

(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 on the desire to reduce the cost of developing the site and will accomplish a result that is in the publics best interest. The allowance of the variances will provide additional space away from the structure for employees to park which will free up space for customers to use near the businesses.

(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. The two properties that would be affected, if at all, is a large commercial shopping center which is occupied by Target and an office complex. The two parcels have their parking facilities directly abutting the subject site which ensures that the proposed is consistent with the two neighboring sites.

(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 variance would not be detrimental to the public health, safety or welfare, resulting in additional public expense, the creation of nuisance or conflict with any other applicable law. Instead, the variance will allow for additional parking spaces to created which will help alleviate any traffic issues on site, as well as Oak Bluff Road and San Jose Boulevard.

(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 similar to other properties in the area without diminishing property values or altering the existing character of the area.

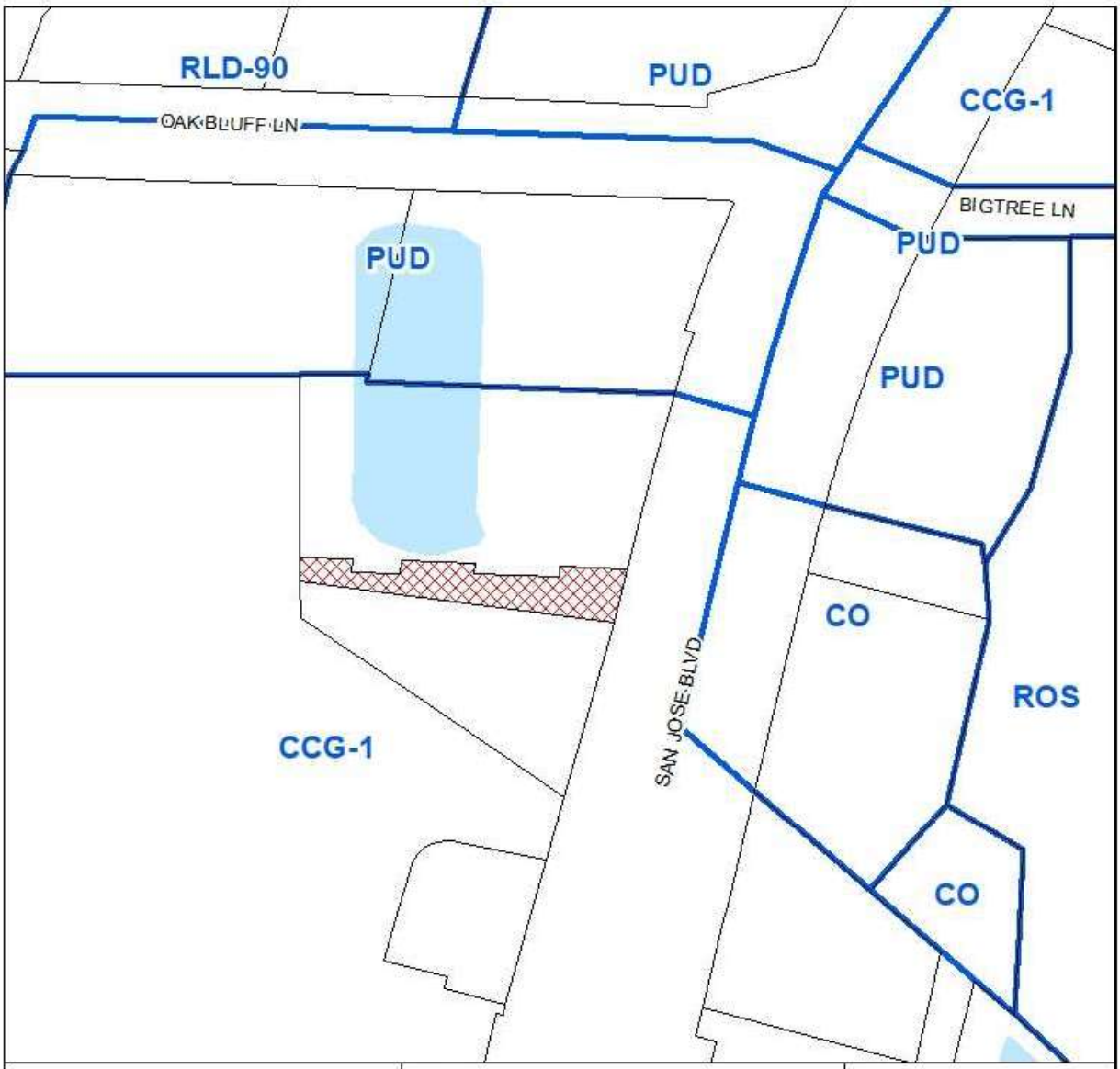
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property by the Planning Department, the signs were present and posted on November 24, 2025.

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Zoning Variance **V-25-30** be **APPROVED.**

Aerial Photo

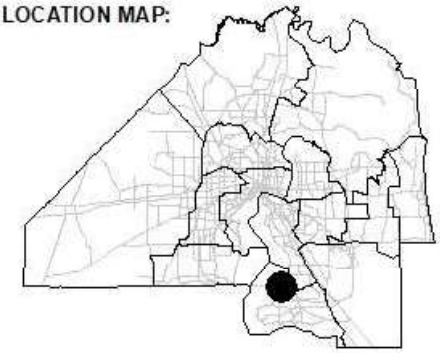


REQUEST SOUGHT:

Reduce the Required Landscape Buffer Width on the Northern Boundary from 5 Feet Required to 2 Feet.

Increase the Maximum number of Off Street Parking Spaces

LOCATION MAP:



N
W
E
S

0 50 100 200
Feet

COUNCIL DISTRICT:
6

TRACKING NUMBER
T-2025-6590

EXHIBIT 2
PAGE 1 OF 1

Legal Map

Application For Zoning Variance

Planning and Development Department Info

Application # V-25-30 **Staff Sign-Off/Date** PJ / 10/30/2025
Filing Date 11/13/2025 **Number of Signs to Post** 1
Current Land Use Category CGC
Exception Sought 1.) REDUCE THE REQUIRED LANDSCAPE BUFFER WIDTH ON THE NORTHERN PROPERTY BOUNDARY FROM 5 FEET REQUIRED TO 2 FEET 2.) INCREASE THE REQUIRED PARKING FROM 29 SPACES TO 46 SPACES
Applicable Section of Ordinance Code 656.1214 (D), 656.604 (D)(2)
Notice of Violation(s) N/A
Hearing Date 12/03/2025
Neighborhood Association PICKWICK PARK CIVIC ASSOCIATION
Overlay N/A

Application Info

Tracking #	6590	**Application Status**	PENDING
Date Started	10/03/2025	**Date Submitted**	10/03/2025

General Information On Applicant

Last Name	First Name	Middle Name
HOFFMAN	DANIELLE	M

Company Name
INTERPLAN LLC

Mailing Address
220 E CENTRAL PARKWAY SUITE 4000

City	State	Zip Code
ALTAMONTESPRINGS	FL	32701

Phone	Fax	Email
9046455008	904	DSHERIDAN@INTERPLANLLC.COM

General Information On Owner(s)

Last Name	First Name	Middle Name
BAKKAR	RAMZY	

Company/Trust Name
OAK BLUFF PROPERTY LLC

Mailing Address
PO BOX 50910

City	State	Zip Code
JACKSONVILLE	FL	32240

Phone	Fax	Email
4076455008		DHOFFMAN@INTERPLANLLC.COM

Property Information

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

Map	RE#	Council District	Planning District	Current Zoning District(s)
Map	158796 0130	6	3	CCG-1

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

Total Land Area (Nearest 1/100th of an Acre) 0.24

Current Property Use
PARKING

Exception Sought
1.) REDUCE THE REQUIRED LANDSCAPE BUFFER WIDTH ON THE NORTHERN PROPERTY BOUNDARY FROM 5 FEET REQUIRED TO 2 FEET 2.) INCREASE THE REQUIRED PARKING FROM 29 SPACES TO 46 SPACES

In Whose Name Will The Exception Be Granted
OAK BLUFF PROPERTY, LLC

Location Of Property

General Location

House #	Street Name, Type and Direction	Zip Code
10422	SAN JOSE BLVD	32257

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.

YES, THE PROPOSED REQUEST IS CONSISTENT WITH THE CITY'S DEFINITION OF A VARIANCE.

(ii) There are practical or economic difficulties in carrying out the strict letter of the regulation.

BEING HELD TO THE STRICT INTERPRETATION OF THE CODE WOULD RESULT IN SUBSTANTIALLY FEWER PARKING SPACES FOR CHICK-FIL-A TEAM MEMBERS. CHICK-FIL-A GENERATES MORE DRIVE-THRU TRAFFIC AND CUSTOMERS THAN MOST OTHER FAST-FOOD RESTAURANTS. A NEED HAS BEEN IDENTIFIED TO FIND PARKING FOR TEAM MEMBERS OFF-SITE IN ORDER TO ALLOW MORE AVAILABILITY FOR ONSITE CUSTOMER PARKING.

(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.

THE REQUEST IS NOT BASED ON A DESIRE TO REDUCE THE COST OF DEVELOPMENT, BUT RATHER TO MAXIMIZE THE USE OF THE AREA TO MEET A NEED FOR ADDITIONAL TEAM MEMBER PARKING FOR THE EXISTING CHICK-FIL-A RESTAURANT. WHILE A PORTION OF THE LANDSCAPED AREA WOULD BE REPURPOSED, THE DESIGN WILL PRIORITIZE AESTHETIC INTEGRATION; IMPROVING THE EXISTING SITE CONDITIONS BY ADDING MORE ROBUST LANDSCAPING AND TREES TO MAINTAIN VISUAL APPEAL AND REDUCE ENVIRONMENTAL IMPACT.

(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.
CHICK-FIL-A'S ADDITIONAL PARKING AREA WILL BE DESIGNED PER THE CITY'S STANDARDS AND WILL BE WELL-MAINTAINED. THE PROPOSED WILL BE AN IMPROVEMENT TO EXISTING CONDITIONS.

(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
EVERY EFFORT HAS BEEN MADE BY CHICK-FIL-A'S DESIGN TEAM TO REDUCE VARIATIONS FROM CODE REQUIREMENTS. THE PROPOSED DEVIATION WILL NOT BE DETRIMENTAL TO THE PUBLIC. IN FACT, THE AIM IS TO ENHANCE THE CUSTOMER EXPERIENCE BY PARKING TEAM MEMBERS IN THIS AREA TO FREE UP ONSITE PARKING SPACES FOR CUSTOMER USE. ADEQUATE PARKING FOR BOTH CHICK-FIL-A AND CAVA ARE ALSO STILL BEING MET PER CODE.

(vi) The effect of the proposed variance is in harmony with the spirit and intent of the Zoning Code.
WHILE THE PROPOSED NORTHERN LANDSCAPE AREA REDUCTION IS BEING REQUESTED FOR THIS PARCEL, THE AREA OF THE SHARED LANDSCAPED AREA WITH THE ADJACENT PARCEL IS AN AVERAGE OF SEVEN-POINT FOUR FEET (7.4') IN WIDTH, THUS MEETING THE INTENT OF THE REQUIRED FIVE-FOOT (5') CODE REQUIREMENT. IN ADDITION, THIS WILL BE AN IMPROVEMENT TO EXISTING CONDITIONS, AS THIS AREA IS CURRENTLY CONCRETE WITH NO LANDSCAPING. THE DESIGN WILL BE ADDING MORE ROBUST LANDSCAPING AND TREES TO MAINTAIN VISUAL APPEAL AND REDUCE ENVIRONMENTAL IMPACT MEETING THE 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	
9 Notifications @ $7.00/each:	$63.00
3) Total Application Cost:	$1,236.00

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

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

Legal Description

Exhibit 1

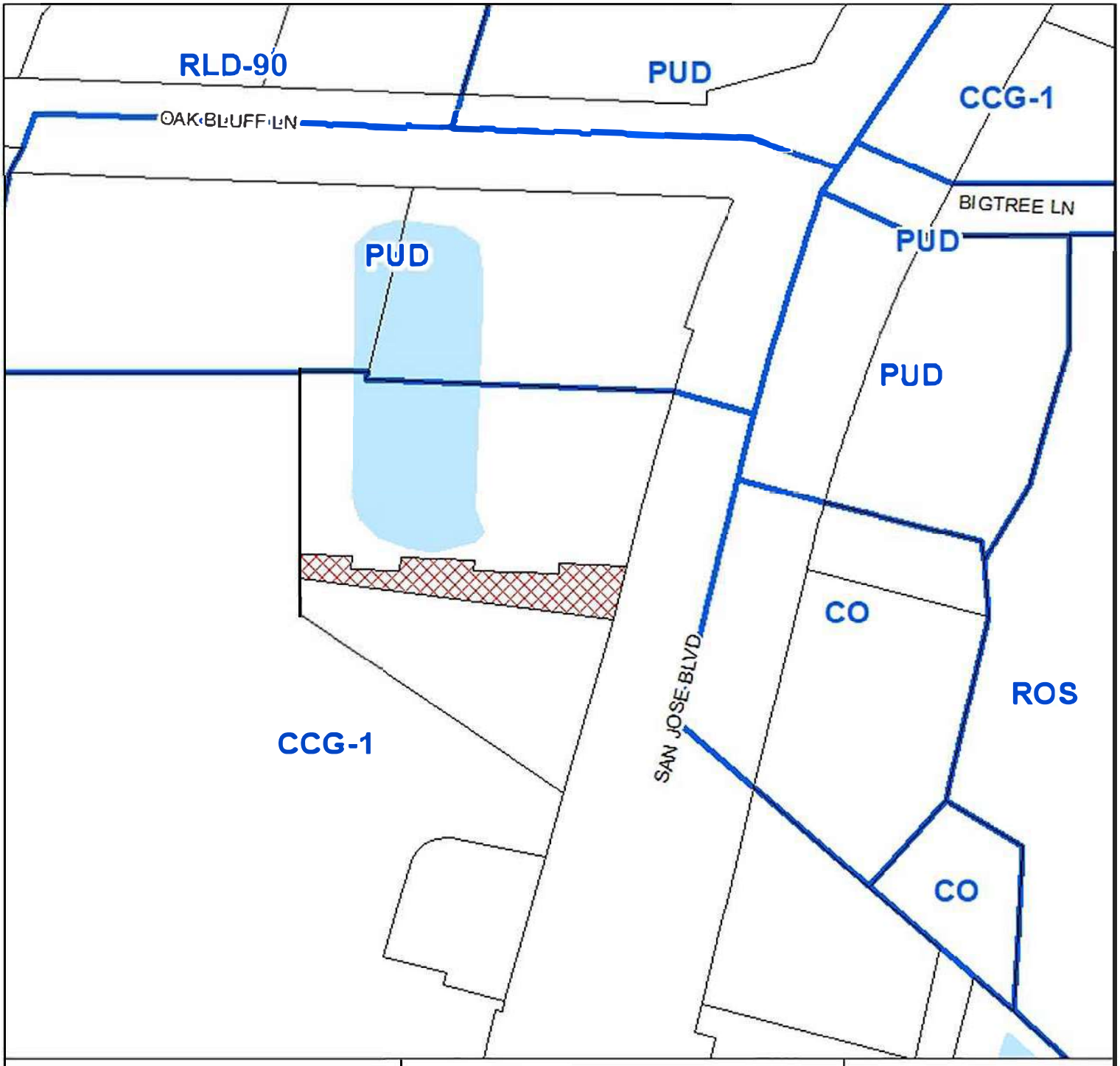
January 16, 2025

A portion of Section 6, Township 4 South, Range 27 East, Duval County, Florida, being a portion of Tract 9, as depicted on Oak Bluff Grove, recorded in Plat Book 14, page 83, 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 Westerly right of way line of State Road No. 13 (San Jose Boulevard), a variable width right of way as presently established, with the Southwesterly line of said Oak Bluff Grove; thence North 55^{0}49' 10" West, along Southwesterly line, 322.05 feet; thence North 00^{0}0948" West, departing said Southwesterly line, 36.13 feet to the Point of Beginning.

From said Point of Beginning, thence continue North 00 ^{0} 09 ^{1}48" West, 59.46 feet; thence South 88 ^{0}00^{7}01" East, 92.00 feet; thence South 82^{0} 33'17" East, 235.47 feet to a point lying on said Westerly right of way line of State Road No. 13; thence South 13 ^{0}3550" West, along said Westerly right of way line, 67.99 feet; thence North 82^{0} 3404" West, departing said Westerly right of way line, 311.90 feet to the Point of Beginning.

Containing 0.49 acre, more or less.

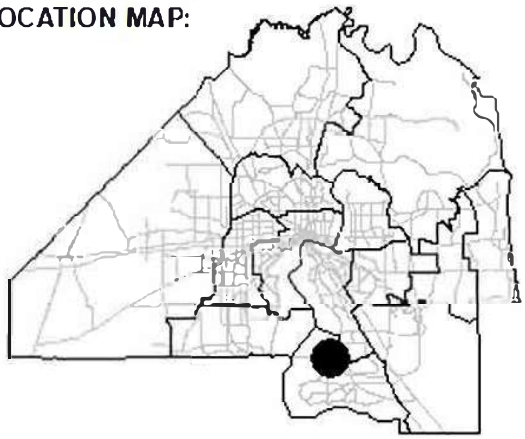


REQUEST SOUGHT:

REDUCTION OF REQUIRED 5 NORTHERN LANDSCAPE BUFFER TO 2"

INCREASE THE MAXIMUM NUMBER OF OFF-STREET PARKING SPACES

LOCATION MAP:



N
W E
S

0 50 100 200
Feet

COUNCIL DISTRICT:

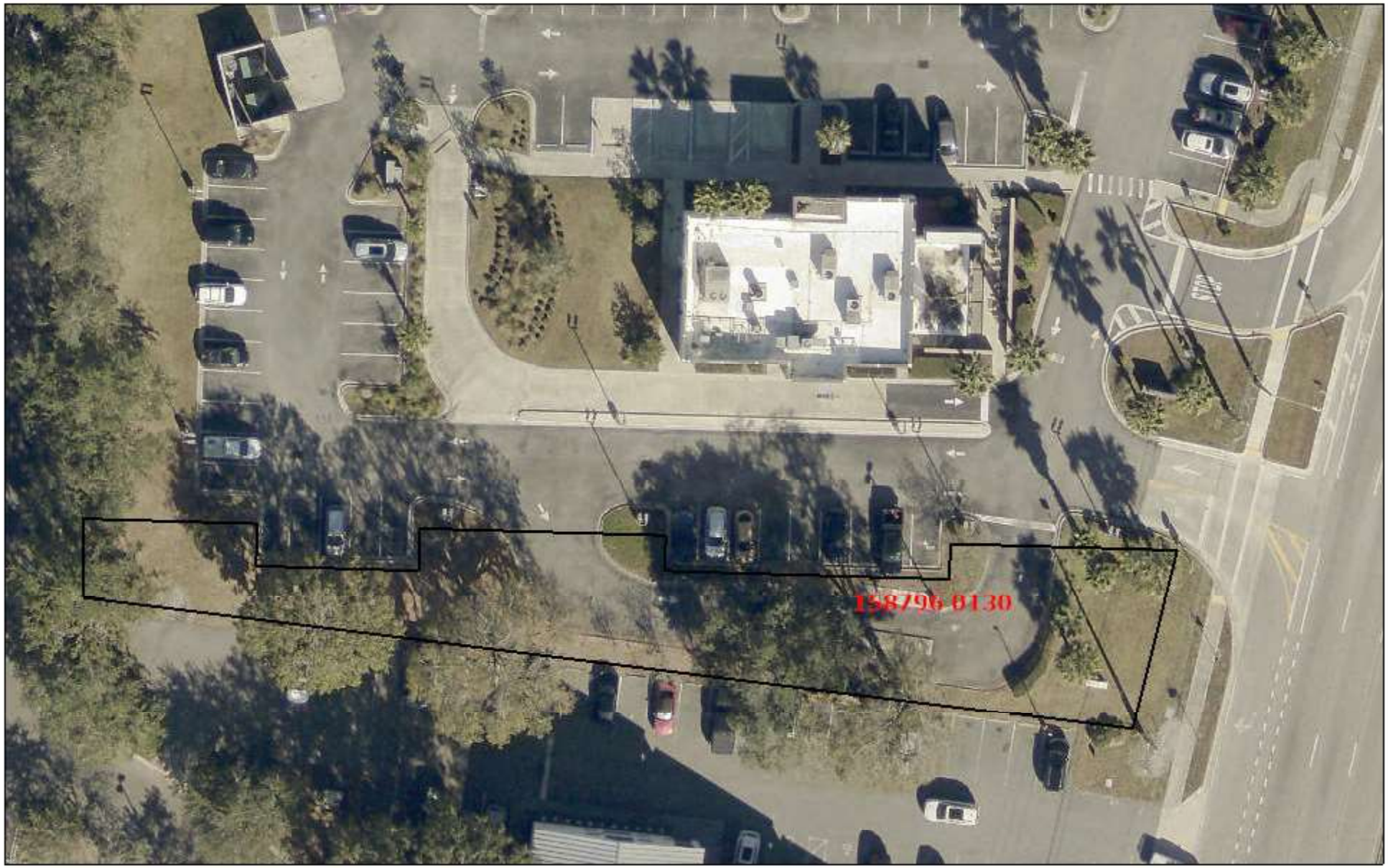
6

TRACKING NUMBER

T-2025-6590

EXHIBIT 2
PAGE 1 OF 1

Land Development Review



November 4, 2025

1:564

0 0 0.01 0.02 mi

0 0.01 0.01 0.02 km

SW.ly CORNER
OF TRACT 2
SET 5/8" RB&C
LB 3624

S.ly LINE OF TRACT 2

S88°03'02"E 304.38'(C)
S88°02'08"E 304.45'(M)

S13°35'50"W 7.72'

SECTION 37 OF THE PRUDENCE PLUMMER GRANT, TOWNSHIP 4 SOUTH, RANGE 27 EAST

GOVERNMENT LOT 1, SECTION 6, TOWNSHIP 4 SOUTH, RANGE 27 EAST

SMH

1.67 ACRES±

(10422 SAN JOSE BOULEVARD)

PARCEL No. 102.1
O.R.B. 15980, PG. 403

R=2033.86'
Δ=3°50'56"
L=136.63'
CB=S15°31'18"W
CH=136.60'

CBS

UGE

18"C&G

DMH

MLP

CONC

ESC

EP

ASPHALT PAVEMENT

BRICK COMMERCIAL SIGN

STUCCO COMMERCIAL SIGN

UNK

UTV

UGG

OH

UFO

TWB

EWB

PT
SET 5/8" RB&C
LB 3624

CONC WALK

POINT OF BEGINNING
FND 1/2" IP&C
NO ID

N82°34'04"W 311.90'(C)
N82°36'03"W 312.23'(M)

S13°35'50"W 96.92'(R&M)

10450 SJB, LLC
PARCEL 2
O.R.B. 5998, PG. 2211
RE No. 158796-0000

7.72'

SW.ly CORNER
OF TRACT 2
SET 5/8" RB&C
LB 3624

PARCEL No. 833.1, PART "B"
O.R.B. 15980, PG. 383
(O.R.B. 15980, PG. 406)
(O.R.B. 16764, PG. 117)
(O.R.B. 16777, PG. 1826)

S.ly LINE OF TRACT 2

S88°03'02"E 304.38'(C)
S88°02'08"E 304.45'(M)

N.ly LIMITS OF TRACT 1
(O.R.B. 16764, PG. 117)
(O.R.B. 16777, PG. 1826)
(O.R.B. 16777, PG. 1843)
(O.R.B. 16780, PG. 2376)
(O.R.B. 16780, PG. 2397)
(O.R.B. 16792, PG. 754)
(O.R.B. 16864, PG. 1389)
(O.R.B. 16888, PG. 488)
(O.R.B. 17179, PG. 1412)
(O.R.B. 17387, PG. 412)
(O.R.B. 17387, PG. 438)

1.67 ACRES±
(10422 SAN JOSE BOULEVARD
JACKSONVILLE, FL 32257)

PARCEL No. 102.1
O.R.B. 15980, PG. 403

R=2033.86'
Δ=3°50'56"
L=136.63'
CB=S15°31'18"W
CH=136.60'

SECTION 37 OF THE PRUDENCE PLUMMER GRANT, TOWNSHIP 4 SOUTH, RANGE 27 EAST

GOVERNMENT LOT 1, SECTION 6, TOWNSHIP 4 SOUTH, RANGE 27 EAST

EXHIBIT "A"
O.R.B. 16764, PG. 117
(O.R.B. 16777, PG. 1826)

PARCEL No. 833.1, PART "B"
O.R.B. 15980, PG. 383
(O.R.B. 15980, PG. 406)
(O.R.B. 16764, PG. 117)
(O.R.B. 16777, PG. 1826)

PARCEL No. 833.1, PART "B"
O.R.B. 15980, PG. 383
(O.R.B. 15980, PG. 406)
(O.R.B. 16764, PG. 117)
(O.R.B. 16777, PG. 1826)

S.ly LIMITS OF TRACT 1
(O.R.B. 16764, PG. 117)
(O.R.B. 16777, PG. 1826)
(O.R.B. 16777, PG. 1843)
(O.R.B. 16780, PG. 2376)
(O.R.B. 16780, PG. 2397)
(O.R.B. 16792, PG. 754)
(O.R.B. 16864, PG. 1389)
(O.R.B. 16888, PG. 488)
(O.R.B. 17179, PG. 1412)
(O.R.B. 17387, PG. 412)
(O.R.B. 17387, PG. 438)

TRACT 3
(O.R.B. 16764, PG. 117)
(O.R.B. 16780, PG. 2376)
(O.R.B. 16780, PG. 2397)
(O.R.B. 16792, PG. 754)
(O.R.B. 16864, PG. 1389)
(O.R.B. 17387, PG. 412)
(O.R.B. 17387, PG. 438)

POINT OF BEGINNING
FND 1/2" IP&C
NO ID

N82°34'04"W 311.90'(C)
N82°36'03"W 312.23'(M)

S13°35'50"W 96.92'(R&M)

10450 SJB, LLC
PARCEL 2
O.R.B. 5998, PG. 2211
RE No. 158796-0000

BRICK COMMERCIAL SIGN

STUCCO COMMERCIAL SIGN

PT
SET 5/8" RB&C
LB 3624

PIPE SIZE & TYPE UNDETERMINED (DO)

PIPE SIZE & TYFE UNDETERMINED (DO)

PIPE SIZE & TYPE UNDETERMINED

8"PVC(DO)

15"PVC(DO)

18"RCP

48"RCP

48"RCP(DO)

18"C&G

CONC

ASPHALT PAVEMENT

EP

MLP

DMH

CBS

UGE

UNK

UTV

OHW

TWB

ESC

CONC WALK

S15°36'24"W
7.72'

SW.ly CORNER
OF TRACT 2
SET 5/8" RB&C
LB 3624

S.ly LINE OF TRACT 2

S88°03'02"E 304.38'
S88°02'08"E 304.45'(M)

SECTION 37 OF THE PRUDENCE PLUMMER GRANT,
TOWNSHIP 4 SOUTH, RANGE 27 EAST
GOVERNMENT LOT 1, SECTION 6,
TOWNSHIP 4 SOUTH, RANGE 27 EAST

SMH
TOP ELV=23.90'

CBS
TOP ELV=23.36'

BENCHMARK:
1/2" IRC W/
GAI TRAV. CAP
ELV=25.67' (NAVD 1988)

1.67 ACRES±

PARCEL No. 102.1
O.R.B. 15980, PG. 403

R=2033.86'
Δ=3°50'56"
L=136.63'
CB=S15°31'18"W
CH=136.60'

S13°35'50"W 96.92'(R&M)

DMH
TOP ELV=24.37'

CBS
TOP ELV=23.23'

DMH
TOP ELV=24.23'

DMH
TOP ELV=24.86'

CBS
TOP ELV=24.23'

BRICK
COMMERCIAL
SIGN

STUCCO
COMMERCIAL
SIGN

PT
SET 5/8" RB&C
LB 3624

N82°34'04"W 311.90'
N82°36'03"W 312.23'(M)

ASPHALT PAVEMENT

PARCEL 2
O.R.B. 5208, PG. 2211

INTERPLAN LLC. OF ANY DISCREPANCIES
OR TO START OF CONSTRUCTION.

PONSIBLE FOR ANY DESIGN CHANGES
ITHOUT PRIOR WRITTEN CONSENT AND/OR
R.

ORK WITHIN EACH EXISTING RIGHT OF
LORIDA DEPARTMENT OF

CENT SLOPES, 100.0%

STORMWATER MASTER DRAINAGE.

REAS TO A CONDITION EQUAL TO OR
COMMENCEMENT OF CONSTRUCTION.

MPLETION OF SITE CONSTRUCTION, THE
CONTRACTOR SHALL PROVIDE
ANNER, TO ENGINEER, INCLUDING,

COPE IN SPEC MANUAL.
AND
ESTING RESULTS, AS REQUIRED, FOR WATER
N/TRANSMISSION SYSTEMS.

AS-BUILT PLANS, SIGNED AND SEALED BY
CIVIL ENGINEERING FINAL PUNCH LIST
GIVE THE TWO AS-BUILT PLANS TO THE
HE INSPECTION. IF ANY DEFICIENCIES ARE
LL BE GIVEN TO THE GC FOR REVISIONS TO
RWARDED TO INTERPLAN BEFORE ANY

AND INSTALLATION SHALL MEET THE
ND/OR THE **FLORIDA** DEPARTMENT OF

AL CODE. ACCESSIBLE PARKING SPACES
WITH CURRENT ADA REQUIREMENTS.

AGE SHALL CONFORM WITH CURRENT

GHT VISIBILITY OF TRAFFIC CONTROL

CURB.

OUTSIDE FACE. SEE ARCHITECTURAL

.

ALLEL AND PERPENDICULAR TO **NORTH**

ROTECT AND/OR REPLACE ALL SURVEY
A STATE LICENSED SURVEYOR.

Chick-fil-A

1

3280 OAK BLUFF LN
JACKSONVILLE, FLORIDA 32257

&

10422 S
JACKSONV

STORE # 03040

A

UTILITY CONTACTS

FIRE MARSHAL	JACKSONVILLE FIRE AND RESCUE DEPARTMENT 515 NORTH JULIA STREET, JACKSONVILLE, FL 32202 PHONE: 904-255-3280
STORM DRAINAGE	CITY OF JACKSONVILLE 214 NORTH HOGAN STREET, 2nd FLOOR, JACKSONVILLE, FL 32202 **CONTACT: STEPHEN JACKSON** PHONE: 904-225-8583 EMAIL: STEPHENJ@COJ.NET
SERVICE UTILITIES	JACKSONVILLE ELECTRIC AUTHORITY (JEA) **CONTACT: PAULO DOS SANTOS** PHONE: 904-914-0827 EMAIL: ELECDEV@JEA.COM

CONTACTS

OWNER/LEASEE
CHICK-FIL-A
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
CONTACT: ALEX SCOTT
PHONE (404) 765-8000
FAX (404) 765-8930
EMAIL: ALEX.SCOTT@CFACORP.COM

ENGINEER/APPLICANT
INTERPLAN LLC.
220 E CENTRAL PKWY, SUITE 4000
ALTAMONTE SPRINGS, FL 32701
EOR: STUART ANDERSON, P.E.
CONTACT: FELIPE REYES, E.I.
PHONE (407) 645-5008
FAX (407) 629-9124
EMAIL: FREYES@INTERPLANLLC.COM

ARCHITECT
INTERPLAN LLC.
220 E CENTRAL PKWY, SUITE 4000
ALTAMONTE SPRINGS, FL 32701
AOR: TAN VU, R.A., NCARB
CONTACT: JONATHAN FIESTA
PHONE (407) 645-5008
FAX (407) 629-9124
EMAIL: JFIESTA@INTERPLANLLC.COM

LANDSCAPE ARCHITECT
MLD STUDIO
51 OLD CANTON STREET
ALPHARETTA, GA 30009
CONTACT: AARON NEITZKE, PLA, ASLA
PHONE (770) 442-8171

SITE DATA

LEASE AREA (ADDITIONAL PARCEL)	21,287 S.F.	0.490 AC
PROPOSED PAVEMENT AREA	15,332 SF	72
PROPOSED GREEN AREA	5,955 SF	28
EXISTING IMPERVIOUS AREA	12,598 SF	59
EXISTING PERVIOUS	8,689 SF	40

PROPERTY APPRAISER NUMBER: RE# 158796 -0120, -0110,

LANDSCAPE BUFFER (ADDITIONAL PARCEL)	REQUIRED
NORTH (Cava)	5 FT.
SOUTH	5 FT.
EAST (San Jose Blvd)	10 FT.
WEST	5 FT.

1 * ADMINISTRATIVE DEVIATION TO BE REQUESTED FOR 3.2 FT.

PARKING REQUIRED

ONE (1) SPACE FOR EVERY FOUR (4) PATRON SEATS, TO INCLUDE INDOOR AND OUTDOOR SEATING, PLUS ONE (1) SPACE FOR EACH TWO (2) EMPLOYEES ON A PEAK HOUR SHIFT.

CHICK-FIL-A PARCEL: (92 SEATS / 4) + (15 EMPLOYEES / 2) = 3
MAX PARKING= 31 SPACES + 20% = 38

CAVA PARCEL: (84 SEATS / 4) + (5 EMPLOYEES / 2) = 24
MAX PARKING = 24 SPACES + 20% = 29

EXISTING PARKING

CAVA PARCEL

PARCEL 102
O.R.B. 9109, PG. 731

CONC. SIDEWALK

UNKNOWN

S 87°58'43" E 312.82' (D) & (C) BEARING BASIS

S. LINE SECTION 31
N. LINE SECTION 6

SET IRON ROD 1 1/2"
CAP LB8030

FIBER

SET IRON ROD 1 1/2"
CAP LB8030

S 48°37'50" E 4.65' (D) & (C)

TRAFFIC LIGHT ARM

CHICK-FIL-A
SIGN

EXISTING CONCRETE
CURB AND GUTTER.

CB
RIM EL = 24.37'
(NW) INV=18.74' (15" HDPE)
(SW) INV=18.68' (15" HDPE)

CB
RIM EL = 28.88'
(SE) INV=19.37' (15" HDPE)

ROTECTIVE DRIVES
ER O.R.B. 16764 117

89.42'

89.31'

9' EXISTING

5'

9'

60°

12'

21'

R=2043.86'
Δ=3°43'53"
L=133.10'
CH = S21° 03' 55"W
133.08' (D) & (C)

FIBER

FIBER

SITE BENCHMARK
SET:SIR LB 8030
N:2129528.022
E:457974.601
ELEV:26.81'

POST
0.5'X0.5'
(TYP)

HIGH BAR

POST
0.5'X0.5'
(TYP)

HIGH BAR

ORDERING
SCREEN

ORDERING
SCREEN

OVERHANG

ELECTRIC

Chick-fil-A

#3280 OAK BLUFF LN
FSU #03040
OWNER: LADSON PROPERTIES LLC
PARCEL ID:158796 0120

POST
0.7'X0.5'
(TYP)

OVERHANG

POST
0.7'X0.5'
(TYP)

NO ELECTRONIC SIGNAL
ON WATER LINES FROM
HERE

EDGE OF PAVEMENT

FOUND 1" IRON PIPE
CAP "BASSETT LB 6628"
WEST 0.05'
NORTH 0.09'

CONC. SIDEWALK

67.67'

72.64'

S 70°48'02" E 10.00' (D) & (C)

SET IRON ROD 1 1/2"
CAP LB8030

CB
RIM EL = 25.53'
(NE) INV=18.36' (15" HDPE)
(W) INV=18.32' (15" HDPE)

R=2043.86'
Δ=1°45'13"
L=62.25'
CH = S18° 19' 21"W
62.25' (D) & (C)

STATE ROAD NO. 13
SAN JOSE BOULEVARD
ASPHALT ROAD

EDGE OF PAVEMENT

SHED

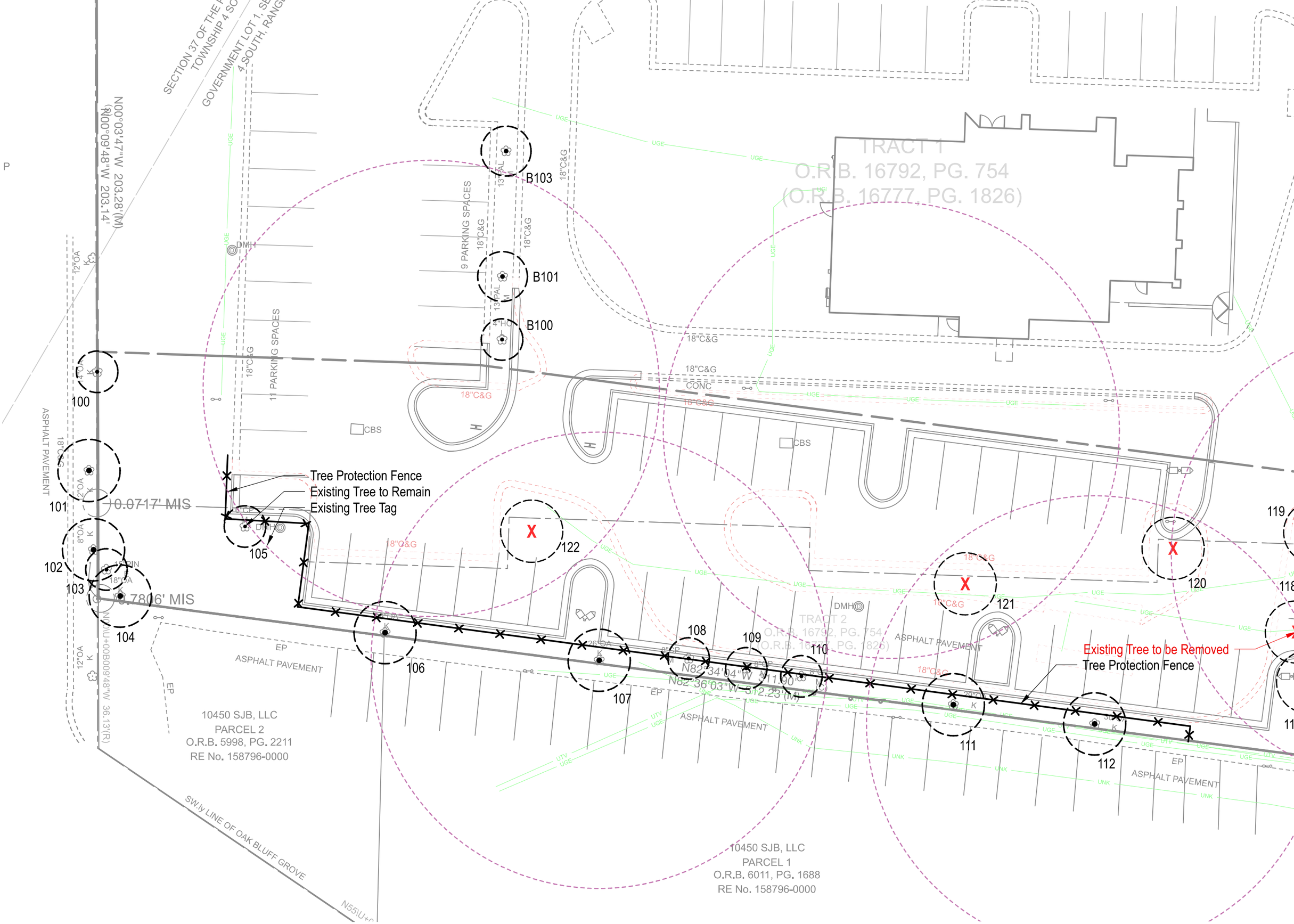
ELECTRIC

N 88°03'02" W 304.39' (D) & (M)

T 5/8" RB&C
LB 3624

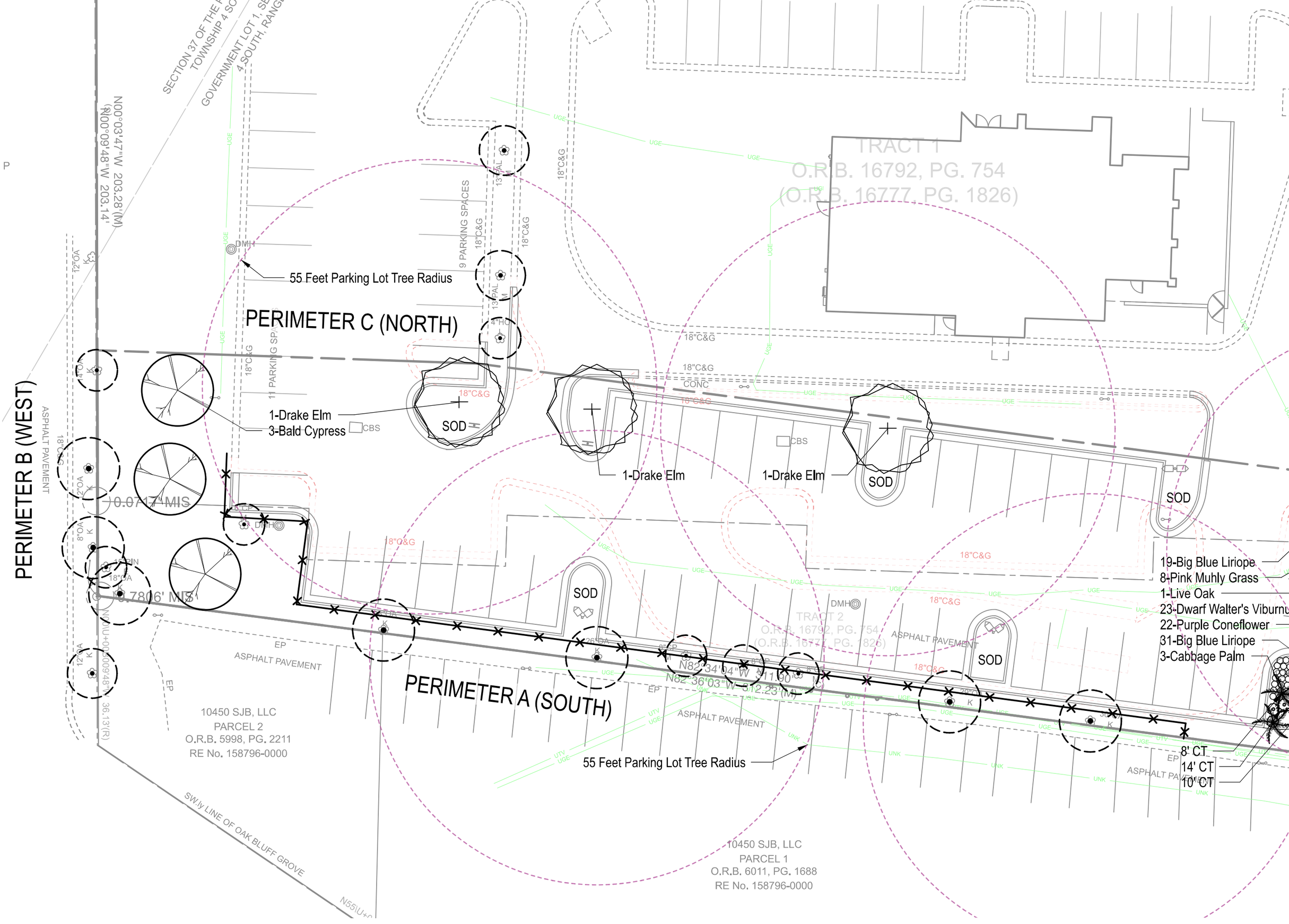
ORNER
CT 2
" RB&C
624
33.1, PART "B"
80, PG. 383
80, PG. 406)
64, PG. 117)
77, PG. 1826)

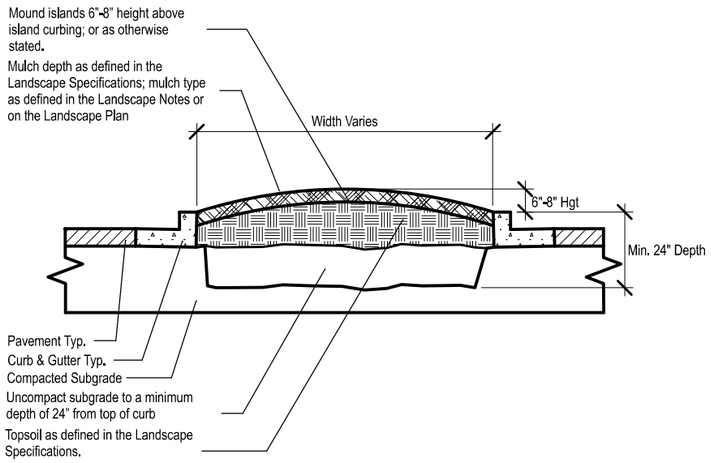
TRASH ENCLOSURE
TRASH ENCLOSURE
SHED
GV
S'ly LINE OF TRACT 2
N 88°03'02" W 304.39' (D) S88°03'02"E 304.38'(C)
S88°02'08"E 304.45'(M)
EDGE OF PAVEMENT
9
9
ELECTRIC
(W) INV=18.32' (15" HDPE)
L=62.25'
CB=S18°19'21"W(R)
CH=62.25'(R)
CB=S18°14'13"W(M)
CH=62.31'(M)
CH = S18°16'37"W
62.25' (C)
EDGE OF PAVEMENT
POC
SE'ly CORNER
OF TRACT 2
FND 5/8" RB&C
LB 8030
SET IRON ROD 1 1/2"
CAP LB8030
18" SIGN POST
FIBER
GV
G
CBS
PARCEL No. 102.1
O.R.B. 15980, PG. 403
6
6
6
R=2033.86'
Δ=5°56'09"
L=198.88'
CB=S16°23'54"W(R)
CH=198.80'(R)
PARCEL 1
1.18 ACRES±
(10422 SAN JOSE BOULEVARD)
9 PARKING SPACES
18"C&G
13"PALM
18"C&G
18"C&G
W'ly R/W LINE
MLP
BRICK
COMMERCIAL
SIGN
10"PALM
10"PALM
PT
SET 5/8" RB&C
LB 3624
271
CLP
IRIC
CUP
EWB
CONC WALK
24"C&G
STATE ROAD No. 13 (SAN JOSE BOULEVARD)
(VARIABLE WIDTH R/W)
5A
15'
72.69'
18"C&G
CONC
MLP
9'
63'
MLP
12'
EXIST.
5'R
9.69'
2.25'
58'
(N)S82°33'17"E(W) 235.47 235.50'
R12'
3'R
R15'
PARCEL 2
0.49 ACRE±
CBS
18'
9'
TYP.
7
5'R
9'
TYP.
5A
8
12'R
3'R
2
1
TYP.
R10'
4
18"C&G
5A
S13°35'50"W
96.92'(R&M)
S13°35'50"W
LIGHT POLE #4
NEW LIGHT POLE WITH NEW
FIXTURES AND NEW FOOTING.
1
1
PARCEL No. 833.1, PART "B"
O.R.B. 15980, PG. 383
(O.R.B. 15980, PG. 406)
(O.R.B. 16764, PG. 117)
(O.R.B. 16777, PG. 1826)
6
7
8
24'
5'R
9'
TYP.
18'
9'
TYP.
TRACT 3
(O.R.B. 16764, PG. 117)
(O.R.B. 16780, PG. 2376)
(O.R.B. 16780, PG. 2391)
(O.R.B. 16780, PG. 754)
(O.R.B. 16777, PG. 1389)
(O.R.B. 7382, PG. 412)
(O.R.B. 7387, PG. 438)
EXISTING 20'
DRAINAGE
EASEMENT
6
7
3
TYP.
8
5
5'R
DMH
10
ASPHALT PAVEMENT
24'
18'
3
TYP.
9'
TYP.
6
7
PARCEL No. 833.1, PART "B"
O.R.B. 15980, PG. 383
(O.R.B. 15980, PG. 406)
(O.R.B. 16764, PG. 117)
(O.R.B. 16777, PG. 1826)
27'
67.99'
26"OAK
5.4'
CPM
N82°34'04"W
311.90'
MLP
CONC RIBBON



EXISTING TREES

#	TREE	DBH (INCHES)	STATUS	REMOVED (INCHES)	REMOVED PALM


PERIMETER C (NORTH)
PERIMETER B (WEST)
PERIMETER A (SOUTH)
55 Feet Parking Lot Tree Radius
55 Feet Parking Lot Tree Radius
1-Drake Elm
3-Bald Cypress
1-Drake Elm
1-Drake Elm
SOD
SOD
SOD
SOD
19-Big Blue Liriope
8-Pink Muhly Grass
1-Live Oak
23-Dwarf Walter's Viburnu
22-Purple Coneflower
31-Big Blue Liriope
3-Cabbage Palm
8' CT
14' CT
10' CT
9 PARKING SPACES
11 PARKING SPACES
ASPHALT PAVEMENT
ASPHALT PAVEMENT
ASPHALT PAVEMENT
ASPHALT PAVEMENT
CONC
18"C&G
DMH
CBS
UGE
UTV
UNK
EP
TRACT 1
O.R.B. 16792, PG. 754
(O.R.B. 16777, PG. 1826)
TRACT 2
O.R.B. 16792, PG. 754
(O.R.B. 16777, PG. 1826)
10450 SJB, LLC
PARCEL 2
O.R.B. 5998, PG. 2211
RE No. 158796-0000
10450 SJB, LLC
PARCEL 1
O.R.B. 6011, PG. 1688
RE No. 158796-0000
SW.ly LINE OF OAK BLUFF GROVE
SECTION 37 OF THE P
TOWNSHIP 4 SO
GOVERNMENT LOT 1, SE
4 SOUTH, RANGE
N00°03'47"W 203.28'(M)
(N00°09'48"W 203.14'
N82°34'04"W 311.90'
N82°36'03"W 312.23'(M)
0.0717' MIS
0.7806' MIS

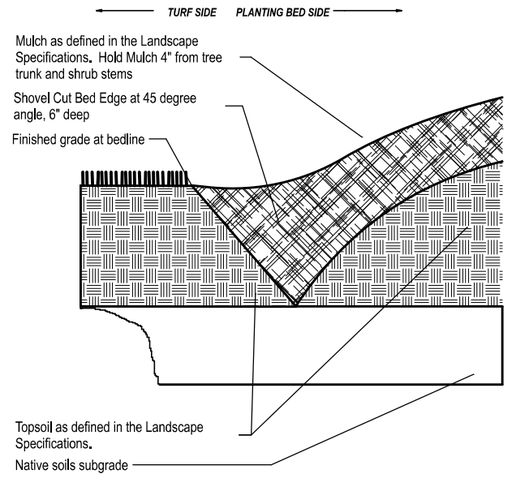


NOTE

1. Clean construction debris from within landscape island areas (ie. concrete, rocks, rubble, building materials, ect), prior to installing topsoil and plant material.
2. Fracture/loosen existing subgrade to a minimum 24" depth. Remove and replace any subgrade unsuitable for planting. Once subgrade is clean of debris and loosened, add topsoil to a minimum bermed 6"-8" height above island curbing.
3. Contractor to perform a water percolation test to ensure proper drainage. Amend subsoils as needed based on perc test.
4. Island plant material as per the Landscape Plan.
5. Install plant material as per tree, shrub and ground cover planting details, and as defined in the Landsacpe Specifications.
6. Install mulch or sod as specified on the Landscape Plan, and as defined in the Landscape Specifications.

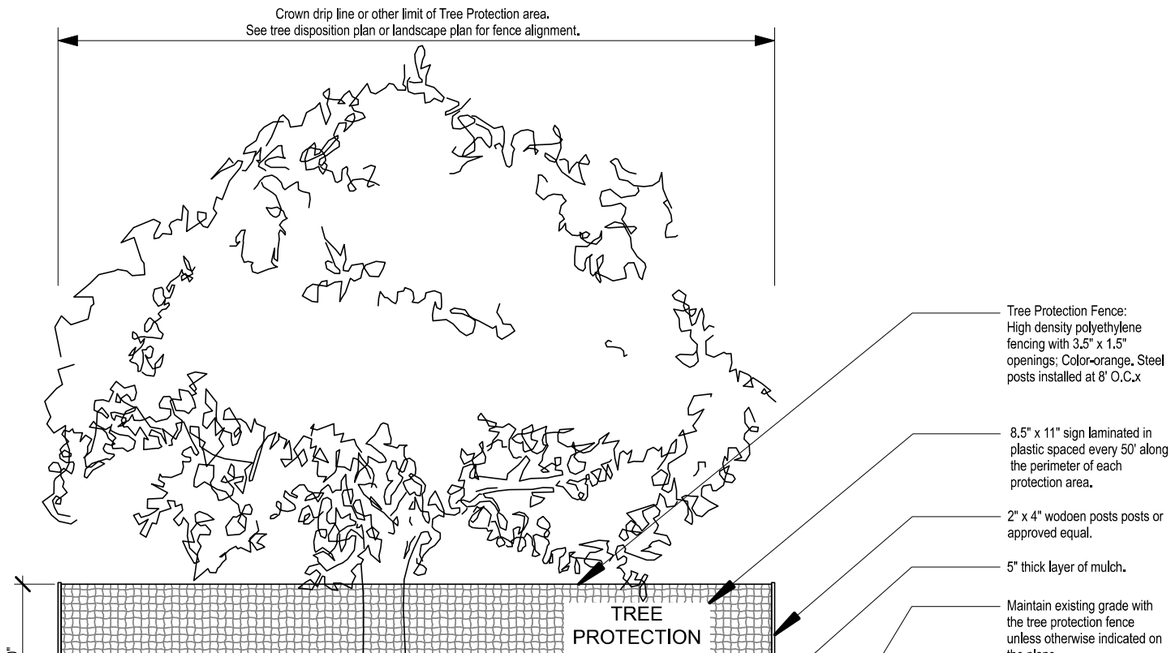
5 PARKING ISLAND DETAIL

SCALE: NTS



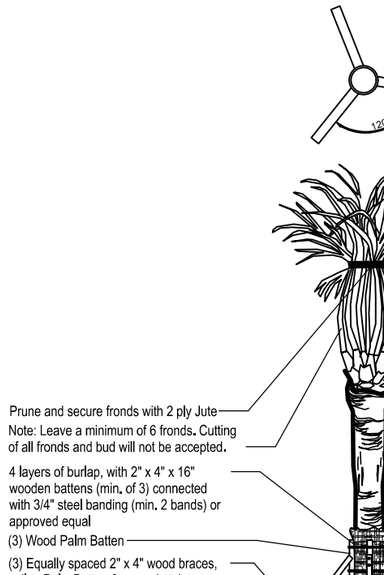
6 "V" TRENCH BED EDGING

SCALE: NTS



7 ROO

SCAL



Underlay stone with
Staple to soil / subgr

Adjacent concrete fla

cape Contractor shall inspect the subgrade, general site locations, irrigation, approve top soil provided by the General nditions under which the work is to be done. Notify the actory conditions, and work shall not proceed until such d are acceptable to the Landscape Contractor.

y experienced workmen familiar with planting procedures supervisor.

lans or as approved in the field after staking by the ns are encountered that are not shown on the drawings, do s until alternate plant locations have been selected and ect; spacing of plant material shall be as shown on the

rtical sides, except for plants specifically indicated to be at least 12" greater than the diameter of the root system and hall accommodate the root system. Provide undisturbed sub rade as shown on the drawings.

t to proper grade and alignment. Set plants upright, plumb, nce or relationship to each other or adjacent structure. Set sh grade. No filling will be permitted around trunks or stems. excavated material. Do not use frozen or muddy mixtures for nd the edge of each planting pit to retain water.

plants are set, muddle planting soil mixture around bases of

nd wires from the top 1/3 of the root ball

rdance with indicated dimensions. Adjust spacing as d with indicated quantity of plants. Plant to within 24" of the anting bed and to within 18" of edge of bed.

ng pits and shrub beds with required mulching material (see pe); depth of mulch as noted above. **Hold mulch back 4" d shrub stems.** Thoroughly water mulched areas. After vide a uniform finished surface.

l on landscape plan)
over sub-grade prior to installing stone. Lap 6" on all sides.
ng weed barrier.
pearance and to cover all weed barrier fabric.

unks, evidence of insect infestation, and improper pruning

g newly planted trees known to have thin bark. Wrap spirally specified tree wrap and secure in place.
he tree wrap strip and cover the trunk from the ground to the nch.
ce with twine wound spirally downward in the opposite e tree in at least 3 places in addition to the top and bottom. l and leave the wrap in place throughout the winter and early

ry and no longer needed once the trees develop corky bark.

ediately after lawn sodding operations and prior to

" caliper and less. Stake evergreen trees under 7'-0" tall. line with prevailing wind direction and driven into

the tree, usually at the lowest branch.
er 2" caliper. Guy evergreen trees 7'-0" tall and over.
ched to three stakes driven into undisturbed soil, with one direction of the prevailing wind.

pH Range	5.0-7.0	6.0-7.0
Organic Matter	>1.5%	>2.5%
Magnesium (Mg)	100+lbs./acre	100+lbs./acre
Phosphorus (P2O5)	150+lbs./acre	150+lbs./acre
Potassium (K2O)	120+lbs./acre	120+lbs./acre
Soluble salts/ Conductivity	Not to exceed 900ppm/1.9 mmhos/cm in soil; not to exceed 1400 ppm/2.5 mmhos/cm in high organic mix	Not to exceed 750ppm/0.75 mmhos/cm in soil; not to exceed 2000 ppm/2.0 mmhos/cm in high organic mix

For unusual soil conditions, the following optional tests are recommended with levels not to exceed:

Boron	3 pounds per acre
Manganese	50 pounds per acre
Potassium (K2O)	450 pounds per acre
Sodium	20 pounds per acre

WORKMANSHIP
During landscape maintenance operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of maintenance operations, all debris and waste material shall be cleaned up and removed from the site, unless provisions have been granted by the owner to use on-site trash receptacles.

Any damage to the landscape, the structure, or the irrigation system caused by the maintenance contractor, shall be repaired by the maintenance contractor without charge to the owner.

TURF

GENERAL CLEAN UP
Prior to mowing, all trash, sticks, and other unwanted debris shall be removed from lawns, plant beds, and paved areas.

MOWING
Warm season grasses (i.e. Bermuda grass) shall be maintained at a height of 1" to 2" during the growing season.

Cool season grasses, including blue grass, tall fescue, perennial ryegrass, etc., shall be maintained at a height of 2" to 3" in spring and fall. From June through September, mowing height shall be maintained at no less than 3".

The mowing operation includes trimming around all obstacles, raking excessive grass clippings and removing debris from walks, curbs, and parking areas. Caution: Weed eaters should NOT be used around trees because of potential damage to the bark.

EDGING
Edging of all sidewalks, curbs and other paved areas shall be performed once every other mowing. Debris from the edging operations shall be removed and the areas swept clean. Caution shall be used to avoid flying debris.

LIMING & FERTILIZING
A soil test shall be taken to determine whether an application of limestone in late fall is necessary. If limestone is required, the landscape contractor shall specify the rate, obtain approval from the owner and apply it at an additional cost. A unit price for liming of turf shall accompany the bid based on a rate of 50 pounds per 1000 square feet.

Fertilizer shall be applied in areas based on the existing turf species.

LAWN WEED CONTROL: HERBICIDES
Selection and proper use of herbicides shall be the landscape contractor's responsibility. All chemical applications shall be performed under the supervision of a Licensed Certified Applicator. **Read the label prior to applying any chemical.**

INSECT & DISEASE CONTROL FOR TURF
The contractor shall be responsible for monitoring the site conditions on each visit to determine if any insect pest or disease problems exist. The contractor shall identify the insect pest or disease, as well as the host plant, and then consult the most current edition of the Cooperative Extension Service's "Commercial Insecticide Recommendation for Turf" for control. The licensed applicator shall be familiar with the label provided for the selected product prior to application.

Inspection and treatment to control insect pests shall be included in the contract price.

TREES, SHRUBS, & GROUND COVER

MULCHING
Annually, all tree and shrub beds will be prepared and mulched, to a minimum depth of 3" with quality mulch to match existing. Bed preparation shall include removing all weeds, cleaning up said bed, edging and cultivating decayed mulch into the soil. Debris from edging is to be removed from beds where applicable. If deemed necessary, a pre-emergent herbicide may be applied to the soil to inhibit the growth of future weeds.

Organically maintained gardens shall not receive any pre-emergent herbicides. Mulch in excess of 4" will be removed from the bed areas. SPECIAL CARE shall be taken in the mulching operation not to over-mulch or cover the base of trees and shrubs. This can be detrimental to the health of the plants.

WEEDING
All beds shall be weeded on a continuous basis throughout the growing season to maintain a neat appearance at all times.

Pre-emergent (soil-applied) and post-emergent (foliar-applied) herbicides shall be used where and when applicable and in accordance with the product's label.

INSECT & DISEASE CONTROL: TREES, SHRUBS & GROUNDCOVER

The maintenance contractor shall be responsible for monitoring the landscape site on a regular basis. The monitoring frequency shall be monthly except for growing season, which will be every other week. Trained personnel shall monitor for plant damaging insect activity, plant pathogenic diseases and potential cultural problems in the landscape. The pest or cultural problem will be identified under the supervision of the contractor.

For plant damaging insects and mites identified in the landscape, the contractor shall consult and follow the recommendations of the most current edition of the state Cooperative Service publication on insect control on landscape plant material.

Plant pathogenic disease problems identified by the contractor that can be resolved by pruning or physical removal of damaged plant parts will be performed as part of the contract. For an additional charge, plant pathogenic diseases that can be resolved through properly timed applications of fungicides shall be made when the owner authorizes it.

If the contractor notes an especially insect-or disease-prone plant species in the landscape, he/she will suggest replacement with a more pest-resistant cultivar or species that is consistent with the intent of the landscape design.

NOTE: For identification of plant-damaging insects and mites, a reference textbook that can be used is *Insects that feed on Trees and Shrubs* by Johnson and Lyon, Comstock Publishing Associates. For plan pathogenic diseases, two references are suggested: *Scouting and Controlling Woody Ornamental Diseases in Landscapes and Nurseries*, authorized by Gary Moorman, published by Penn State College of Agricultural Sciences, and *Diseases of Trees and Shrubs* by Sinclair and Lyon, published by Comstock Publishing Press.

TRASH REMOVAL
The maintenance contractor shall remove trash from all shrub and groundcover beds with each visit.

LEAF REMOVAL
All fallen leaves shall be removed from the site in November and once in December. If requested by the owner, the maintenance contractor, at an additional cost to the owner shall perform supplemental leaf removals.

WINTER CLEAN-UP
The project shall receive a general clean-up once during each of the winter months, i.e., January, February, and March.

Clean-up includes:
- Cleaning curbs and parking areas
- Removing all trash and unwanted debris
- Turning mulch where necessary
- Inspection of grounds

SEASONAL COLOR: PERENNIALS, ANNUALS, AND BULBS

The installation of perennials, annuals, and bulbs, unless specified herein, shall be reviewed with the owner, and, if accepted, installed and billed to the owner.

INTERPLAN

220 E. Central Pkwy, Ste 4000
Altamonte Springs, FL 32701

407-645-5008
Interplanllc.com

October 3, 2025

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

Reference: **Project Narrative / Variance Request**
Chick-fil-A #3040 - Mandarin
Interplan Project Number: 2024.0425
10422 San Jose Boulevard, Jacksonville, FL 32257

To Whom It May Concern:

The existing Chick-fil-A located at 3280 Oak Bluff Lane is proposing additional parking for team member use to be located at the above-referenced address. As part of the process for this proposed additional parking area, a variance is being requested for the following:

- **Reduction of the required five-foot (5') northern landscape buffer to two feet seven inches. (2'7").**
- **Increase the maximum number of off-street parking spaces from 29 to 46 at 10422 San Jose Boulevard. The CAVA site is decreasing parking by 17, from 71 spaces to 54 spaces to account for the added parking to the above-mentioned lot.**

While the proposed northern landscape area reduction is being requested for this parcel, the area of the shared landscaped area with the adjacent parcel is an average of seven-point four feet (7.4') in width, thus meeting the intent of the required five-foot (5') code requirement. It is also important to note that the parcel requesting the variance and the parcel with the shared landscape area are owned by the same entity. Further justification for this variance and responses to specific conditions as per Sec. 656.1215 (b) of the City's code has been provided on the following pages.

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

After a thorough evaluation of our site, it has become clear that expanding parking within Chick-fil-A's existing property is not feasible due to spatial and operational constraints.
To address this, Chick-fil-A is proposing a collaborative approach that involves the reduction of a portion of the landscaped area on the above-mentioned parcel that is currently underutilized in order to develop additional team member parking.

i. The proposed request is consistent with the definition of a variance.

Yes, the proposed request is consistent with the City's definition of a variance.

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

Being held to the strict interpretation of the code would result in substantially fewer parking spaces for Chick-fil-A team members. Chick-fil-A generates more drive-thru traffic and customers than most other fast-food restaurants. A need has been identified to find parking for team members off-site in order to allow more availability for onsite customer parking.

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; such as, for example, furthering the preservation of natural resources by saving a tree or trees.

The request is not based on a desire to reduce the cost of development, but rather to maximize the use of the area to meet a need for additional team member parking for the existing Chick-fil-A restaurant. While a portion of the landscaped area would be repurposed, the design will prioritize aesthetic integration; improving the existing site conditions by adding more robust landscaping and trees to maintain visual appeal and reduce environmental impact.

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 the approval of the variance.

Chick-fil-A's additional parking area will be designed per the City's standards and will be well-maintained. The proposed will be an improvement to existing conditions.

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.

Every effort has been made by Chick-fil-A's design team to reduce variations from code requirements. The proposed deviation will not be detrimental to the public. In fact, the aim is to enhance the customer experience by parking team members in this area to free up onsite parking spaces for customer use. Adequate parking for both Chick-fil-A and CAVA are also still being met per code.

vi. The effect of the proposed variance is in harmony with the spirit and intent of the Zoning Code.

While the proposed northern landscape area reduction is being requested for this parcel, the area of the shared landscaped area with the adjacent parcel is an average of seven-point four feet (7.4') in width, thus meeting the intent of the required five-foot (5') code requirement. In addition, this will be an improvement to existing conditions, as this area is currently concrete with no landscaping. The design will be adding more robust landscaping and trees to maintain visual appeal and reduce environmental impact meeting the intent of the Zoning Code.

Sincerely,
INTERPLAN LLC
Danielle Hoffman
Danielle Hoffman
Senior Permit Lead

ec: Stuart Anderson / Krishna Desai / Tan Vu / Kendra Lewis, Interplan LLC

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.

OAK BLUFF PROPERTY LLC
PO BOX 50910
JACKSONVILLE BEACH, FL 32240

Primary Site Address
10422 SAN JOSE BLVD
Jacksonville FL 32257-

Official Record Book/Page
16792-00754

Tile #
7606

10422 SAN JOSE BLVD

Property Detail

RE #	158796-0130
Tax District	GS
Property Use	1000 Vacant Comm
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	02919 OAK BLUFF GROVE
Total Area	10601

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	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	$0.00	$0.00
Extra Feature Value	$9,602.00	$8,410.00
Land Value (Market)	$110,250.00	$121,275.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$119,852.00	$129,685.00
Assessed Value	$119,852.00	$129,685.00
Cap Diff/Portability Amt	$0.00 / $0.00	$0.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$119,852.00	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
16792-00754	5/22/2014	$100.00	MS - Miscellaneous	Unqualified	Vacant
15980-00403	6/22/2012	$1,307,100.00	QC - Quit Claim	Unqualified	Vacant
14281-00656	10/1/2007	$100.00	QC - Quit Claim	Unqualified	Vacant
09119-01743	11/3/1998	$100.00	WD - Warranty Deed	Unqualified	Vacant
05858-00636	9/21/1984	$693,000.00	WD - Warranty Deed	Unqualified	Vacant
05327-00862	4/30/1981	$20,000.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVAC1	Paving Asphalt	0	0	0	3,723.00	$4,034.00
2	LPMC1	Light Pole Metal	0	0	0	2.00	$2,445.00
3	LITC1	Lighting Fixtures	0	0	0	4.00	$1,214.00
4	PVCC1	Paving Concrete	0	0	0	176.00	$717.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	CCG-1	0.00	0.00	Common	10,500.00	Square Footage	$121,275.00

Legal

LN	Legal Description
1	14-83 06-4S-27E .24
2	OAK BLUFF GROVE
3	PT TRACT 9 RECD O/R 16792-754
4	BEING TRACT 3

Buildings

No data found for this section

2023 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	$119,852.00	$0.00	$119,852.00	$1,420.60	$1,356.35	$1,239.93

Public Schools: By State Law	$119,852.00	$0.00	$119,852.00	$406.21	$381.49	$351.67
By Local Board	$119,852.00	$0.00	$119,852.00	$282.19	$269.43	$244.31
FL Inland Navigation Dist.	$119,852.00	$0.00	$119,852.00	$4.02	$3.45	$3.45
Water Mgmt Dist. SJRWMD	$119,852.00	$0.00	$119,852.00	$24.78	$21.49	$21.49
School Board Voted	$119,852.00	$0.00	$119,852.00	$0.00	$119.85	$0.00
			Totals	$2,137.80	$2,152.06	$1,860.85

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$125,529.00	$125,529.00	$0.00	$125,529.00
Current Year	$119,852.00	$119,852.00	$0.00	$119,852.00

2023 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.

2023

2022

2021

2020

2019

2018

2017

2016

2015

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

More Information

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

Detail by Entity Name

Florida Limited Liability Company
OAK BLUFF PROPERTY, L.L.C.

Filing Information

Document Number	L06000032162
FEI/EIN Number	20-4573586
Date Filed	03/27/2006
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	02/05/2015
Event Effective Date	02/28/2009

Principal Address

320 N. 1ST ST. Suite 706
JACKSONVILLE BEACH, FL 32250

Changed: 02/24/2021

Mailing Address

P.O. BOX 50910
JACKSONVILLE BEACH, FL 32240

Changed: 04/21/2008

Registered Agent Name & Address

KENNEY, THERESA M ESQ
4348 SOUTHPOINT BLVD.
SUITE 101
JACKSONVILLE, FL 32216

Name Changed: 11/30/2009

Address Changed: 11/30/2009

Authorized Person(s) Detail

Name & Address

Title Manager

Bakkar Global LLC
320 N. 1ST ST.
SUITE 706
JACKSONVILLE BEACH, FL 32250

Annual Reports

Report Year	Filed Date
2023	02/17/2023
2024	04/10/2024
2025	03/31/2025

Document Images

03/31/2025 -- ANNUAL REPORT	View image in PDF format
04/10/2024 -- ANNUAL REPORT	View image in PDF format
02/17/2023 -- ANNUAL REPORT	View image in PDF format
03/04/2022 -- ANNUAL REPORT	View image in PDF format
02/24/2021 -- ANNUAL REPORT	View image in PDF format
03/13/2020 -- ANNUAL REPORT	View image in PDF format
03/26/2019 -- ANNUAL REPORT	View image in PDF format
02/16/2018 -- ANNUAL REPORT	View image in PDF format
01/18/2017 -- ANNUAL REPORT	View image in PDF format
03/08/2016 -- ANNUAL REPORT	View image in PDF format
04/16/2015 -- ANNUAL REPORT	View image in PDF format
02/05/2015 -- LC Amendment	View image in PDF format
03/07/2014 -- ANNUAL REPORT	View image in PDF format
01/23/2013 -- ANNUAL REPORT	View image in PDF format
01/05/2012 -- ANNUAL REPORT	View image in PDF format
02/23/2011 -- ANNUAL REPORT	View image in PDF format
04/12/2010 -- ANNUAL REPORT	View image in PDF format
02/13/2009 -- Merger	View image in PDF format
01/15/2009 -- ANNUAL REPORT	View image in PDF format
04/21/2008 -- ANNUAL REPORT	View image in PDF format
04/12/2007 -- ANNUAL REPORT	View image in PDF format
03/27/2006 -- Florida Limited Liability	View image in PDF format

Detail by Entity Name

Florida Limited Liability Company
BAKKAR GLOBAL, LLC

Filing Information

Document Number	L19000000909
FEI/EIN Number	83-3016087
Date Filed	01/02/2019
Effective Date	01/01/2019
State	FL
Status	ACTIVE

Principal Address

320 N 1ST ST STE 706
JACKSONVILLE, FL 32250

Mailing Address

320 N 1ST ST STE 706
JACKSONVILLE, FL 32250

Registered Agent Name & Address

KENNEY, THERESA M, ESQ
4348 SOUTHPOINT BLVD STE 101
JACKSONVILLE, FL 32216

Authorized Person(s) Detail

Name & Address

Title Manager

BAKKAR, RAMZY W
320 N 1ST ST STE 706
JACKSONVILLE, FL 32250

Title Manager

BAKKAR, TONY W
320 N 1ST ST STE 706
JACKSONVILLE, FL 32250

Annual Reports

Report Year	Filed Date

2023	02/17/2023
2024	04/10/2024
2025	03/31/2025

Document Images

03/31/2025 -- ANNUAL REPORT	View image in PDF format
04/10/2024 -- ANNUAL REPORT	View image in PDF format
02/17/2023 -- ANNUAL REPORT	View image in PDF format
03/04/2022 -- ANNUAL REPORT	View image in PDF format
02/24/2021 -- ANNUAL REPORT	View image in PDF format
03/13/2020 -- ANNUAL REPORT	View image in PDF format
01/02/2019 -- 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
Individual

Oak Bluff Property LLC

Owner (Affiant) Name

10422 San Jose Blvd., Jacksonville, FL 32257

Address(es) for Subject Property

158796-0130

Real Estate Parcel Number(s) for Subject Property

Chick-fil-A, Inc. & Interplan LLC

Appointed or Authorized Agent(s)

Administrative Deviation / Civil Plan Review / Site Work Permit

Type of Request(s)/Application(s)

STATE OF FLORIDA

COUNTY OF DUVAL

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

1. I am the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above noted request(s)/application(s) being made to the City of Jacksonville.

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

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

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

Ramzy Bakkar

Printed/Typed Name of Affiant

NOTARIAL CERTIFICATE

Sworn to and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 1ST, day of MAY, 2025, by RAMZY BAKKAR, who is ☑ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced _____.

Philip Militante

Notary Public Signature

[NOTARY SEAL]

PHILIP MILITANTE
Notary Public - State of Florida
Commission # HH 301844
My Comm. Expires Aug 17, 2026
Bonded through National Notary Assn.

PHILIP MILITANTE

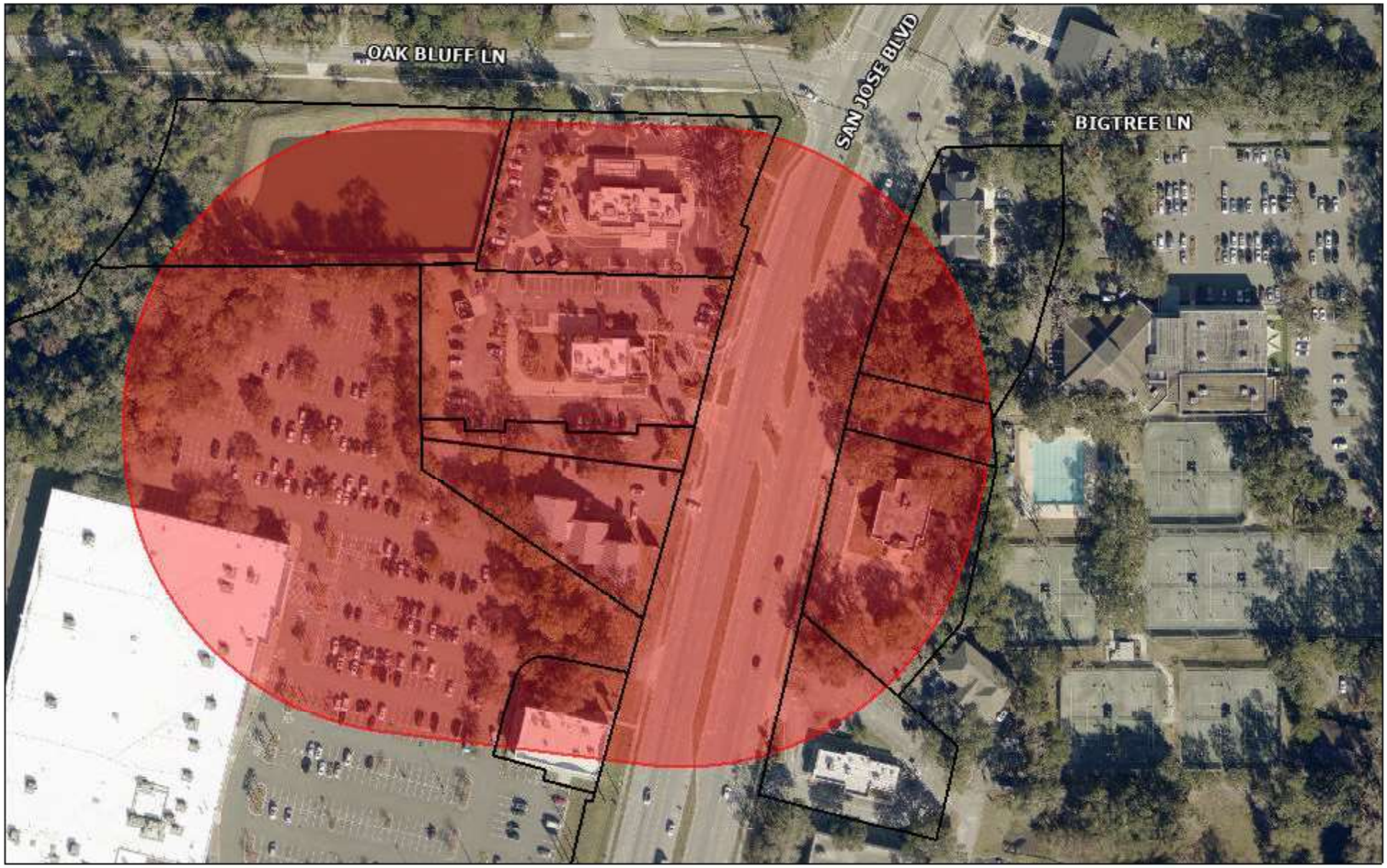
Printed/Typed Name – Notary Public

My commission expires: AUG. 17, 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.

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
158799 0100	BLESSED BY DEAL INC		6420 SW 64 CT			MIAMI	FL	33143
158799 0020	TRIPLE NET EQUITIES LTD		10739 DEERWOOD PARK BLVD STE 300			JACKSONVILLE	FL	32256
158796 0000	10450 SJB LLC		5570 FLORIDA MINING BLVD 202			JACKSONVILLE	FL	32257
155919 0080	M R FRENCH BIG TREE LANE LLC		62 ROSLYN AVE			SEA CLIFF	NY	11579
155919 1200	BARNETT BANK OF JAX NA		C/O BANK OF AMERICA	PO BOX 32547		CHARLOTTE	NC	28232
155919 1100	BARNETT BANK OF JACKSONVILLE		C/O BANK OF AMERICA	PO BOX 32547		CHARLOTTE	NC	28232
158797 0008	LANDCOM REGENCY MANDARIN PARTNERSHIP		TARGET CORP T-1300 C/O PROPERTY TAX DEPT	P O BOX 9456		MINNEAPOLIS	MN	55440-9456
158796 0120	LADSON PROPERTIES LLC		PO BOX 1214			SUMMERVILLE	SC	29484
158796 0130	OAK BLUFF PROPERTY LLC		PO BOX 50910			JACKSONVILLE BEACH	FL	32240
	PICKWICK PARK CIVIC ASSOCIATION	SHELLEY HEANEY	9483 BEAUCLERC COVE RD			JACKSONVILLE	FL	32257
	SOUTHEAST	JOANNE PARKER GRIFFIN	4222 LALOSA DR			JACKSONVILLE	FL	32217

Land Development Review



November 4, 2025

4151247_T-2025-6590

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Duval County, City Of Jacksonville
Jim Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Account No: CR796052 Date: 11/4/2025
User: Jamieson, Payton - PDCU Email: PJamieson@coj.net
REZONING/VARIANCE/EXCEPTION

Name: Danielle Hoffman
Address: 220 East Central Parkway Suite 4000, Altamonte Springs Florida, 32701
Description: Variance application Z-6590, 10422 San Jose Blvd

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	1236.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	1236.00

Control Number: 7991557 | Paid Date: 11/6/2025 **Total Due: $1,236.00**

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

Account No: CR796052 Date: 11/4/2025
REZONING/VARIANCE/EXCEPTION

Name: Danielle Hoffman
Address: 220 East Central Parkway Suite 4000, Altamonte Springs Florida, 32701
Description: Variance application Z-6590, 10422 San Jose Blvd

Total Due: $1,236.00

Minor Modifications and Administrative Deviation Appeals

Land Use Amendments, Companion Rezonings, and Text Amendments

2025-0823

(L-6055-25C)

(Companion 2025-0824)

Report of the Jacksonville Planning Department
Small-Scale Future Land Use Map Amendment – November 26, 2025

Ordinance/Application No.:	**2025-823 / L-6055-25C**
Property Location:	0 New Brandy Branch Road and 0 Brandy Branch Road
Real Estate Number(s):	000891 0000; 000901 0000; 000902 0000; and 000903 0010
Property Acreage:	2.49 acres
Planning District:	District 4, Southwest
City Council District:	District 12
Applicant:	Cyndy Trimmer, Esq.
Current Land Use:	Agriculture (AGR)—2.49 acres
Proposed Land Use:	Community/General Commercial (CGC)—1.74 acres Neighborhood Commercial (NC)—0.75 of an acre
Current Zoning:	Agriculture (AGR)
Proposed Zoning:	Planned Unit Development (PUD)
Development Boundary:	Rural Area
RECOMMENDATION:	**APPROVE**

BACKGROUND

The 2.49-acre subject site is composed of four parcels and is located east of Canal Street and west of US Highway 301 South. The subject site extends from Brandy Branch Road on the south to New Brandy Branch Road on the north. According to the City's Functional Highway Classification Map, Brandy Branch Road, New Brandy Branch Road, and Canal Street are all local roadways, while US Highway 301 South is an FDOT Principal Arterial roadway.

The applicant is proposing a Future Land Use Map (FLUM) amendment from Agriculture (AGR) to Community/General Commercial (CGC) and Neighborhood Commercial (NC) to allow for commercial development to service the interchange of I-10 and US 301. The southernmost, 0.75 of an acre parcel located along Brandy Branch Road is proposed for NC land use, while the remaining three parcels with frontage along New Brandy Branch

Road are proposed for CGC land use. The applicant is also proposing a companion rezoning from Agriculture (AGR) to Planned Unit Development (PUD), which is pending concurrently with this application, pursuant to Ordinance 2025-824.

The adjacent land use categories, zoning districts and property uses are as follows:

North: Land Use: AGR and CGC
Zoning: AGR, Commercial Community/General-1 (CCG-1) and CCG-2
Property Use: Single family dwellings, warehouse, and Town of Baldwin (Approximately two square miles and includes a mix of uses)

South: Land Use: AGR and CGC
Zoning: PUD, CCG-2, and AGR
Property Use: Truck stop and truck service garage

East: Land Use: CGC, Heavy Industrial (HI), and Rural Residential (RR)
Zoning: CCG-1, Industrial Heavy (IH), and Residential Rural-Acre (RR-Acre)
Property Use: Highway, a railroad line, and timberland

West: Land Use: AGR and Low Density Residential (LDR)
Zoning: AGR and PUD
Property Use: Single-family dwellings

IMPACT ASSESSMENT

Potential impacts of a proposed land use map amendment have been analyzed by comparing the Development Impact Standards for the subject site's existing vs. proposed land use categories unless maximum density/intensity is noted on the Annotated FLUM or is in a site specific policy. Development Impact Standards are detailed in FLUE Policy 1.2.16, *Development Standards for Impact Assessment*. These standards produce development potentials as shown in this section.

Impact Assessment Baseline Review

Development Analysis—2.49 acres		
Development Boundary	Rural Area	
Roadway Frontage Classification / State Road	New Brandy Branch Road / local road Brandy Branch Road / local road	
Plans and/or Studies	Southwest Vision Plan	
Site Utilization	Current: Undeveloped	Proposed: General commercial uses

Development Analysis—2.49 acres		
Land Use / Zoning	Current: AGR / AGR	Proposed: CGC and NC/ PUD
Development Standards for Impact Assessment	Current: 1 DU / 2.5 acres	Proposed: CGC—1.74 acres - Scenario 1: 0.35 FAR - Scenario 2: 15 DU/acre NC—0.75 of an acre - Scenario 1: 0.45 FAR - Scenario 2: 20 DU/acre
Development Potential	Current: 1 DU	Proposed: Scenario 1: 41,229.54 sqft Scenario 2: 41 DU
Net Increase/Decrease in Maximum Density	Scenario 1: N/A Scenario 2: Increase of 40 DU	
Net Increase/Decrease in Potential Floor Area	Scenario 1: Increase of 41,229.54 sqft Scenario 2: N/A	
Population Potential	Current: 2 people	Proposed: 96 people (Scenario 2 only)
Public Facilities Impacts		
Potential Roadway Impact	Scenario 1: 7,133 net new daily trips Scenario 2: 246 net new daily trips	
Potential Public School Impact	7 students	
Water Provider	Town of Baldwin Utilities	
Potential Water Impact	Scenario 1: increase in 1,795.48 gallons per day Scenario 2: increase in 9,369 gallons per day	
Sewer Provider	Town of Baldwin Utilities	
Potential Sewer Impact	Scenario 1: increase in 1,346.61 gallons per day Scenario 2: increase in 7,026.75 gallons per day	
Potential Solid Waste Impact	Scenario 1: increase in 63.367 tons per year Scenario 2: increase in 104 tons per year	
Environmental Features		
Aquatic Preserve	No	
Brownfields	No	
Boat Facility Siting Zone	No	
Contours/Elevations	81 to 82 feet above sea level	
Drainage Basin/Sub-basin	Major: Brady/Yellow Branch Sub: Unnamed Ditch	
Ground Water Aquifer Recharge Area	0-4 inches	

Development Analysis—2.49 acres	
Land Cover	4410: Pine Plantation
Recreation and Parks	Less than a mile away from Baldwin Middle/High School Pool
Well Head Protection Zone	No
Coastal High Hazard Area (CHHA)	No
Flood Zones	No
Soils	51: Pelham Fine Sand, 0 to 2 percent slopes
Wetlands	No
Wildlife *(applicable to sites greater than 50 acres)*	N/A
Historic Features	
Archaeological Sensitivity	Low
Cultural Resources	No
Historic District	No
Land Use and Zoning Features	
Industrial Preservation Area	No
Adaptation Action Area	No
Transportation Features	
Airport Environ Zone	No
Mass Transit Access	No
Evacuation Zone	No

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 intends to connect to the Town of Baldwin's central water and sewer services, subject to the Town's approval. As part of the companion PUD rezoning application, the applicant has submitted a Binding Letter which will require any new development on the site to be served by central water and sewer.

Future Land Use Element

Policy 1.2.9 Development within the Rural Development Area is permitted where connections to centralized potable water and/or wastewater are not available subject to the condition that the minimum lot size shall be one (1) acre of unsubmerged property.

Transportation

The subject site comprises approximately 2.49 acres and is located on Brandy Branch Road, a local roadway, west of US 301 Highway S, a minor arterial roadway. The property lies within the Rural Area and Mobility Zone 5. The applicant is requesting a land use amendment to change the designation from Agricultural (AGR) to Community/General Commercial (CGC) and Neighborhood Commercial (NC) to allow for 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

Policy 1.2.1 The City shall use the Institute of Transportation Engineers Trip Generation Manual, latest edition, to determine the number of trips to be produced or attracted to a particular land use when assessing a traffic impact.

Objective 2.4 The City shall plan for future multi-modal transportation needs for right-of-way, in order to support future land uses shown on the Future Land Use Map series.

Policy 2.4.2 The City shall amend the adopted Comprehensive Plan to incorporate the data and analysis generated by a periodic regional transportation model and study and facilitate the implementation of the study recommendations.

Trip Generation Estimation:

Table A provides the daily trip generation comparison between the existing AGR designation and the proposed CGC and NC designation, illustrating the potential transportation impacts on the roadway network. Based on the ITE Trip Generation Manual, the proposed amendment could generate between 246 and 7,133 net new daily trips compared to the existing land use designation.

Transportation Planning Division RECOMMENDS the following:

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.

Tabel A - Trip Generation Estimation Scenarios

Land Use Scenario	ITE Land Use Code	Potential Units / SF	Estimation Method	Daily Trips
Current Land Use (AGR)	210	1 DU	T = 9.09(X)	9
Total Trips – Existing Land Use				*9*
Proposed Land Use (CGC – Scenario 1)	822	26,528 SF	T = 173.22(X) / 1000	4,595
Total Trips – Proposed Land Use (Scenario 1)				*4,595*
Proposed Land Use (NC – Scenario 1)	822	14,702 SF	T = 173.22(X) / 1000	2,547
Total Trips – Proposed Land Use (Scenario 1)				*2,547*
Proposed Land Use (NC – Scenario 2)	220	41 DUs	T = 6.21(X)	255
Total Trips – Proposed Land Use (Scenario 2)				*255*
Scenario 1 Difference in Daily Trips				**4,586** **2,547**
Scenario 2 Difference in Daily Trips				**246**

Source: Trip Generation Manual, 12th Edition, Institute of Transportation Engineers (ITE)

School Capacity

The 2.49-acre proposed land use map amendment has a development potential of 41 dwelling units and 7 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-6055-25C Brandy Branch Rd
Requested By:	Maddie Read
Reviewed By:	Levonne Griggs
Due:	11/3/2025

Analysis based on maximum dwelling units: **41**

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 1,2 & 8
Elementary	8	5,396	72%	4	84%	1,451	3,010
Middle	7	1,864	80%	1	100%	861	1,541
High	2	3,423	88%	2	87%	334	2,075
				7			

NOTES:
[1] Proposed Development's Concurrenty Service Area (CSA)
[2] Available CSA seats include current reservations

[3] Student Distribution Rate
ES-.110
MS-.045
HS-.070
0.225

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 (100,095) by the number of total permitted housing units (443,232) for the same year, generating a yield of 0.225.

The analysis of the proposed residential development does not reveal any deficiency for school capacity within the CSA.

The analysis of the proposed residential development reveals no deficiency for school capacity within the CSA and adjacent CSAs. Potential school capacity impacts will be addressed through the Concurrency and Mobility Management System Office.

Public School Facilities Element

Policy 2.3.2 The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

Policy 2.3.3 The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6)(a), F.S. and development of regional impacts as provided in 1380.06, F.S

Objective 3.2 Adopted Level of Service (LOS) Standards
Through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements, school capacity is maximized to the greatest extent feasible.

Policy 3.1.1 The LOS standards set forth herein shall be applied consistently for the purpose of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City's Capital Improvement Plan.

Supplemental School Information:

The following additional information regarding the capacity of the assigned neighborhood schools was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance. Note that the percentage occupied may not appear correct due to ESE space requirements.

Application Review Request:	**COJ PDD: Baseline Checklist Review**
Proposed Name:	L-6055-25C Brandy Branch Rd
Requested By:	Maddie Read
Reviewed By:	Levonne Griggs
Due:	11/3/2025
Analysis based on maximum dwelling units:	41

SCHOOL	CSA[1]	STUDENTS GENERATED (Rounded)[3]	SCHOOL CAPACITY[2] (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2025/26)	% OCCUPIED	4 YEAR PROJECTION
Chaffee Trail ES#142	8	4	808	854	106%	105%
Chaffee Trail MS#140	7	1	986	1023	104%	144%
Edward White HS#248	2	2	2101	1781	85%	81%
		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-.110	
MS-.045	
HS-.070	
0.225	

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 0.225.

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.

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 Floridian 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.

PROCEDURAL COMPLIANCE

Upon site inspection by the Planning Department on November 10, 2025 the required notices of public hearing signs were posted. Seventeen (17) 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 17, 2025. No members of the public attended.

CONSISTENCY EVALUATION

Consistency with 2045 Comprehensive Plan Goals, Objectives and Policies

Future Land Use Element (FLUE)

Development Area

Rural Area (RA): The RA consists of all lands outside of the Suburban Area and corresponds with predominantly undeveloped portions of the City with land uses such as Agriculture, Recreation, Conservation, or Public Buildings Facilities. Development should

occur at very low densities which create little demand for new infrastructure and community serving supporting uses, unless development occurs under the Multi-Use Category, as a Rural Village or as a Master Planned Community as defined in the Comprehensive Plan. Development may occur within the Rural Area provided that it is consistent with the Operational Provisions and the Land Use category descriptions. Otherwise, development beyond such boundaries is considered urban sprawl and is to be discouraged.

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 1.1.9 Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site-specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:

- Potential for the development of blighting or other negative influences on abutting properties
- Traffic impacts
- Site Access
- Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
- Configuration and orientation of the property
- Natural or man-made buffers and boundaries
- Height of development
- Bulk and scale of development
- Building orientation
- Site layout
- Parking layout
- Opportunities for physical activity, active living, social connection and access to healthy food.

Policy 1.1.21 Rezonings and amendments to the Future Land Use Map series (FLUMs) shall include consideration of their potential to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and the projected population and to allow for the operation of real estate markets to provide adequate choices for

permanent and seasonal residents and business with the intent that this balance of uses shall:

A. Foster vibrant, viable communities and economic development opportunities;
B. Address outdated development patterns; and/or
C. Provide sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

The projected growth needs and population projections must be based on relevant and appropriate data which is collected pursuant to a professionally acceptable methodology. In considering the growth needs and the allocation of land, the City shall also evaluate land use need based on the characteristics and land development pattern of localized areas. Land use need identifiers include but may not be limited to, proximity to compatible uses, development scale, site limitations, and the likelihood of furthering growth management and mobility goals.

Policy 1.2.9 Development within the Rural Development Area is permitted where connections to centralized potable water and/or wastewater are not available subject to the condition that the minimum lot size shall be one (1) acre of unsubmerged property.

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 3.2.5 The City shall encourage neighborhood commercial uses to be located within one quarter mile of the intersections of roads classified as collector or higher on the Functional Highway Classification Map, except when such uses are an integral component of a mixed-use development, Traditional Neighborhood Development (TND), Transit Oriented Development (TOD), Rural Village or similar development. The City should prohibit the location of neighborhood commercial uses interior to residential neighborhoods in a manner that will encourage the use of local streets for non-residential traffic.

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), 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 all AGR lands is 1 dwelling unit per 2.5 acres.

Community/General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods to reduce the number of Vehicle Miles Traveled.

CGC also allows for multi-family residential densities up to 20 units per acre in the Rural Area, with no minimum density. However, 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. 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. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services; abut a roadway classified as a collector or higher on the Functional Highway Classification Map; and which are located in areas with an existing mix of non-residential uses.

Neighborhood Commercial (NC) is a category primarily intended to provide commercial retail and service establishments which serve the daily needs of nearby residential neighborhoods. These uses shall generally be located within walking distance of residential neighborhoods in order to reduce the number of Vehicles Miles Traveled. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods. Plan amendment requests for new NC designations are preferred in locations which are supplied with full urban services; which abut a roadway classified as a collector or higher on the Functional Highway Classification Map; and which are compatible with adjacent residential neighborhoods. Sites with two or more property boundaries on transportation rights-of-way are considered preferred locations.

The southeastern parcel is approximately 0.75 of an acre in size, has frontage along Brandy Branch Road, and is proposed for NC land use. The remaining three parcels, which amount to approximately 1.74 acres in size, are proposed for CGC land use. While all three parcels proposed for CGC land use have frontage along New Brandy Branch Road, the westernmost of the three parcels extends southward and has frontage along Brandy Branch Road.

The subject site is approximately ¼ of mile south of the Town of Baldwin, west of US 301, and just north of the I-10 Expressway. The subject site, composed of four parcels, is adjacent to commercial land use designations to the east, and rural, single-family residential lots to the west and north. The applicant is proposing a Future Land Use Map (FLUM) amendment from AGR to NC and CGC within the Rural Area to allow for commercial development to support the area surrounding the I-10 and US 301 interchange. This is a significant interchange with considerable truck traffic. A large truck and travel stop (an approximately 17-acre property) is located immediately south of the subject site, across Brandy Branch Road. Consistent with FLUE Policy 3.2.5, the portion of the subject site that would be designated as NC would be located within ¼ of a mile of classified roadways and would not be located interior to a residential neighborhood.

The proposed amendment to NC and CGC would allow for the development of an undeveloped and underutilized property for additional commercial uses within the Southwest Planning District and would increase the amount of commercially designated

land available to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth. Allowing commercial development at this location would support the nearby residences by providing a mix of retail and service establishments. Therefore, the amendment is consistent with FLUE Goal 3, Objective 3.2, and Policy 1.1.21.

This amendment would promote commercial development in a nodal pattern along a commercial corridor near the intersection of an FDOT Principal Arterial roadway and an FDOT interstate. While the site is adjacent to single-family residences to the north and west, the parcel proposed for NC land use will act as a transitional and complementary land use to the CGC land to the east. New Brandy Branch Road provides a buffer between the proposed commercial uses and the single-family residences to the north. The proposed PUD rezoning provides additional buffers and site design criteria to help integrate the commercial uses. Additionally, CGC is a logical extension of the existing CGC to the east. Thus, the proposed amendment is consistent with FLUE Goal 1 and Policy 1.1.9.

The applicant intends to connect to the Town of Baldwin's central water and sewer services, subject to the Town's approval. As a part of the companion PUD rezoning application, the applicant has submitted a Binding Letter which will require any new development on the site to be served by central water and sewer. Therefore, the proposed amendment is consistent with FLUE Policy 1.2.9.

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.

Southwest Vision Plan (2003)

The subject property is located within the boundaries of the Southwest Jacksonville Vision Plan (2003) and the Rural/Conservation Character Area of the Vision Plan. Theme 2 of the Plan highlights the importance of commercial uses that satisfy the daily household needs of surrounding residences without detracting from the rural character of the area. The proposed amendment to NC and CGC will allow for commercial development that can support the needs of nearby residences in a convenient and complementary manner.

Strategic Regional Policy Plan

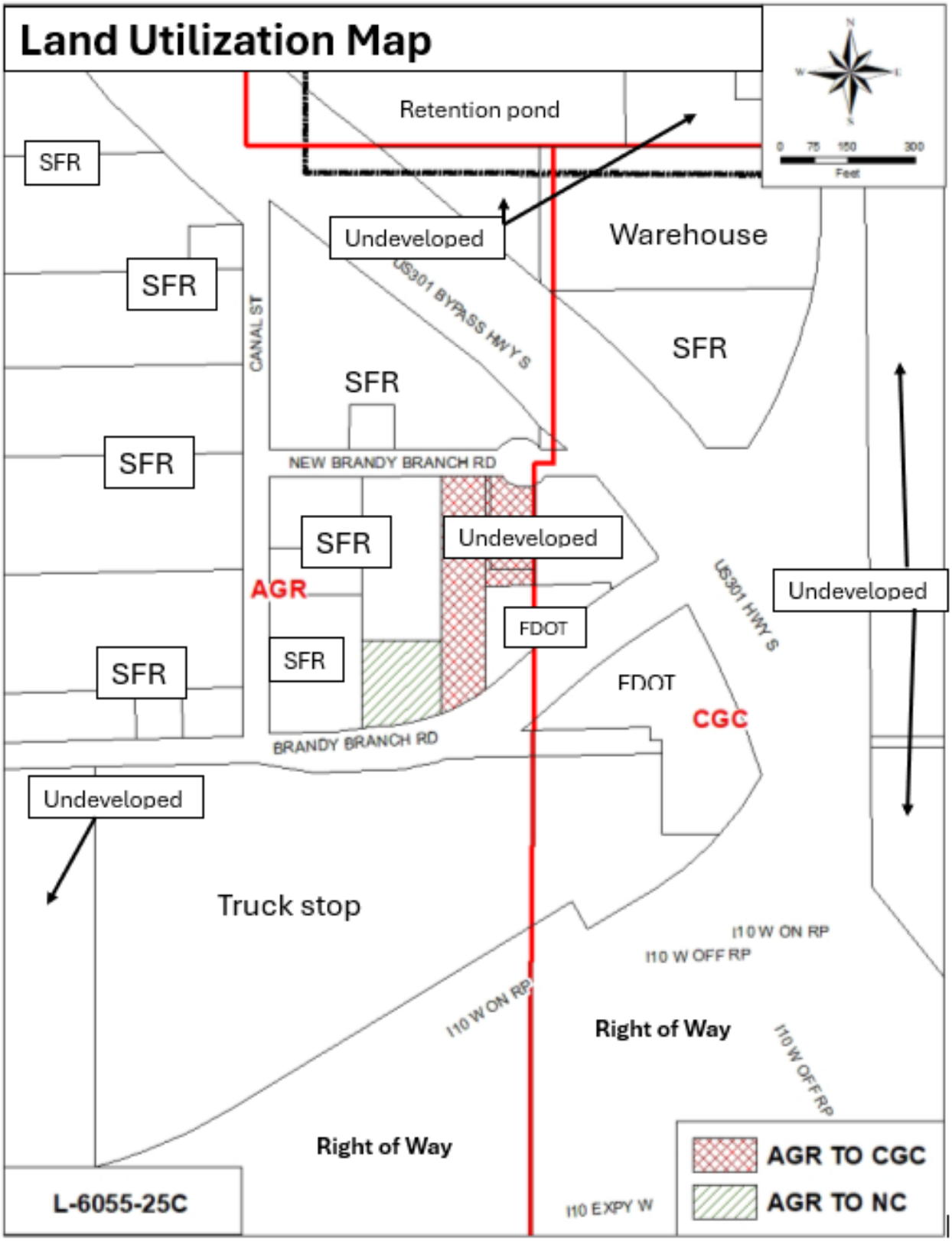
The proposed amendment is consistent with the following Objective and Policy of the Strategic Regional Policy Plan, Regional Transportation Subject Area:

Objective: Integrated planning: The link between land use, resources, and mobility

Policy 4: The Region supports strategies identified by the Regional Community Institute as they worked on First Coast Vision, including:

- Maintenance of a diversity of land use in the Region.

The proposed land use amendment would increase opportunities for commercial development, helping to maintain a diversity of land use in the area. Therefore, the proposed amendment is consistent with the Strategic Regional Policy Plan.


Land Utilization Map
Retention pond
SFR
SFR
SFR
SFR
SFR
SFR
Undeveloped
Warehouse
SFR
SFR
CANAL ST
US301 BYPASS HWY S
NEW BRANDY BRANCH RD
Undeveloped
AGR
FDOT
SFR
FDOT
CGC
US301 HWY S
Undeveloped
BRANDY BRANCH RD
Undeveloped
Truck stop
I10 W ON RP
I10 W OFF RP
I10 W ON RP
Right of Way
I10 W OFF RP
Right of Way
I10 EXPY W
L-6055-25C
AGR TO CGC
AGR TO NC
0 75 150 300
Feet

2025-0824

(Companion 2025-0823)

2025-0824
Companion to 2025-0823
KPC

REPORT OF THE PLANNING DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2025-0824 TO

PLANNED UNIT DEVELOPMENT

DECEMBER 4, 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 **2025-0824** to Planned Unit Development.

Location:	0 New Brandy Branch Road, between New Brandy Branch Road and US 301 Bypass
Real Estate Number(s):	000888 0020; 000901 0000; 00891 0000; 000903 0010; 000902 0000
Current Zoning District(s):	Commercial Community/General-1 (CCG-1) Agriculture (AGR)
Proposed Zoning District:	Planned Unit Development (PUD)
Current Land Use Category:	Community/General Commercial (CGC) Agriculture (AGR)
Proposed Land Use Category:	Community/General Commercial (CGC) Neighborhood Commercial (NC)
Planning District:	District 4 – Southwest
Council District:	District 12
Applicant/Agent:	Cyndy Trimmer, Esq. Driver, McAfee, Hawthorne and Diebenow, PLLC One Independent Drive, Suite 1200 Jacksonville, Florida 32202
Owner:	New Brandy Branch Rd LLC 2727 Kelsey Place Jacksonville, FL 32257 Elsie M. Loyd Trust 9009 Craven Road Jacksonville, FL 32257

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2025-0824 seeks to rezone approximately 3.69 acres of land from Commercial Community/General-1 (CCG-1) and Agriculture (AGR) to a PUD. The rezoning to PUD is being sought to permit for a variety of commercial uses while also offering protections to the neighboring residences using increased setbacks and buffering and limiting height of proposed structures.

The proposed PUD will permit CCG-1 uses on the eastern portion of the site and CN uses on the west portion of the site. Access to the property will be limited to Brandy Branch Road and increased setbacks for the property boundaries abutting the existing residential uses to the west of the site.

There is a companion Small Scale Land Use Amendment (**2025-0823/L-6055-25C**) which seeks to change the portion of the existing land use category in Agriculture (AGR) to Community/General Commercial (CGC – 1.74 acres) and Neighborhood Commercial (NC – 0.75 acres).

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(A) Is the proposed zoning district consistent with the 2045 Comprehensive Plan?

Yes. The 3.69-acre subject site is composed of five parcels and is located between New Brandy Branch Road and Brandy Branch Road, at the northwest intersection of US 301 Highway South and Brandy Branch Road. According to the City's Functional Highway Classification Map, New Brandy Branch Road and Brandy Branch Road are local roads, and US Highway 301 South is an FDOT Principal Arterial Roadway. The subject site is in the Rural Development Area, in Council District 12, and Planning District 4 (Southwest).

There is a companion land use application, **L-6055-25C**, pending concurrently with this rezoning, pursuant to Ordinance **2025-823**. The proposed land use application encapsulates only the four parcels that are in the AGR land use category; it does not include the parcel that is already in the CGC land use category. If approved, the proposed land use amendment will split the site between two land use designations – CGC, which is approximately 1.74 acres, and NC, which is approximately 0.75 of an acre.

According to the Category Descriptions within the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan, CGC is intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods to reduce the number of Vehicle Miles Traveled. Preferred locations are those which are supplied with full urban services; abut a roadway classified as a collector or higher on the Functional Highway Classification Map; and which are in areas with an existing mix of non-residential uses.

Neighborhood Commercial (NC) is a category primarily intended to provide commercial retail and service establishments which serve the daily needs of nearby residential neighborhoods. These uses shall generally be located within walking distance of residential neighborhoods in order to reduce the number of Vehicles Miles Traveled. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods.

The maximum gross density for both CGC and NC within the Rural Area is 20 units/acre, with no minimum gross density. However, 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. The applicant has submitted a Binding Letter which will require any new development on the site to be served by central water and sewer. While both CGC and NC allow for residential uses, the Written Description dated October 27, 2025, does not list residences as a permitted or permissible use.

The uses, densities, and intensities within the proposed PUD Written Description and Site Plan are consistent with the allowed uses and density requirements of the proposed CGC and NC categories identified in the 2045 Comprehensive Plan, provided that the uses will be limited to the corresponding land use categories.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?

Yes. This proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan, and does further the following goals, objectives and policies contained herein, including:

Future Land Use Element:
Goal 1:
To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

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.

Southwest Vision Plan (2003)
The subject property is located within the boundaries of the Southwest Jacksonville Vision Plan (2003) and the Rural/Conservation Character Area of the Vision Plan. Theme 2 of the Plan highlights the importance of commercial uses that satisfy the daily household needs of surrounding residences without detracting from the rural character of the area. The proposed amendment to NC and CGC will allow for commercial development that can support the needs of nearby residences in a convenient and complementary manner.

(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The written description and the site plan of the intended development meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

(1) Consistency with the 2045 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Community/General Commercial (CGC) and Agriculture (AGR). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series **2025-823 (L-6055-25C)** that seeks to amend the 2.49± acres in Agriculture (AGR) to Community/General Commercial (CGC – 1.74 acres) and Commercial Neighborhood (CN – 0.75 acres). The Planning and Development Department finds that the proposed PUD is consistent with the 2045 Comprehensive Plan, as evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize land for commercial uses. This proposed development will not exceed the projected holding capacity reflected in Table L-20,

Land Use Acreage Allocation Analysis for 2045 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The streetscape: Vehicle access to the property will be by way of Brandy Branch Road. No commercial access will be provided to New Brandy Branch Road.
- The use of existing and proposed landscaping: Per the submitted written description, landscaping will be provided as required by Part 12 of the Zoning Code and will be determined on a property-wide basis. The existing landscaping for the required ten (10) foot uncomplimentary buffer along the existing single-family residences will be left in its natural state. The application was routed to the Landscaping Section of the Development Services Division, and they did not have any concerns with the proposed landscaping.
- The particular land uses proposed and the conditions and limitations thereon: The PUD will be split between two land uses, NC and CGC. The CGC portion of the site will permit for uses primarily found in the CCG-1 zoning district and the NC portion will permit uses primarily found in the CN zoning district.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning Department finds that external compatibility is achieved by the following:

- The type, number and location of surrounding external uses: The subject property is bounded by single-family dwellings to the west and north. To the south of the site is a Love's Travel Stop and gas station and to the east is US 301 and US 301 Bypass. Access via New Brandy Branch Road is prohibited and increase setbacks are proposed along the western property boundaries to protect the abutting residential.

- 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	AGR/CGC	AGR/CCG-1	Single-family dwellings
South	AGR/CGC	PUD 2019-0166-E CCG-1	Convenience store/gas station
East	CGC	CCG-1	US 301 Bypass, vacant
West	AGR	AGR	Single-family dwellings

(6) Intensity of Development

The proposed development is consistent with the proposed Community General Commercial (CGC) and Commercial Neighborhood (CN) functional land use categories for commercial uses.

- The existing residential density and intensity of use of surrounding lands: There are single family dwellings to the west and north of the subject site. The proposed landscaping will meet Part 12 of the zoning code, which requires an uncomplimentary land use buffer along property line abutting residential uses. To the south of the subject site is a Love's Travel Stop and gas station. The proposed PUD will provide a transitional use between the existing residential and commercial uses while offering increased protection to the neighboring residences through increased setbacks, buffering, and height limitations.
- The availability and location of utility services and public facilities and services: The application was routed to JEA, and the following comment was received:
    - The property is located within the JEA Water and Service Territory however the applicant indicates water and sewer will be provided by the City of Baldwin. A JEA Service Availability Letter was not provided with the application, but the existing JEA water and sewer connection points are a significant distance from the site and would likely not be feasible for connection. However, JEA and the City of Baldwin will need to have a discussion before a final decision can be made whether the City of Baldwin will be allowed to provide service within the JEA Franchise Area.

(7) Usable open spaces plazas, recreation areas.

Recreation and open space will be provided as required by the 2045 Comprehensive Plan.

(8) Impact on wetlands

Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(10) Off-street parking including loading and unloading areas.

Parking shall be provided pursuant to Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2045 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

The applicant provided photo proof and the sign posting affidavit that the required Notice of Public Hearing signs were posted on October 20, 2025.

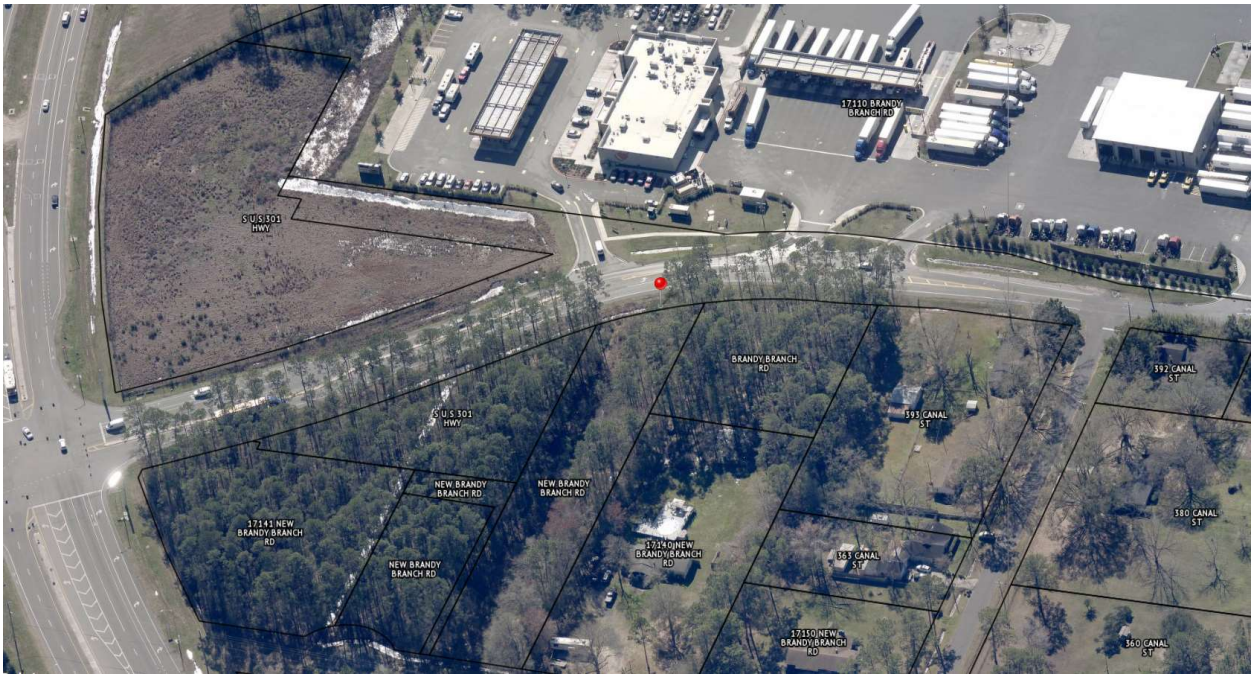
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning **2025-0824** be **APPROVED with the following exhibits:**

1. The original legal description dated September 2, 2025.
2. The original written description dated October 27, 2025.
3. The original site plan dated July 15, 2025.

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning **2025-0824** be **APPROVED.**

Aerial view of the subject site, facing north.

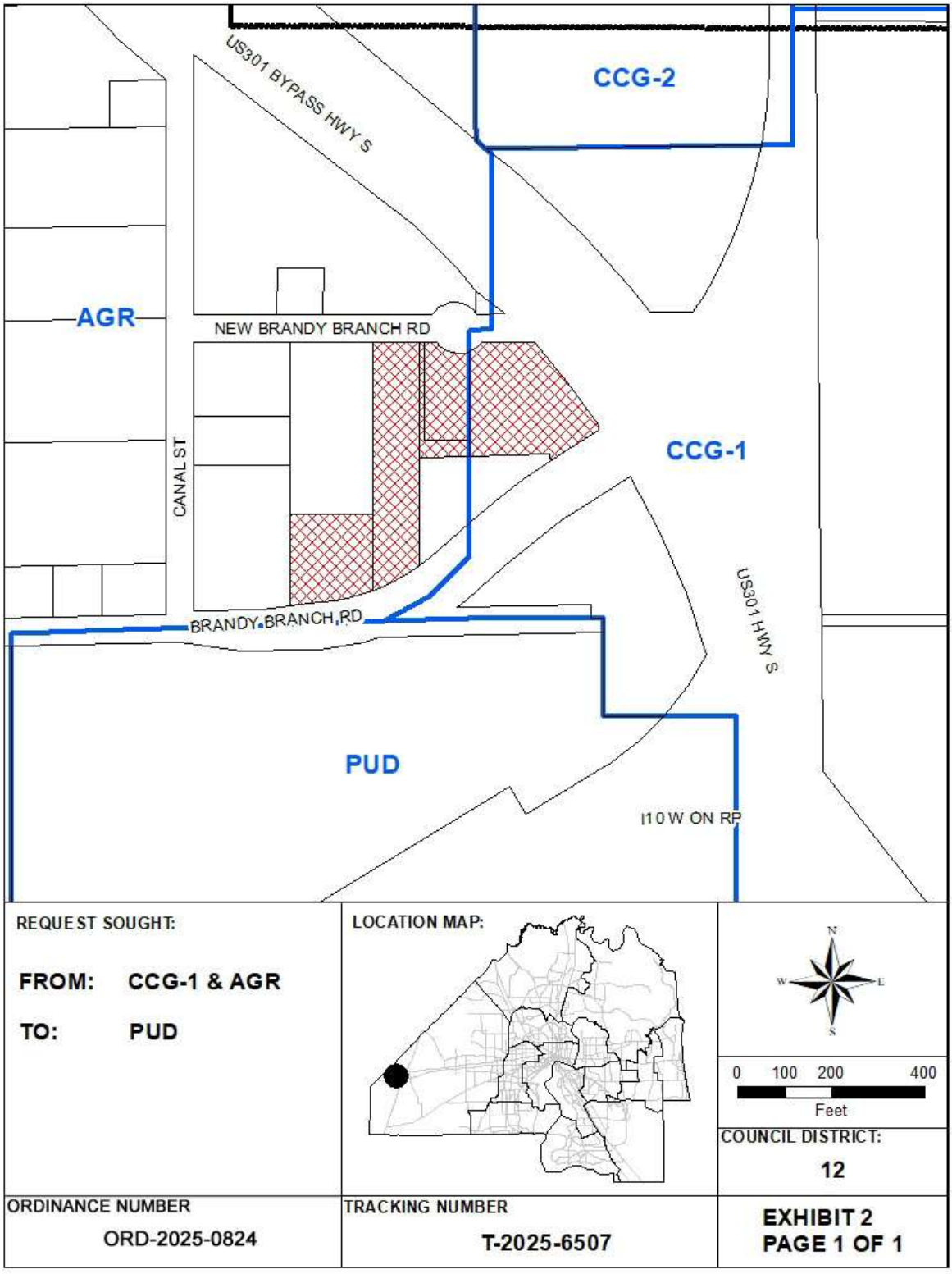


Aerial view of the subject site and surrounding properties, facing south.

Love's Travel Stop, located south of the subject site.

View of abutting residential, located west of the subject site, from Brandy Branch Road.

View of abutting residential, located west of the subject site, from New Brandy Branch Road.


US301 BYPASS HWY S
CCG-2
AGR
NEW BRANDY BRANCH RD
CANAL ST
CCG-1
US301 HWY S
BRANDY BRANCH RD
PUD
I10 W ON RP
REQUEST SOUGHT:
FROM: CCG-1 & AGR
TO: PUD
LOCATION MAP:
N
W
E
S
0 100 200 400
Feet
COUNCIL DISTRICT:
12
ORDINANCE NUMBER
ORD-2025-0824
TRACKING NUMBER
T-2025-6507
EXHIBIT 2
PAGE 1 OF 1

Legal Map

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2025-0824 **Staff Sign-Off/Date** KPC / 10/13/2025
Filing Date 10/27/2025 **Number of Signs to Post** 3

Hearing Dates:
1st City Council 12/09/2025 **Planning Commission** 12/04/2025
Land Use & Zoning 01/06/2026 **2nd City Council** 01/13/2026
Neighborhood Association N/A
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 6507 **Application Status** PENDING
Date Started 09/03/2025 **Date Submitted** 09/03/2025

General Information On Applicant

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

General Information On Owner(s)

☐ **Check to fill first Owner with Applicant Info**

Last Name N/A **First Name** N/A **Middle Name**
Company/Trust Name NEW BRANDY BRANCH RD LLC
Mailing Address 2727 KELSEY PLACE
City JACKSONVILLE **State** FL **Zip Code** 32257
Phone **Fax** **Email**

Last Name N/A **First Name** N/A **Middle Name**
Company/Trust Name ELSIE M. LOYD TRUST
Mailing Address 9009 CRAVEN ROAD
City JACKSONVILLE **State** FL **Zip Code** 32257

Phone	Fax	Email

Property Information

Previous Zoning Application Filed For Site? ☑

If Yes, State Application No(s) Z-6360

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	000888 0020	12	4	CCG-1	PUD
Map	000901 0000	12	4	AGR	PUD
Map	000891 0000	12	4	AGR	PUD
Map	000903 0010	12	4	AGR	PUD
Map	000902 0000	12	4	AGR	PUD

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

Existing Land Use Category

Land Use Category Proposed? ☑

If Yes, State Land Use Application # 6055

Total Land Area (Nearest 1/100th of an Acre) 3.69

Development Number

Proposed PUD Name BRANDY BRANCH PUD

Justification For Rezoning Application

THIS PUD IS FILED TO PERMIT CCG-1 AND CN USES ON THE PROPERTY.

Location Of Property

General Location NORTH OF BRANDY BRANCH ROAD AND WEST OF US 301 BYPASS

House #	Street Name, Type and Direction	Zip Code
0	NEW BRANDY BRANCH RD	32234

Between Streets BRANDY BRANCH ROAD **and** US 301 BYPASS

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	
3.69 Acres @ $10.00 /acre:	$40.00
3) Plus Notification Costs Per Addressee	
14 Notifications @ $7.00 /each:	$98.00
4) Total Rezoning Application Cost (Not to Exceed $15,000.00):	$2,407.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT 1

LEGAL DESCRIPTION

September 2, 2025

PARCEL 1:

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 23 EAST, DUVAL COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27; THENCE ON THE WEST LINE THEREOF (ALSO BEING THE CENTERLINE OF CANAL STREET), NORTH 00 DEGREES 28 MINUTES 00 SECONDS EAST, 564.00 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 44 SECONDS EAST, 520.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 27 MINUTES 44 SECONDS EAST, 100.00 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 43 SECONDS WEST, 203.74 FEET TO THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17306, PAGE 1254 (PART "C") OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ON SAID NORTH LINE, SOUTH 88 DEGREES 52 MINUTES 05 SECONDS WEST, 100.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 16 MINUTES 43 SECONDS EAST, 204.76 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A RIGHT-OF-WAY 100 FEET IN WIDTH THROUGH THE SW ¼ OF THE NE ¼ OF THE SE ¼ OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF AND APPROXIMATELY 160 FEET WEST LINE OF THE ABOVE-DESCRIBED PROPERTY, THENCE RUN NORTH TO A POINT IN THE NORTH LINE OF AND APPROXIMATELY 160 FEET WEST OF THE EAST LINE OF THE SW ¼ OF THE NE ¼ OF THE SE ¼ OF SAID SECTION 27.

PARCEL 3:

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 23 EAST. LESS AND EXCEPT THE LANDS CONTAINED IN THE FOLLOWING BOOKS AND PAGES: DEED BOOK 1355, PAGE 210, DEED BOOK 1431, PAGE 584, DEED BOOK 1522, PAGE 444, DEED BOOK 1522, PAGE 446, DEED BOOK 1585, PAGE 519, OFFICIAL RECORDS BOOK 51, PAGE 516, OFFICIAL RECORDS BOOK 44, PAGE 539, OFFICIAL RECORDS BOOK 1756, PAGE 1, OFFICIAL RECORDS BOOK 675, PAGE 323, OFFICIAL RECORDS BOOK 1045, PAGE 466, OFFICIAL RECORDS BOOK 716, PAGE 178, OFFICIAL RECORDS BOOK 1636, PAGE 49, OFFICIAL RECORDS BOOK 1700, PAGE 566, OFFICIAL RECORDS BOOK 1031, PAGE 399, OFFICIAL RECORDS BOOK 1636, PAGE 489, OFFICIAL RECORDS BOOK 2398, PAGE 167, OFFICIAL RECORDS BOOK 2429, PAGE 189, OFFICIAL RECORDS BOOK 2568, PAGE 1156 AND OFFICIAL RECORDS BOOK 2814, PAGE 674, ALL OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 4:

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING A PART OF THE NE ¼ OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 23 EAST, DUVAL COUNTY, FLORIDA, AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS. COMMENCING AT THE S/W CORNER OF THE NE ¼ OF THE SE ¼ OF SAID SECTION 27. SAID POINT BEING THE CENTER LINE INTERSECTION OF CANAL STREET (COUNTY ROAD #611) AND OLD BRADY BRANCH ROAD (COUNTY ROAD #608) BOTH BEING 60-FOOT RIGHT-OF-WAYS AS NOW ESTABLISHED, THENCE EASTERLY ALONG SAID CENTER LINE OF OLD BRANDY BRANCH ROAD A DISTANCE OF 210 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE ALONG THE SAID CENTER LINE OF OLD BRANDY BRANCH ROAD EASTERLY A DISTANCE OF 210 FEET, THENCE NORTHERLY AND PARALLEL TO THE CENTER LINE OF SAID CANAL STREET A DISTANCE OF 210 FEET, THENCE WESTERLY AND PARALLEL TO THE SAID CENTER LINE OF OLD BRANDY BRANCH ROAD A DISTANCE OF 210 FEET, THENCE SOUTHERLY AND PARALLEL TO THE SAID CENTER LINE OF CANAL STREET A DISTANCE OF 210 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 23 EAST ACCORDING TO THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LESS AND EXCEPT FROM PARCEL 4, ANY PART CONTAINED IN THAT DEED RECORDED IN OFFICIAL RECORDS BOOK 19421, PAGE 275, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

ALL OF THE FOREGOING ALSO BEING DESCRIBED AS:

SURVEYOR'S DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27. TOWNSHIP 2 SOUTH. RANGE 23 EAST. DUVAL COUNTY. FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE RUN NORTH 00 DEGREES 28 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE THEREOF (ALSO BEING THE CENTERLINE OF CANAL STREET), 603.45 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF NEW BRANDY BRANCH ROAD; THENCE ON SAID WESTERLY EXTENSION, AND ON SAID SOUTHERLY LINE OF NEW BRANDY BRANCH ROAD. NORTH 89 DEGREES 27 MINUTES 44 SECONDS EAST. 420.00 FEET TO THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 19421. PAGE 275 OF THE PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE CONTINUE ON SAID SOUTHERLY LINE. NORTH 89 DEGREES 27 MINUTES 44 SECONDS EAST. 130.59 FEET; THENCE CONTINUE EASTERLY, ON SAID SOUTHERLY LINE AND ALONG THE ARC OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 59.46 FEET, AN ARC DISTANCE OF 80.55 FEET TO THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 20697. PAGE 1271 OF SAID PUBLIC RECORDS, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75 DEGREES 05 MINUTES 06 SECONDS EAST. 74.53 FEET; THENCE ON SAID WEST LINE. SOUTH 00 DEGREES 08 MINUTES 53 SECONDS EAST. 223.33 FEET TO THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17306. PAGE 1254 (PART 'C') OF SAID PUBLIC RECORDS; THENCE ON SAID NORTH LINE. SOUTH 88 DEGREES 52 MINUTES 05 SECONDS WEST. 105.52 FEET TO THE WEST LINE THEREOF; THENCE ON SAID WEST LINE. SOUTH 00 DEGREES 01 MINUTE 15 SECONDS

EAST, 229.66 FEET TO THE NORTHERLY LINE OF BRANDY BRANCH ROAD, A VARIABLE WIDTH RIGHT-OF-WAY AS PRESENTLY ESTABLISHED; THENCE SOUTHWESTERLY, ON SAID NORTHERLY LINE, AND ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 433.75 FEET, AN ARC DISTANCE OF 259.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 71 DEGREES 27 MINUTES 31 SECONDS WEST. 255.21 FEET; THENCE CONTINUE ON SAID NORTHERLY LINE. SOUTH 82 DEGREES 45 MINUTES 19 SECONDS WEST. 40.73 FEET; THENCE NORTH 00 DEGREES 28 MINUTES 00 SECONDS EAST. 171.92 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 19421. PAGE 275; THENCE ON THE SOUTH LINE THEREOF. NORTH 89 DEGREES 31 MINUTES 14 SECONDS EAST, 180.06 FEET TO THE EAST LINE THEREOF; THENCE ON SAID EAST LINE. NORTH 00 DEGREES 28 MINUTES 00 SECONDS EAST. 385.78 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

Parcel "A"

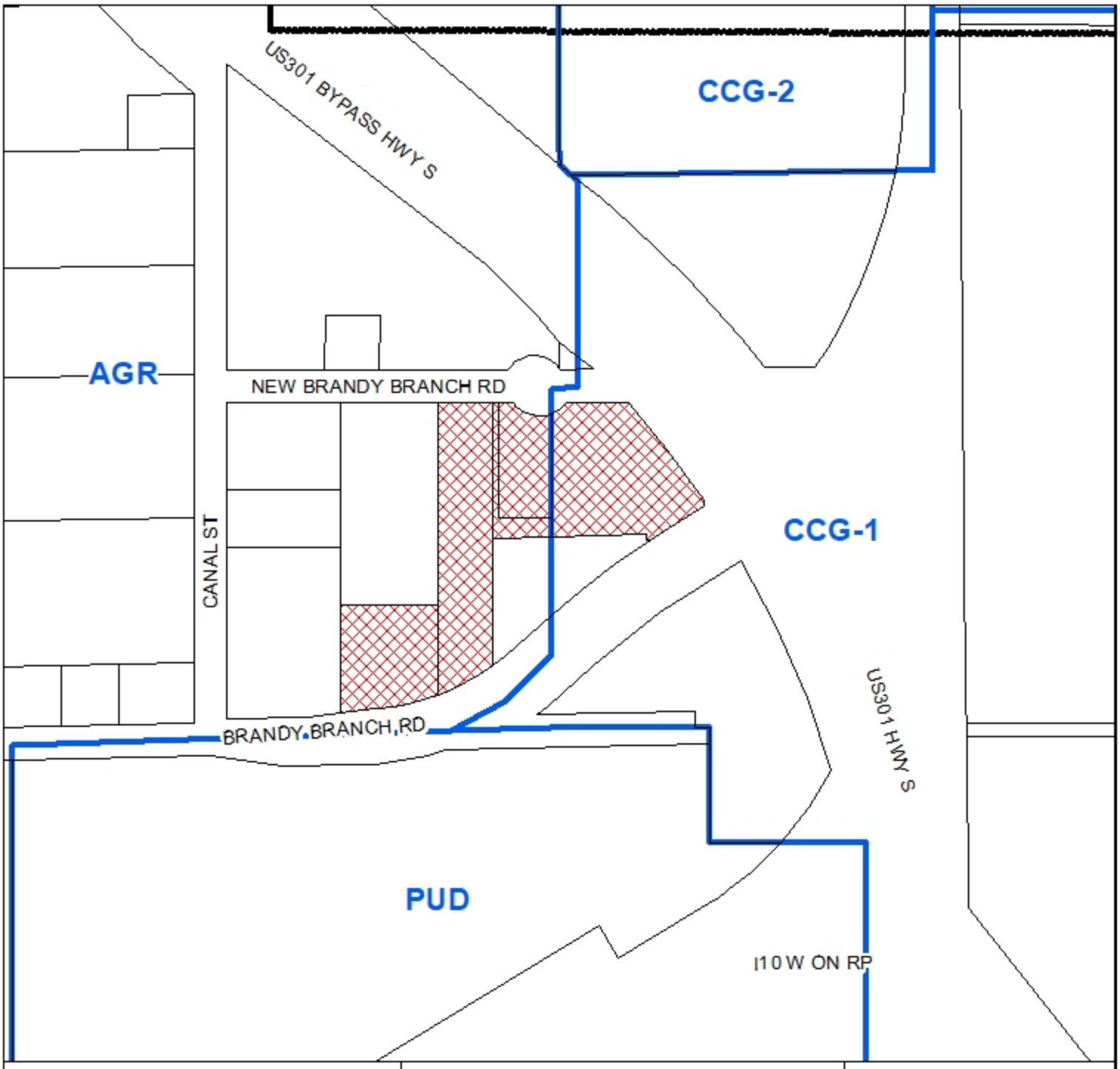
A parcel of land situated in the Northeast 1/4 of the Southeast 1/4 of Section 27, Township 2 South, Range 23 East, Duval County, Florida, said parcel being more particularly described as follows: Begin at the intersection of the south line of New Brandy Branch Road with the southwesterly line of State Road No. 200 (U.S. 301 Bypass) as per deed recorded in Official Records Book 17156, page 1839. Part "8" of the public records of said county; thence on said south line, South 89 degrees 27 minutes 44 seconds West, 118.54 feet to the southeasterly line of those lands described in Official Records Book 17156, page 1839. Part "C" of said public records; thence southwesterly on said southeasterly line and along the arc of a curve concave northwesterly and having a radius of 59.46 feet, an arc distance of 32.09 feet, said arc being subtended by a chord bearing and distance of South 50 degrees 38 minutes 55 seconds West. 31.70 feet; thence South 00 degrees 08 minutes 53 seconds East, 223.33 feet; thence North 88 degrees 31 minutes 10 seconds East. 175.00 feet; thence South 00 degrees 44 minutes 58 seconds West. 10.22 feet; thence North 88 degrees 30 minutes 29 seconds East 8. 72 feet to the northwesterly line of Brandy Branch Road as per deed recorded in Official Records Book 17156, page 1839 Part "A" of said public records; thence northeasterly. on said northwesterly line and along the arc of a curve concave southeasterly and having a radius of 1450.00 feet, an arc distance of 28.77 feet, said arc being subtended by a chord bearing and distance of North 57 degrees 15 minutes 17 seconds East, 28.77 feet; thence continue on said northwesterly line, North 57 degrees 49 minutes 25 seconds East. 84.64 feet; thence North 00 degrees 32 minutes 35 seconds West. 12.10 feet to said southeasterly line of State Road No. 200 (U.S. 301 bypass); thence northwesterly on said southwesterly line and along the arc of a curve concave southwesterly and having a radius of 1802.00 feet, an arc distance of 224.04 feet to the point of beginning. said arc being subtended by a chord bearing and distance of North 37 degrees 39 minutes 16 seconds West. 223.90 feet.

TOGETHER WITH:

Parcel "B"

A parcel of land situated in the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 27, Township 2 South, Range 23 East, Duval County, Florida said parcel being more particularly described as follows: Begin at the Intersection of the south line of said Northeast l/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 27 with the southwesterly line of State Road No. 200 (U.S. 301 Bypass); thence on said south line South 89 degrees 27 minutes 44 seconds West 53.16 Feet to the northeasterly line of those lands described In Official

Records Book 17156 page 1845 Part "C" thence northwesterly on said northeasterly line and along the arc of a curve concave southwesterly and having a radius of 58.14 feet an arc distance of 3.64 feet to the west line of said Northeast 1/4 of the Northeast l/4 of the Southeast 1/4 said arc being subtended by a chord bearing and distance of North 36 degrees 25 minutes 40 seconds West 3.64 feet; thence on said west line, North 00 degrees 38 minutes 56 seconds West 42.31 feet to said southwesterly line of State Road No. 200 (U.S. 301 Bypass) as per deed recorded In Official Records Book 17156 page 1845 Part "B"; thence southeasterly on said southwesterly line and along the arc of a curve concave southwesterly and having a radius of 1790.00 feet, an arc distance of 13.02 feet said arc being subtended by a chord bearing and distance of South 46 degrees 14 minutes 56 seconds East 13.02 feet; thence continue southeasterly and along the arc of a curve concave southwesterly end having a radius of 1781.33 feet and arc distance of 58.50 feet to the point of beginning, said arc being subtended by a chord bearing and distance of South 52 degrees 24 minutes 01 second East, 58.50 feet.

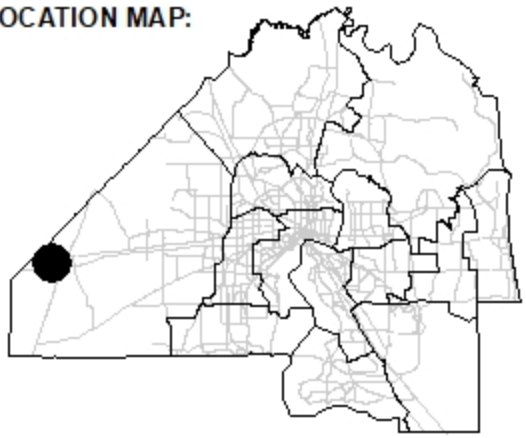


REQUEST SOUGHT:

FROM: CCG-1 & AGR

TO: PUD

LOCATION MAP:



N
W E
S

0 100 200 400
Feet

COUNCIL DISTRICT:

12

TRACKING NUMBER

T-2025-6507

EXHIBIT 2
PAGE 1 OF 1

PUD WRITTEN DESCRIPTION
BRANDY BRANCH PUD
October 27, 2025

I. PROJECT DESCRIPTION

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 3.69 acres of property to permit commercial development on the property located at 0 New Brandy Branch Road and 0 Brandy Branch Road (RE#s 000888 0020, 000901 0000, 000891 0000, 000903 0010, and 000902 0000) as more particularly described in Exhibit 1 (the "Property") and depicted in the conceptual site plan attached as Exhibit 4 (the "Site Plan"). The Property is located within the CGC and AGR land use categories, the Rural Development Area, and is zoned CCG-1 and AGR.

The Property is just north of the I-10 and US 301 interchange and is adjacent to a Love's Truck Stop. Although undeveloped, the Property is well situated for commercial uses with proximity to two (2) highways and frontage on Brandy Branch Road. A companion land use application is filed with this PUD requesting CGC land use and CN land use on the western-most parcel due to its proximity to residential. Likewise, the Site Plan depicts two (2) bubble plans with CCG-1 uses and CN uses on the western-most parcel.

The surrounding land use and zoning designations are as follows:

Direction	*Land Use*	*Zoning*	*Existing Use*
North	AGR/CGC	AGR/CCG-1	New Brandy Branch Road/Single-family
East	CGC	CCG-1	US 301
South	AGR/CGC	AGR/CCG-1	Love's Truck Stop
West	AGR	AGR	Single-family

B. Project name: Brandy Branch PUD.

C. Project engineer: Goodson Bergen and Associates.

D. Project developer: New Brandy Branch Rd LLC.

E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.

F. Current land use designation: AGR and CGC.

G. Current zoning district: AGR and CCG-1.

H. Requested land use designation: CGC and CN.

I. Requested zoning district: PUD.

J. Real estate numbers: 000888 0020, 000901 0000, 000891 0000, 000903 0010, and 000902 0000.

II. QUANTITATIVE DATA

A. Total acreage: 3.69 acres.

B. Maximum amount of commercial square feet: 3.69 acres.

III. STATEMENTS

A. How does the proposed PUD differ from the usual application of the Zoning Code?

This PUD permits the CCG-1 and CN uses in the corresponding area of the Site Plan. Indoor facilities operated by a licensed pari mutuel permitholder and other certain intensive commercial and multi-family uses permitted within the CN and CCG-1 zoning districts are prohibited. Drive-thrus are permitted on the Property. Yards that abut existing residential uses are increased to a minimum of twenty-five (25) feet. The maximum height for the CCG-1 area is forty-five (45) feet and may be increased one (1) foot for each foot the building is setback from the minimum required yard. Commercial access is prohibited to New Brandy Branch Road. Landscaping will be determined on a Property-wide basis, except that landscaping will be left in its natural state within the ten (10) foot uncomplementary buffer along boundaries that abut existing single-family residences.

B. Explanation of proposed deviations or waivers.

Indoor facilities operated by a licensed pari mutuel permitholder are prohibited to ensure compatibility with the surrounding area. The Property is well suited for drive-thru uses based on its proximity to the I-10 and US 301 interchange. Yards have been increased to ensure adequate buffering from residential. The base maximum height for the CCG-1 area is reduced from sixty (60) feet to forty-five (45) feet to ensure compatibility with the nearby residential and requires additional setbacks to increase in height. Commercial access is prohibited to New Brandy Branch Road to maintain the residential character of that road. Landscaping is determined on a Property-wide basis to provide flexibility in the development and subdivision of the Property. The uncomplementary use buffer will be maintained in its natural condition to provide better screening than what is ordinarily required under Part 12.

C. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

Owner, a POA, and/or similar entity will be responsible for the operation and maintenance of the areas and functions described herein and any facilities that are not provided, operated or maintained by the City.

IV. USES AND RESTRICTIONS

A. Permitted Uses for Bubble with "CCG-1 Uses":

1. Commercial retail sales and service establishments, including restaurants with drive-thru.

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, movie theaters, 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 includes the retail sale and service of beer or wine for off-premises consumption or for on-premises 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. Personal property storage establishments meeting the performance development criteria set forth in Part 4.

16. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.

17. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

18. Churches, including a rectory or similar use.

19. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.

20. 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.

21. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.

22. Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.

23. Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.

24. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).

B. Permitted Accessory Uses and Structures:

1. As permitted in Section 656.403 of the Zoning Code.

C. Permissible Uses by Exception:

1. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both.

2. Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.

3. Service garages for minor or major repairs by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.

4. Auto laundry or manual car wash.

5. Pawn shops (limited to items permitted in the CCG-1 Zoning District and provided that no outside storage or display of products is allowed).

6. Recycling collection points meeting the performance standards and development criteria set forth in Part 4.

7. Private clubs.

8. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.

9. Billiard parlors.

10. Schools meeting the performance standards and development criteria set forth in Part 4.

11. Service garages for minor repairs, provided that all work is conducted indoors and no outside storage or display is allowed.

12. Off-street parking lots not adjacent to residential districts or uses, meeting the performance standards and development criteria set forth in Part 4.

D. Permitted Uses for Bubble with "CN Uses":

1. Medical and dental or chiropractor offices and clinics (but not hospitals).

2. Professional and business offices.

3. Neighborhood retail sales and service establishments, however no individual building footprint shall exceed 40,000 square feet.

4. Service establishments such as barber or beauty shops, shoe repair shops.

5. Restaurants.

6. Banks and financial institutions, travel agencies and similar uses.

7. Libraries, museums and community centers.

8. An establishment or facility which includes the retail sale of beer or wine in sealed containers for off-premises consumption.

9. Veterinarians meeting the performance standards and development criteria set forth in Part 4.

10. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

11. Employment office (but not a day labor pool).

12. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.

13. Art galleries, dance, art, gymnastics, fitness center, martial arts, music and photography studios, and theaters for stage performances (but not motion picture theaters).

14. Drive thru facilities in conjunction with a permitted or permissible use or structure.

E. Permitted accessory uses and structures:

1. As permitted in Section 656.403 of the Zoning Code.

F. Permissible uses by exception:

1. Off-street parking lots for premises requiring off-street parking meeting the performance standards and development criteria set forth in Part 4.

2. Filling or gas stations, with ancillary single bay automated car wash, meeting the performance standards and development criteria set forth in Part 4.

3. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras and sporting goods.

4. An establishment or facility which includes the retail sale of beer or wine for on-premises consumption.

5. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.

6. Permanent or restricted outside sale and service in conjunction with a restaurant, meeting the performance standards and development criteria set forth in Part 4.

7. Day care centers meeting the performance standards and development criteria set forth in Part 4.

8. Animal boarding for household pets, meeting the performance standards and development criteria set forth in Part 4.

9. Automated Car Washes meeting the performance standards and development criteria set forth in Part 4.

10. Auto Laundry, meeting the performance standards and development criteria set forth in Part 4.

V. DESIGN GUIDELINES

A. Lot requirements:

1. Minimum lot width and area: None.

2. Maximum lot coverage by all buildings (to be determined based on entire bubble for each respective area):

   a. CCG-1 Bubble: None, except as otherwise required for certain uses. Impervious surface ratio not to exceed eighty-five percent (85%).

   b. CN Bubble: 50 percent (50%). Impervious surface ratio not to exceed eighty-five percent (85%).

3. Minimum yard requirements:

   a. CCG-1 Bubble:

      i. Front (boundaries adjacent to Brandy Branch Road) – None.

      ii. Side (eastern boundary adjacent to US 301) – None.

      iii. Side (western boundary) – Twenty-five (25) feet.

      iv. Rear (northern boundary) – Ten (10) feet.

b. CN Bubble:

i. Front (south boundary) – Ten (10) feet.

ii. Side (eastern boundary) – Zero (0) feet.

iii. Side (western boundary) – Twenty-five (25) feet.

iv. Rear (northern boundary) –Twenty-five (25) feet.

c. Stormwater ponds, parking, and drive aisles may be developed within a required yard so long as the required landscaping under this PUD and Part 12 (as applicable) is provided.

4. Maximum height of structures: Forty-five (45) feet for the CN and CCG-1 parcels, except that for the CCG-1 parcel, height may be increased one (1) foot for each foot the building is setback from the minimum required yard.

B. Ingress, Egress and Circulation:

1. *Parking Requirements.* Parking shall be provided pursuant to Part 6 of the Zoning Code.

2. *Vehicular Access.* Vehicular access to the Property shall be by way of Brandy Branch Road, as conceptually shown on the Site Plan. No commercial access shall be provided to New Brandy Branch Road.

3. *Pedestrian Access.* As required by City regulations.

C. Signs: Signs for the CCG-1 area shall be consistent with the CCG-1 zoning district, and signs for the CN area shall be consistent with the CN zoning district, both as set forth in Part 13 of the Zoning Code.

D. Landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code and will be determined on a Property-wide basis without regard to individual lot lines, except that the existing landscaping shall be left in its natural state for the required ten (10) foot uncomplementary buffer along boundaries that abut existing single-family residences.

E. Recreation and Open Space: Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.

F. Utilities: Essential services, including water, sewer, and gas, as required to serve the project shall be permitted on the site. Development shall occur consistent with the adopted level of service standards for potable water and sanitary sewer in the

Comprehensive Plan. Temporary potable services (e.g., well and septic) may be utilized at the discretion of the Property owner until such time that centralized water and sewer is required by applicable regulations to service proposed development. Electric service is intended to be provided by JEA, while sewer and water is intended to be provided by the Town of Baldwin, subject to town approval.

G. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

H. Modifications and PUD Verification: The Site Plan is a bubble plan that is conceptual in nature and subject to change. Applicant may file an engineered site plan for a parcel or the entire Property that can be approved at PUD verification of substantial compliance without the need for an administrative modification or minor modification, so long as the site plan is consistent with the Site Plan and this PUD. This PUD may be modified administratively, by minor modification, or by major modification (rezoning) subject to the procedures set forth in Section 656.341 of the Zoning Code or as set forth herein. In the event of a conflict between the PUD written description and the Site Plan, the PUD written description shall control.

VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

In accordance with Section 656.341(d) of the Code the PUD meets the applicable Criteria for review as follows:

A. **Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the general purpose and intent of the City's 2045 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City's 2045 Comprehensive Plan and specifically contributes to:

Future Land Use Element

1. Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

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

3. Policy 1.1.6 - Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations,

and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.

4. Policy 1.1.9 - Promote the use of Planned Unit Development (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:

    a. Potential for the development of blighting or other negative influences on abutting properties
    b. Traffic Impacts
    c. Site Access
    d. Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
    e. Configuration and orientation of the property
    f. Natural or man-made buffers and boundaries
    g. Height of development
    h. Bulk and scale of development
    i. Building orientation
    j. Site layout
    k. Parking layout
    l. Opportunities for physical activity, active living, social connection, and access to healthy food

5. Policy 1.1.13 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:

    a. Creation of complementary uses;
    b. Enhancement of transportation connections;
    c. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
    d. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.

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

7. Objective 1.2 - Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with

the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.

8. Policy 1.2.8 - Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

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

   a. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
   b. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
   c. Subdivision (non-residential and residential) where:

      i. The collection system of a regional utility company is greater than ¼ mile from the proposed subdivision.
      ii. Each lot is a minimum of ½ acre unsubmerged property.
      iii. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections to the JEA Collection Systems available within a five-year period.

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

10. Policy 4.1.2 - The City shall require that all development conform to the densities and intensities established in the Future Land Use Map series and Operative Provisions of this element and be consistent with the plan.

B. **Consistency with the Concurrency Management System.** All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.

C. **Allocation of residential land use.** This PUD multi-family residential pursuant to the CN and CCG-1 zoning codes and any residential development shall be subject to the applicable densities set forth in the Comprehensive Plan.

D. **Internal compatibility.** The Site Plan proposes two (2) development bubbles permitting CCG-1 and CN uses, both of which are internally compatible. Access to the site is available from Brandy Branch Road. No commercial access will be through New Brandy Branch Road. Location of any access points as well as final design of the access point is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.

E. **External compatibility / Intensity of development.** The proposed development is consistent with and complimentary to existing uses in the area. The Property is proximate to US 301 and I-10, both of which are FDOT rated roads. The proposed commercial uses are consistent with the Love's Truck Stop on the south side of Brandy Branch Road and will provide a destination for drivers on US 301 and I-10.

F. **Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2045 Comprehensive Plan will be substantially provided as shown on the Site Plan attached as Exhibit E.

G. **Impact on wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

H. **Listed species regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.

I. **Off-Street parking including loading and unloading areas.** Parking shall be provided pursuant to Part 6 of the Zoning Code.

J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.

PARKING SUMMARY:

HOTEL:

PARKING REQUIRED:
Per Sec. 656.604. - Number of off-street parking spaces required

9.Hotels and motels—One space for each sleeping room plus the spaces required for accessory uses such as restaurants and meeting rooms

RESTAURANT:
Per Sec. 656.604. - Number of off-street parking spaces required
(d)Assembly, recreational and similar uses:
(2)Restaurants—One space for each four patron seats (including indoor and outdoor patron seating) plus one space for each two employees on a peak hour shift

UTILITY FLOW DEMAND

- HOTEL (90 BEDS)
  FOOD SERVICE: 9,000 GPD
- RESTAURANT:
  (80 SEATS-24 HR) 6,400 GPD
  15,400 GPD

PREPARED FOR:

BALDWIN SITE
MIXED DEVELOPMENT

DATE : 7/15/25
PROJECT NO. :
DESIGNED BY : J BERGEN, PE/ E GOODSON
DRAWN BY : DM
SCALE : 1"=30'

No.	Date	Revision

THIS DRAWING NOT RELEASED FOR CONSTRUCTION UNLESS SO NOTED ABOVE

SHEET TITLE

DEVELOPMENT
CONCEPT PLAN
(USE PLAN)

DCP-1
SHEET

EXHIBIT F

Land Use Table

Total gross acreage	3.69 Acres	100 %
Amount of each different land use by acreage Single family Total number of dwelling units	 _____ Acres _____ D.U.	 _____ %
Multiple family Total number of dwelling units	_____ Acres _____ D.U.	_____ %
Commercial	3.69 Acres	100 %
Industrial	_____ Acres	_____ %
Other land use (Hospital and related uses)	_____ Acres	_____ %
Active recreation and/or open space	_____ Acres	_____ %
Passive open space	_____ Acres	_____ %
Public and private right-of-way	_____ Acres	_____ %

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in the PUD Written Description. The maximum coverage by buildings and structures is subject to the PUD Written Description.

EXHIBIT H
Aerial Photograph

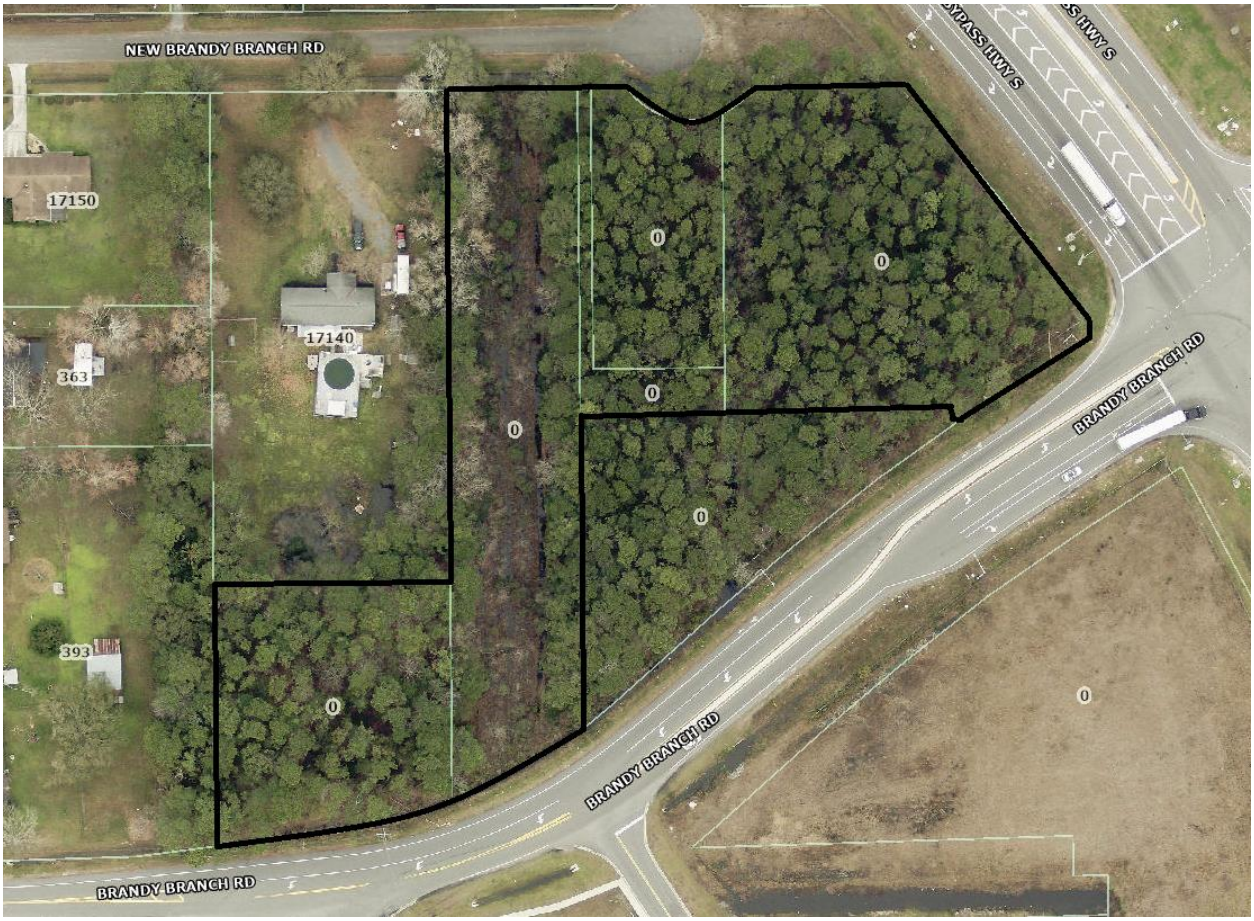
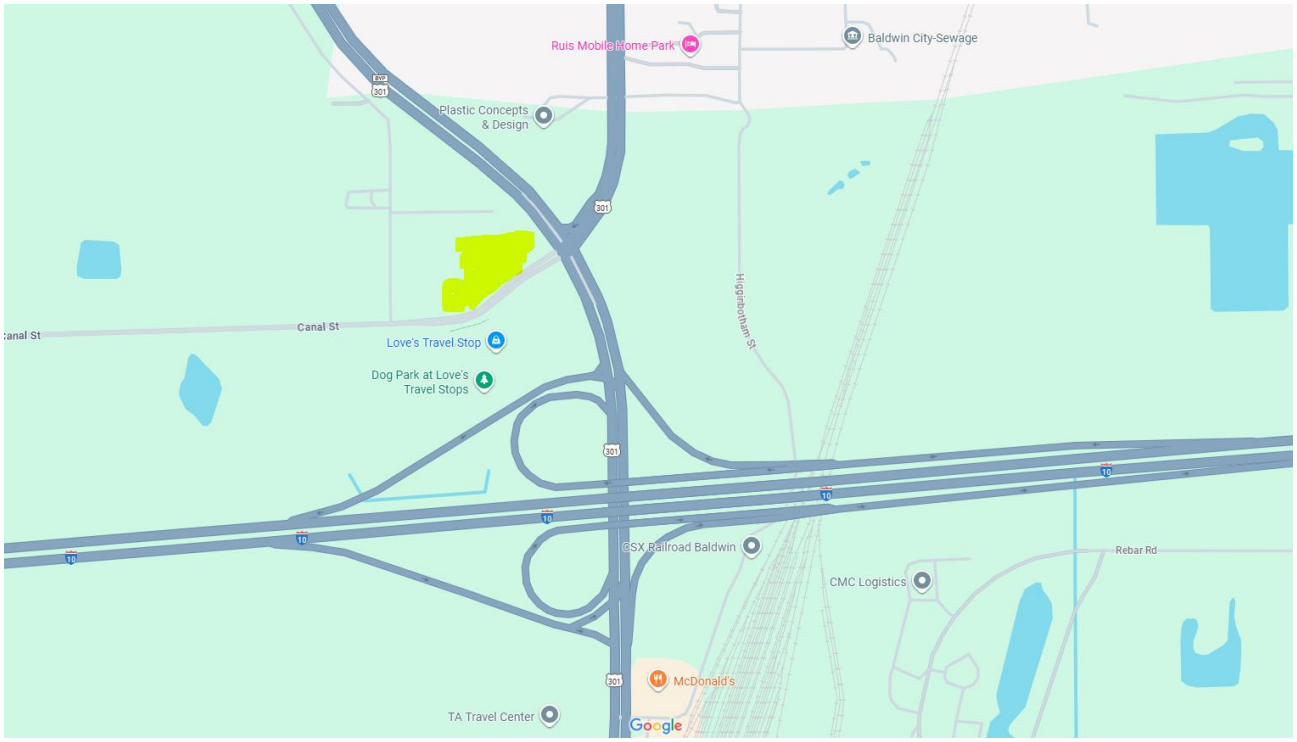


EXHIBIT K
Site Location Map



2025-0825

(L-6080-25C)

(Companion 2025-0826)

Report of the Jacksonville Planning Department

Small-Scale Future Land Use Map Amendment – November 26, 2025

Ordinance/Application No.:	**2025-825 / L-6080-25C**
Property Location:	0 St. Johns Bluff Road South
Real Estate Number(s):	163683-0000, 163684-0000, and 163685-0000
Property Acreage:	2.45 acres
Planning District:	District 2, Greater Arlington/Beaches
City Council District:	District 4
Applicant:	Curtis Hart
Current Land Use:	Residential-Professional-Institutional (RPI)
Proposed Land Use:	Business Park (BP)
Current Zoning:	Commercial Residential Office (CRO)
Proposed Zoning:	Planned Unit Development (PUD)
Development Area:	Suburban Development Area
Recommendation:	***Approve***

BACKGROUND

The 2.45-acre subject site is located on the west side of St. Johns Bluff Road South, between Beach Boulevard and Alden Road. According to the City's Functional Highway Classification map, St. Johns Bluff Road South is a minor arterial roadway, Beach Boulevard is a FDOT Principal Arterial roadway, and Alden Road is a local roadway. The site is located in Council District 4 and Planning District 2 (Greater Arlington/Beaches), 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 RPI to BP. The applicant is also proposing a companion rezoning from a CRO to PUD that is pending concurrently with this application, pursuant to Ordinance 2025-826.

The surrouding area consists of a broad mix of uses including single-family residential, warehousing, and commercial retail sails and service. East of the subject site, across St. Johns Bluff Road South, is an approximately 110-acre tract designated BP. North of the

subject site is designated RPI. There is a large tract of LDR west of the site, consisting of single-family residential. The land south of the property is designated RPI and consists of office buildings. This is followed by land designated CGC along Beach Boulevard, a commercial corridor consisting of various retail and service establishments.

The adjacent land use categories, zoning districts and property uses are as follows:

North: Land Use: RPI
Zoning: Commercial Residential Office (CRO) and PUD
Property Use: Single-family residential, offices, warehousing, church, and vacant lots

South: Land Use: Community/General Commercial (CGC) and RPI
Zoning: PUD, Commercial Office (CO), Commercial Community/General-2 (CCG-2)
Property Use: Offices, warehousing, hotels, and commercial retail and service establishments

East: Land Use: BP
Zoning: IBP and PUD
Property Use: Warehousing and vacant lots

West: Land Use: LDR
Zoning: Residential Low Density-60 (RLD-60), and Residential Low Density-100A (RLD-100A)
Property Use: Single-family residential

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-6080-25C

Development Analysis (2.45 Acres, 106,722 sq ft)		
Development Boundary	Suburban Area	
Roadway Frontage Classification / State Road	St. Johns Bluff Rd S: Minor arterial roadway	
Plans and/or Studies	Greater Arlington / Beaches Vision Plan St. Johns Bluff Corridor Study	
Site Utilization	Current: Vacant	Proposed: BP Uses
Land Use / Zoning	Current: RPI / CRO	Proposed: BP / PUD
Development Standards for Impact Assessment	Current: Scenario 1: 0.5 FAR Scenario 2: 15 DU/Acre	Proposed: Scenario 1: 0.35 FAR Scenario 2: 15 DU/Acre
Development Potential	Current: Scenario 1: 53,361 sq ft Scenario 2: 36 DU	Proposed: Scenario 1: 37,352.7 sq ft Scenario 2: 36 DU
Net Increase or Decrease in Maximum Density	None	
Net Increase or Decrease in Potential Floor Area	Decrease of 16,008.3 sq ft	
Population Potential	Current: 84 people	Proposed: 84 people
Public Facilities Impacts		
Potential Roadway Impact	Scenario 1: Net decrease of 46 daily trips Scenario 2: No change	
Potential Public School Impact	6 students	
Water Provider	JEA	
Potential Water Impact	Scenario 1: Decrease of 1,123.4 gallons per day Scenario 2: No change	
Sewer Provider	JEA	
Potential Sewer Impact	Scenario 1: Decrease of 842.54 gallons per day Scenario 2: No change	
Potential Solid Waste Impact	Scenario 1: Decrease of 25.61 tons per year Scenario 2: No change	
Environmental Features		
Aquatic Preserve	No	
Brownfields	No	
Boat Facility Siting Zone	No	
Contours/Elevations	38-42 ft above sea level	
Drainage Basin/Sub-basin	Intracoastal Waterway / Mill Dam Branch	
Groundwater Aquifer Recharge Area	0-4 inches	
Land Cover	6250: Hydric pine flatwoods 2150: Field crops	
Recreation and Parks	Carol Road Park	
Wellhead Protection Zone	No	
Coastal High Hazard Area (CHHA)	No	
Flood Zones	No	

Development Analysis (2.45 Acres, 106,722 sq ft)	
Soils	22: Evergreen Wesconnett complex, depressional, 0 to 2 percent slopes 32: Leon fine sand, 0 to 2 percent slopes
Wetlands	Cat III
Wildlife *(applicable to sites greater than 50 acres)*	N/A
Historic Features	
Archaeological Sensitivity	Low and High
Cultural Resources	No
Historic District	No
Land Use & Zoning Features	
Industrial Preservation Area	No
Adaptation Action Area	No
Transportation Features	
Airport Environment Zone	No
Mass Transit Access	FCF Red Line, ReadiRide Zone, and routes 23 and 205
Evacuation Zone	No

Utility Capacity

The calculations to determine the water and sewer flows contained in this report and/or this spreadsheet have been established by the City of Jacksonville Planning Department and have been adopted by JEA solely for the purpose of preparing this report and/or this spreadsheet. The method of calculating water and sewer flows in order to properly size infrastructure shall continue to be based on JEA's Water, Sewer and Reuse for New Development Projects document (latest edition).

According to the application, the applicant intends to use JEA central services and has provided a JEA Availability Letter, dated August 26, 2025. According to the letter, there is an existing 16-inch water main along St. Johns Bluff Road. There is also an existing 12-inch force sewer main and an existing 6-inch force sewer main along the west side of St. Johns Bluff Road south of the parcel.

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 2.45 acres and is located on St. John's Bluff Road South, a minor arterial roadway. The property lies within the Suburban Area and Mobility Zone 2. The applicant is requesting a land use amendment to change the designation from Residential-Professional-Institute (RPI) to Business Park (BP) to allow for business park 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 current and proposed comprehensive plan land uses and the potential transportation impacts on the roadway network. The current RPI land use would result in 418 or 224 trips depending on the scenario. If the land use is amended to allow for this proposed BP development, this will result in 372 or 224 daily trips, depending on the scenario.

Transportation Planning Division RECOMMENDS the following:
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 Scenario 1	**ITE Land Use Code**	**Potential Number of Units**	**Estimation Method**	**Daily Trips**
RPI	710	53,361 SF	T = 7.83 (X) / 1000	418
			Total Trips for Existing Land Use 1	418
Current Land Use Scenario 2	**ITE Land Use Code**	**Potential Number of Units**	**Estimation Method**	**Daily Trips**
RPI	220	36 DUs	T = 6.21 (X)	224
			Total Trips for Existing Land Use 2	224
Proposed Land Use Scenario 1	**ITE Land Use Code**	**Potential Number of Units**	**Estimation Method**	**Daily Trips**
BP	770	37,353 SF	T = 9.97 (X) / 1000	372
			Total Trips for Proposed Land Use- Scenario 1	372
Proposed Land Use Scenario 2	**ITE Land Use Code**	**Potential Number of Units**	**Estimation Method**	**Daily Trips**
BP	220	36 DUs	T = 6.21 (X)	224
			Total Trips for Proposed Land Use- Scenario 2	224
			Scenario 1 Difference in Daily Trips	(46)
			Scenario 2 Difference in Daily Trips	0

Source: Trip Generation Manual, 12th Edition, Institute of Transportation Engineers (ITE)

School Capacity
The 2.45-acre proposed land use map amendment has a development potential of 36 dwelling units and 6 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-6080-25C St Johns Bluff Rd S
Requested By: Sophie Fogg
Reviewed By: Levonne Griggs
Due: 11/7/2025

Analysis based on maximum dwelling units: 36

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 3,4,&5
Elementary	3	6,882	66%	3	68%	826	3,479
Middle	5	1,858	66%	1	71%	903	823
High	3	4,261	84%	2	90%	337	1,737
				6			

NOTES:
[1] Proposed Development's Concurrenty Service Area (CSA)
[2] Available CSA seats include current reservations

[3] Student Distribution Rate
ES-.110
MS-.045
HS-.070
0.225
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 (100,095) by the number of total permitted housing units (443,232) for the same year, generating a yield of 0.225.

The analysis of the proposed residential development does not reveal any deficiency for school capacity within the CSA.

The analysis of the proposed residential development reveals no deficiency for school capacity within the CSA and adjacent CSAs. Potential school capacity impacts will be addressed through the Concurrency and Mobility Management System Office.

Public School Facilities Element

Policy 2.3.2 The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

Policy 2.3.3 The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6)(a), F.S. and development of regional impacts as provided in 1380.06, F.S

Objective 3.2 Adopted Level of Service (LOS) Standards

Through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements, school capacity is maximized to the greatest extent feasible.

Policy 3.1.1 The LOS standards set forth herein shall be applied consistently for the purpose of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City's Capital Improvement Plan.

Supplemental School Information:

The following additional information regarding the capacity of the assigned neighborhood schools was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance. Note that the percentage occupied may not appear correct due to ESE space requirements.

Application Review Request:	COJ PDD: Baseline Checklist Review
Proposed Name:	L-6080-25C St Johns Bluff Rd S
Requested By:	Sophie Fogg
Reviewed By:	Levonne Griggs
Due:	11/7/2025
Analysis based on maximum dwelling units:	36

SCHOOL	CSA[1]	STUDENTS GENERATED (Rounded)[3]	SCHOOL CAPACITY[2] (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2025/26)	% OCCUPIED	4 YEAR PROJECTION
Brookview ES#206	3	3	593	413	70%	78%
Kernan MS#279	5	1	1151	1040	90%	99%
Englewood HS #90	3	2	1876	1774	95%	104%
		6				

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-.110
MS-.045
HS-.070
0.225

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 (100,095) by the number of total permitted housing units (443,232) for the same year, generating a yield of 0.225.

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. 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.

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 and the St Johns River Water Management District Website indicates the potential existence of wetlands on the subject site and as such, a wetlands survey has been provided by the applicant's site plan and the District's website. The City's GIS 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:	0.32 of an acre
General Location(s):	The wetland is a small isolated wetland pocket located in the western portion of the application site.
Quality/Functional Value:	The wetland has a low functional value due to its size for water filtration attenuation and flood water capacity and is not located in a flood zone. The wetland also does not have a direct impact on 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.
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 the application has issued an Environmental Resource Permit (ERP #218856-1) on June 23, 2025.
Wetlands Impact:	According to the PUD site plan, the wetland is to be impacted by approximately 0.02 of an acre by slopes from building and storm water retention facility.
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.

PROCEDURAL COMPLIANCE
The required notices of public hearing signs were posted on October 1, 2025, evidenced by the notarized Notice of Public Hearing Sign Posting Affidavit and pictures of the posted signs submitted by the applicant. Twenty-seven (27) 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 17, 2025. No members of the public attended to speak on this item.

CONSISTENCY EVALUATION
Consistency with 2045 Comprehensive Plan Goals, Objectives and Policies

Future Land Use Element (FLUE)

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 1.1.9 Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site-specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:

- Potential for the development of blighting or other negative influences on abutting properties
- Traffic Impacts
- Site Access
- Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
- Configuration and orientation of the property
- Natural or man-made buffers and boundaries
- Height of development
- Bulk and scale of development
- Building orientation
- Site layout
- Parking layout

- Opportunities for physical activity, active living, social connection, and access to healthy food

Policy 1.1.22 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 3.1.2 Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

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

Policy 3.2.17 The City shall permit business parks in locations adjacent to, or near, residential areas, subject to Development Areas and the Plan Category Descriptions of the Operative Provisions and applicable Land Development Regulations.

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 Suburban Area is intended to provide low to 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 Suburban Area is 20 units/acre, unless otherwise stated in the Comprehensive Plan.

Business Park (BP) is a category primarily intended to accommodate business offices and low intensity light industrial uses. Uses, with the exception of ancillary and accessory outside storage uses, shall be conducted within an enclosed building. Business offices should comprise the majority of the category land area, while service, major institutional and light industrial uses constitute the remaining land area. Limited commercial retail and service establishments, hotels, and motels may also be permitted. Residential uses are also permitted in appropriate locations as identified within the Comprehensive Plan. Development within the category should be compact and connected and should support multi-modal transportation. Uses should generally be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods.

BP in the Suburban Area is intended to provide compact low to medium intensity office development. Development which includes low to medium density residential uses is preferred on sites located outside of areas identified as an Industrial Sanctuary. Plan amendment requests for new BP designations are preferred in locations which are supplied with full urban services. The maximum gross density in Suburban Area shall be 20 units/acre and there shall be no minimum density, unless otherwise stated in the Comprehensive Plan.

The proposed amendment to BP would be complimentary to the existing BP east of the site, maintaining a compatible land use pattern along the St Johns Bluff Road South corridor. The subject site is approximately 0.3 miles north of Beach Boulevard, which has a variety of commercial uses, as well as 0.5 miles from the I-295 Expressway, an FDOT Interstate. This transportation access along with the full urban services meets the locational criteria. The BP land use designation also maintains the gradual transition of uses between the commercial uses along Beach Boulevard to the south to the residential areas northwest of the subject site. Additionally, the proposed amendment to BP would allow for the infill development of an underutilized property. Therefore, the amendment is consistent with FLUE Goals 1 and 3, Objectives 1.1 and 3.2, and Policies 1.1.22, 3.1.2, 3.2.1, and 3.2.17.

The companion PUD rezoning application also includes site design techniques such as buffering to aid in the transition of uses between the residential areas. Therefore, the proposed amendment is consistent with FLUE Policy 1.1.9.

According to the application, the applicant intends to use JEA central services and has provided a JEA Availability Letter, dated August, 26, 2025. According to the letter, there

are water and sewer connection points available for the site. There is an existing 16-inch water main along St. Johns Bluff Road South. There is also an existing 12-inch force sewer main and 6-inch force sewer main along the west side of St. Johns Bluff Road South. As such, the proposed land use amendment is consistent with FLUE Policy 1.2.8.

The proposed amendment does not hinder the private property rights of the owner of record; has no impact on the right of the property owner to possess or control his or her interest in the property; maintains the owner's ability to use, maintain, develop and improve the property; protects the owner's right to privacy and security; and maintains the ability of the property owner to dispose of the property at their discretion. Therefore, the amendment is consistent with PRE Goal 1, Objective 1.1 and Policies 1.1.1 and 1.1.2.

Greater Arlington/Beaches Vision Plan
The subject property is located within the boundaries of the Greater Arlington/Beaches Vision Plan (2010). The proposed land use amendment is consistent with Sub-Principle 2.1: Promote greater density/diversity of land uses in appropriate locations. This portion of the Plan states that, "mixed uses are most sustainable when they are developed in locations that maximize adjacencies to existing land uses, have the greatest opportunity for connectivity, and reuse vacant or underutilized land in developed areas. This generally includes infill sites on major corridors and nodes, redevelopment and adaptive reuse." The proposed land use amendment would promote business development on an underutilized property along a minor arterial roadway.

St. Johns Bluff Corridor Study (2003)
The subject property is located within the boundaries of the St. Johns Bluff Road Corridor Study (2003). The study states that there are "clusters" of adjacent vacant parcels on the west side of the southern segment of the corridor that are under common ownership, which could facilitate assembly of land for larger development. Additionally, the study recommends the provision of appropriate transition among uses to ensure a gradual transition between intensity and density of uses, stating that BP is an appropriate transitional use between the Beach Boulevard commercial corridor and the residential uses. The proposed land use amendment would allow for development on an underutilized vacant property that allows for a gradual transition of uses between the commercial corridor along Beach Boulevard to the residential areas north and west of the subject property.

Strategic Regional Policy Plan
The proposed amendment is consistent with the following Policy of the Northeast Florida Regional Council (NEFRC) Strategic Regional Policy Plan (March 2021), Regional Transportation Element Goal, Objective, and portions of Policy 4:

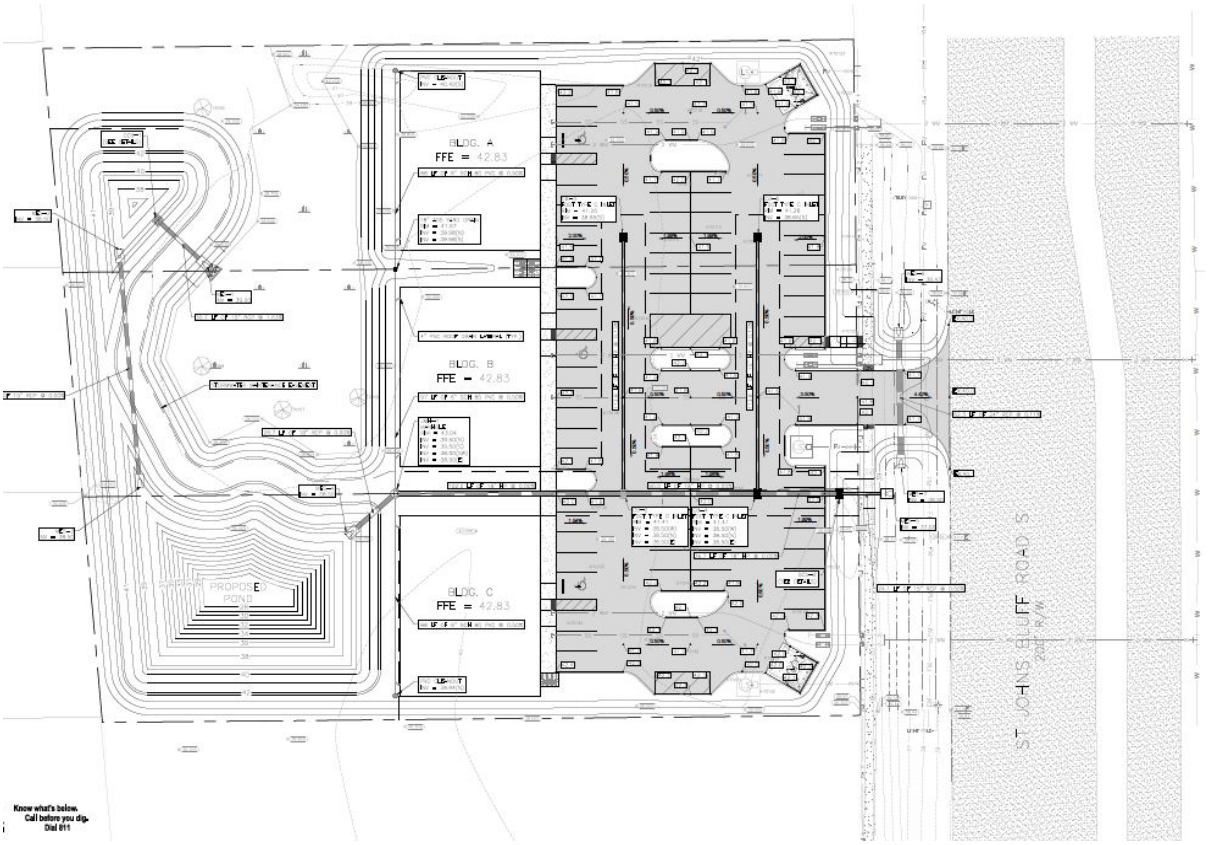
Goal — Create efficient connectivity within the Region, and with state, national, and global economies. Include centers of population and jobs that are well-connected, limit commute times for most residents and provide opportunities for all residents of the region to work if they choose.

Policy 4 The Region supports strategies identified by the Regional Community Institute as they worked on First Coast Vision, including:

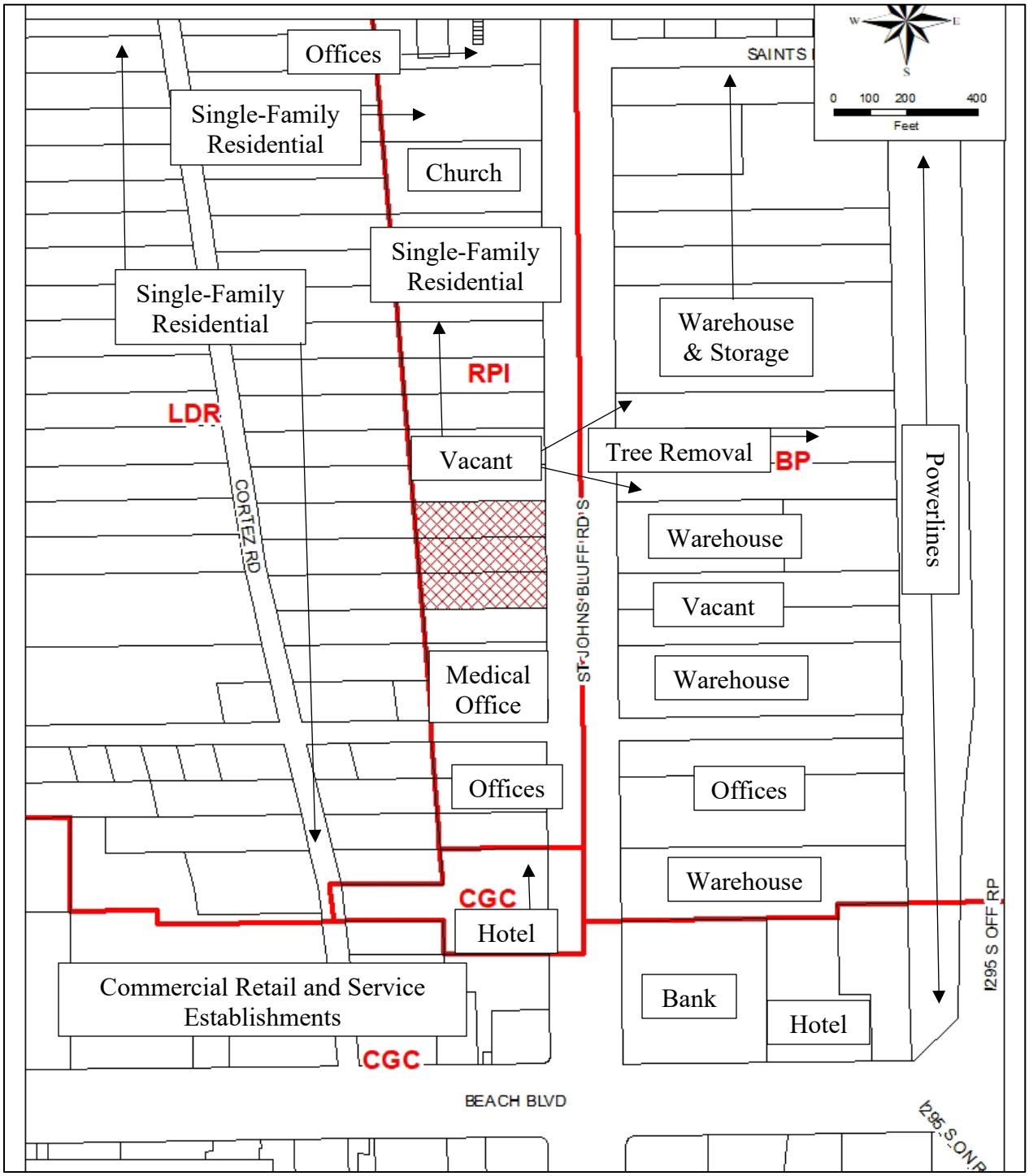
- Infill and redevelopment.

The proposed amendment would allow for the development of a currently vacant property within the Suburban Area. The proposed amendment would therefore allow for redevelopment of an underutilized property, consistent with Policy 4 of the Strategic Regional Policy Plan.

Wetlands Map



Current Land Use and Land Utilization Map



2025-0826

(Companion 2025-0825)

2025-0826
Companion to 2025-0825
KPC

REPORT OF THE PLANNING DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2025-0826 TO

PLANNED UNIT DEVELOPMENT

DECEMBER 4, 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 **2025-0826** to Planned Unit Development.

Location:	0 St. Johns Bluff Road South, between Beach Boulevard and Alden Road
Real Estate Numbers:	163683 0000; 163684 0000; 163685 0000
Current Zoning Districts:	Commercial Residential Office (CRO)
Proposed Zoning District:	Planned Unit Development (PUD)
Current Land Use Category:	Residential Professional Institutional (RPI)
Proposed Land Use Category:	Business Park (BP)
Planning District:	District 2 – Greater Arlington / Beaches
Council District:	District 4
Applicant/Agent:	Curtis Hart Hart Resources LLC 8051 Tara Lane Jacksonville, FL 32216
Owner:	PACA Investments LLC 11232 St Johns Industrial Parkway North, Suite 7 Jacksonville, FL 32246
Staff Recommendation:	**APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2025-0826 seeks to rezone approximately 2.45± acres

of land from Commercial Residential Office (CRO) to a Planned Unit Development (PUD). The rezoning to a PUD is being sought to allow for a variety of uses typically found in the IBP zoning district including warehousing and office uses. Currently, the subject property is vacant.

The proposed PUD primarily follows the IBP zoning district; however, it differs by clustering development away from the existing wetlands and allows a flex-warehousing type product.

While the property does abut residential to the west, the proposed written description and site plan offer development standards that protect the residences. The site plan shows existing wetlands and proposed storm water retention along the western property boundary, while the written description requires at least a 10-foot rear yard setback, a 10-foot uncomplementary land use buffer, and height restrictions. The maximum height is 35 feet, however, the height may be unlimited where all required yards are increased by one foot for each three feet of building height or fraction thereof in excess of 35 feet.

There is a companion Land Use Amendment, 2025-0825 (L-6080-25C) which seeks to amend the site from Residential Professional Institutional (RPI) to Business Park (BP).

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(A) Is the proposed zoning district consistent with the 2045 Comprehensive Plan?

Yes. The Planning Department finds that the subject property is in the Residential Professional Institutional (RPI) 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. However, there is a companion Application for Small- Scale Land Use Amendment to the Future Land Use Map Series 2025-0825 (L-6080-25C) that seeks to amend the site to Business Park (BP).

Business Park (BP) is a category primarily intended to accommodate business offices and low intensity light industrial uses. Uses, with the exception of ancillary and accessory outside storage uses, shall be conducted within an enclosed building. Outside storage is permitted as an accessory to a permitted use provided it is visually screened to supplemental performance standards and criteria of the Land Development Regulations. The business offices should comprise the majority of the category land area, while service, major institutional and light industrial uses constitute the remaining land area. Limited commercial retail and service establishments, hotels, and motels may also be permitted. Residential uses are also permitted in appropriate locations as identified under the Development Area Uses and densities.

BP in the Suburban Area is intended to provide compact low to medium intensity office development. The maximum gross density in Suburban Area shall be 20 units/acre and there shall be no minimum density. 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.

The uses, densities, and intensities within the proposed PUD Written Description and Site Plan are consistent with the allowed uses and density requirements of the proposed BP category identified in the 2045 Comprehensive Plan.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?

Yes. The proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan and furthers the following goals, objectives and policies contained herein, including:

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 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.

St. Johns Bluff Corridor Study (Dec. 2003)
The subject property is located within the boundaries of the St. Johns Bluff Road Corridor Study (2003). The study states that there are "clusters" of adjacent vacant parcels on the west side of the southern segment of the corridor that are under common ownership, which could facilitate assembly of land for larger development. Additionally, the study recommends the provision of appropriate transition among uses to ensure a gradual transition between intensity and density of uses, stating that BP uses are an appropriate transitional use between the Beach Boulevard commercial corridor and the residential uses. The proposed rezoning would allow for development on an underutilized vacant property that allows for a gradual transition of uses between the commercial corridor along Beach Boulevard to the residential areas north and west of the subject property.

(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.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2045 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Residential Professional Institutional (RPI). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series 2025-0825 (L-6080-25C) that seeks to amend the land to Business Park (BP). The Planning Department finds that with the approval of the companion Land Use Amendment, the proposed PUD is consistent 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 requests to allow for flex warehousing and a variety of uses primarily found in the IBP zoning district. Moreover, this proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2045 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan.

(4) ***Internal compatibility***

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposal Planned Unit Development shall be based on the following factors:

The use of existing and proposed landscaping: Landscaping shall comply with the requirements of Part 12 of the Zoning Code, however, internal buffering, landscaping and screening between uses/parcels will not be required. The application was forwarded to the Landscaping Section of the Development Services Division, and they did not have any issues with the proposed landscaping.

The use and variety of building groupings: The site plan shows the property developed with three buildings located on the eastern portion of the site. Building 100 will be approximately 9,000 square feet, building 200 will be 7,500 square feet, and building 300 will be 6,000 square feet.

The use of topography, physical environment and other natural features: Development of the property will be on the eastern portion of the site closest to St Johns Bluff, thereby protecting the existing wetlands on the western portion of the site.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning Department finds that external compatibility is achieved by the following:

The type, number and location of surrounding external uses: The subject site is located along the west side of St. Johns Bluff Road, approximately 0.25 miles north of Beach Boulevard. The eastern side of this roadway includes numerous warehousing and office uses. Adjacent properties to the north and south are currently vacant and zoned as CRO. The properties to the west are zoned RLD100A and used as single-family dwellings.

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	RPI	CRO	Vacant
South	RPI	CRO	Vacant, Surgical Outpatient Facility
East	BP	IBP	Warehouse, vacant
West	LDR	RLD100A	Single family dwellings

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: Based on the submitted site plan, the abutting residential will be buffered from the proposed project due to the existing wetlands and the proposed storm water retention on the west portion of the site.

(6) Intensity of Development

The proposed development would be consistent with the proposed BP functional land use category to allow for flex warehousing and industrial office uses consistent with the IBP zoning district. The PUD is appropriate at this location and is consistent with the surrounding uses.

The availability and location of utility services and public facilities and services:
The subject site will be serviced by JEA for city water and sewer.

(7) Usable open spaces plazas, recreation areas.

There will be no open space plazas or recreational areas provided under this PUD, given the nature of the intended use and size of the property.

(8) Impact on wetlands

Review of City data and the St Johns River Water Management District Website indicates the potential existence of wetlands on the subject site and as such, a wetlands survey has been provided by the applicant's site plan and the District's website. The City's GIS indicates the location, size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted in the Land Use Memorandum dated November 25, 2025, the proposed rezoning is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.
Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(10) Off-street parking including loading and unloading areas.

Per the submitted written description, parking will be provided in accordance with Part 6 of the Zoning with the following additional provisions:

- There will be no limit or maximum number of parking spaces for any use within the PUD
- Shared parking is permitted to satisfy parking required for multiple uses

(11) Sidewalks, trails, and bikeways

Sidewalks will be provided as required by the 2045 Comprehensive Plan.

SUPPLEMENTARY INFORMATION

The applicant provided proof of posting on **October 23, 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 **2025-0826** be **APPROVED with the following exhibits:**

1. **The original legal description dated October 6, 2025.**
2. **The original written description dated October 14, 2025.**
3. **The original site plan dated July 15, 2025.**

Based on the foregoing, it is the recommendation of the Planning Department that the application for Rezoning **2025-0826** be **APPROVED.**

Aerial view of the subject property.

View of the subject property from St Johns Bluff Rd S.

View of nearby business, located south of the subject property, at 3038 St Johns Bluff Rd S.

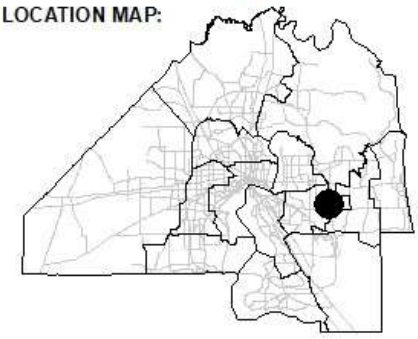
View of neighboring business, located east of the subject property, across St Johns Bluff Rd S.

REQUEST SOUGHT:

FROM: **CRO**

TO: **PUD**

LOCATION MAP:



0 100 200 400
Feet

COUNCIL DISTRICT:
4

ORDINANCE NUMBER
ORD-2025-0826

TRACKING NUMBER
T-2025-6580

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: Kaysie Cox
Current Planning Division

FROM: Sophie Fogg
Community Planning Division

RE: Ordinance 2025-826 – PACA Investments PUD

DATE: November 25, 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	Business Park (BP)
LU Companion Application	2025-825
Current Zoning	Commercial Residential Office (CRO)
Proposed Zoning	Planned Unit Development (PUD)
Land Development Area	Suburban Development Area
Acres	2.45 acres

Comprehensive Land Use Policy Analysis

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

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

*** Subject to approval of companion land use application, L-6080-25C, Ordinance 2025-825.**

ZONING REQUEST:
The applicant seeks to rezone from CRO to PUD to permit office, warehouse, and light manufacturing uses.

LAND USE CATEGORY CONSISTENCY REVIEW:
The 2.45-acre subject site is located on the west side of St. Johns Bluff Road South, between Beach Boulevard and Alden Road. According to the City's Functional Highway Classification map, St. Johns Bluff Road South is a minor arterial roadway, Beach Boulevard is a FDOT Principal Arterial roadway, and Alden Road is a local roadway. The site is located in Council District 4 and Planning District 2 (Greater Arlington/Beaches), within the Suburban Development Area. The applicant is proposing a Planned Unit Development (PUD) rezoning to permit office, warehouse, and light manufacturing uses. There is a companion land use application, L-6080-25C pending concurrently with this rezoning, pursuant to Ordinance 2025-825, which seeks to change the 2.45 subject property from RPI to BP.

Business Park (BP) is a category primarily intended to accommodate business offices and low intensity light industrial uses. Uses, with the exception of ancillary and accessory outside storage uses, shall be conducted within an enclosed building. Outside storage is permitted as an accessory to a permitted use provided it is visually screened to supplemental performance standards and criteria of the Land Development Regulations. The business offices should comprise the majority of the category land area, while service, major institutional and light industrial uses constitute the remaining land area. Limited commercial retail and service establishments, hotels, and motels may also be permitted. Residential uses are also permitted in appropriate locations as identified under the Development Area Uses and densities.

BP in the Suburban Area is intended to provide compact low to medium intensity office development. The maximum gross density in Suburban Area shall be 20 units/acre and there shall be no minimum density. 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.

The uses, densities, and intensities within the proposed PUD Written Description and Site Plan are consistent with the allowed uses and density requirements of the proposed BP category identified 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
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 1.1.9 Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site-specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:

- Potential for the development of blighting or other negative influences on abutting properties
- Traffic impacts
- Site Access
- Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
- Configuration and orientation of the property
- Natural or man-made buffers and boundaries
- Height of development
- Bulk and scale of development
- Building orientation
- Site layout
- Parking layout
- Opportunities for physical activity, active living, social connection and access to healthy food.

Policy 1.1.22 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 3.1.2 — Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

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

Policy 3.2.17 — The City shall permit business parks in locations adjacent to, or near, residential areas, subject to Development Areas and the Plan Category Descriptions of the Operative Provisions and applicable Land Development Regulations.

Property Rights Element

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

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

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

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

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

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

Archaeological Sensitivity
According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low and high sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey. 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 rezoning will be reviewed during the site plan review and permitting process for compliance with the land development regulations that have been established to protect groundwater resources.

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

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

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

Wetlands
Review of City data and the St Johns River Water Management District Website indicates the potential existence of wetlands on the subject site and as such, a wetlands survey has been provided by the applicant's site plan and the District's website. The City's GIS 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.

Wetlands Characteristics:

Approximate Size: 0.32 of an acre

General Location(s):	The wetland is a small isolated wetland pocket located in the western portion of the application site.
Quality/Functional Value:	The wetland has a low functional value due to its size for water filtration attenuation and flood water capacity and is not located in a flood zone. The wetland also does not have a direct impact on 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.
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 the application has issued an Environmental Resource Permit (ERP #218856-1) on June 23, 2025.
Wetlands Impact:	According to the PUD site plan, the wetland is to be impacted by approximately 0.02 of an acre by slopes from building and storm water retention facility.
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.

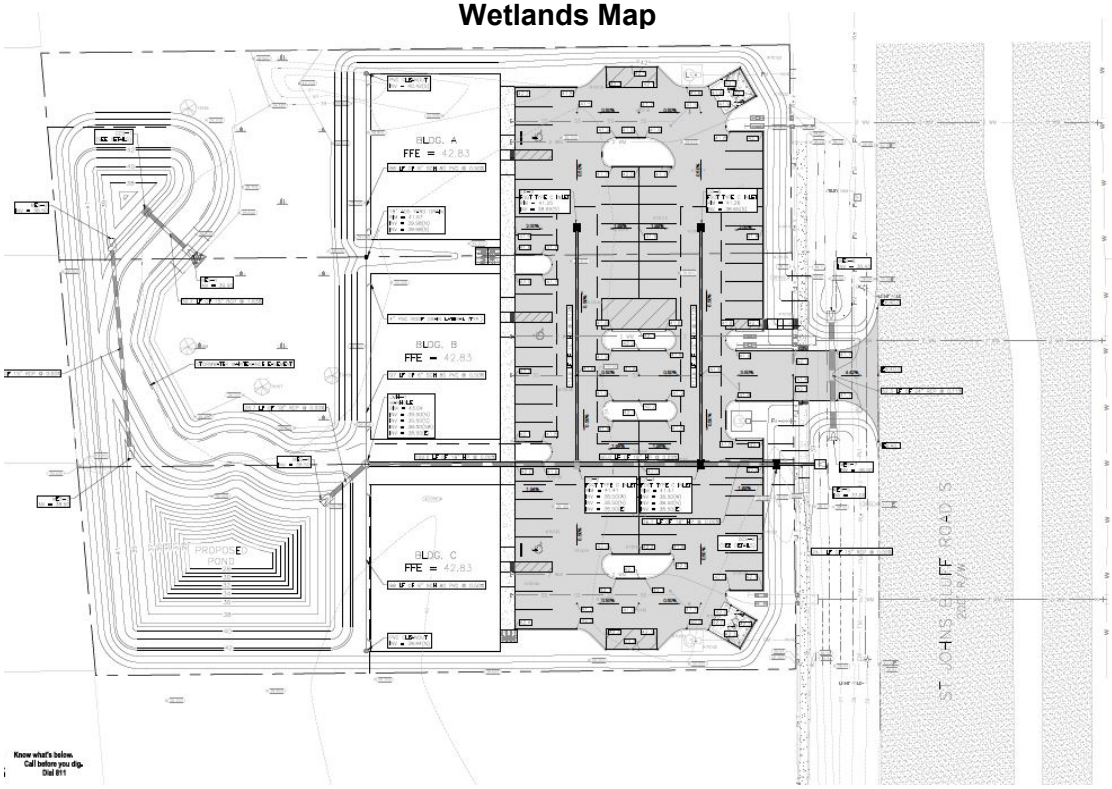
(b) Agricultural uses, provided the following standards are met:

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



St. Johns Bluff Corridor Study (2003)

The subject property is located within the boundaries of the St. Johns Bluff Road Corridor Study (2003). The study states that there are "clusters" of adjacent vacant parcels on the west side of the southern segment of the corridor that are under common ownership, which could facilitate assembly of land for larger development. Additionally, the study recommends the provision of appropriate transition among uses to ensure a gradual transition between intensity and density of uses, stating that BP uses are an appropriate transitional use between the Beach Boulevard commercial corridor and the residential uses. The proposed rezoning would allow for development on an underutilized vacant property that allows for a gradual transition of uses between the commercial corridor along Beach Boulevard to the residential areas north and west of the subject property.

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2025-0826 **Staff Sign-Off/Date** KPC / 10/13/2025
Filing Date 10/30/2025 **Number of Signs to Post** 2

Hearing Dates:
1st City Council 12/09/2025 **Planning Commission** 12/04/2025
Land Use & Zoning 01/06/2026 **2nd City Council** 01/13/2026

Neighborhood Association ARLINGTON EAST NEIGHBORHOOD ASSOC; SOUTHSIDE ESTATES CIVIC ASSOCIATION
Neighborhood Action Plan/Corridor Study ST JOHNS BLUFF NAP

Application Info

Tracking # 6580 **Application Status** SUFFICIENT
Date Started 09/30/2025 **Date Submitted** 09/30/2025

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 FASANELLI **First Name** FABIO **Middle Name**
Company/Trust Name PACA INVESTMENTS LLC
Mailing Address 11232 ST. JOHNS INDUSTRIAL PARKWAY NORTH, SUITE 7
City JACKSONVILLE **State** FL **Zip Code** 32246
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	163683 0000	4	2	CRO	PUD
Map	163684 0000	4	2	CRO	PUD
Map	163685 0000	4	2	CRO	PUD

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

Existing Land Use Category RPI
Land Use Category Proposed? ☐
If Yes, State Land Use Application # 6080
Total Land Area (Nearest 1/100th of an Acre) 2.45
Development Number
Proposed PUD Name PACA INVESTMENTS PUD

Justification For Rezoning Application

THE PROPERTY IS IN A COMMERCIAL AND INDUSTRIAL CORRIDOR ALONG ST. JOHNS BLUFF ROAD SOUTH. THE PROPOSED CHANGE TO PUD TO ALLOW FOR FLEX WAREHOUSES

WOULD BE A COMPATIBLE USE IN THIS AREA.

Location Of Property

General Location

WEST SIDE OF ST. JOHNS BLUFF ROAD SOUTH

House #	Street Name, Type and Direction	Zip Code
3010	ST JOHNS BLUFF RD S	32246

Between Streets

BEACH BLVD **and** ALDEN ROAD

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

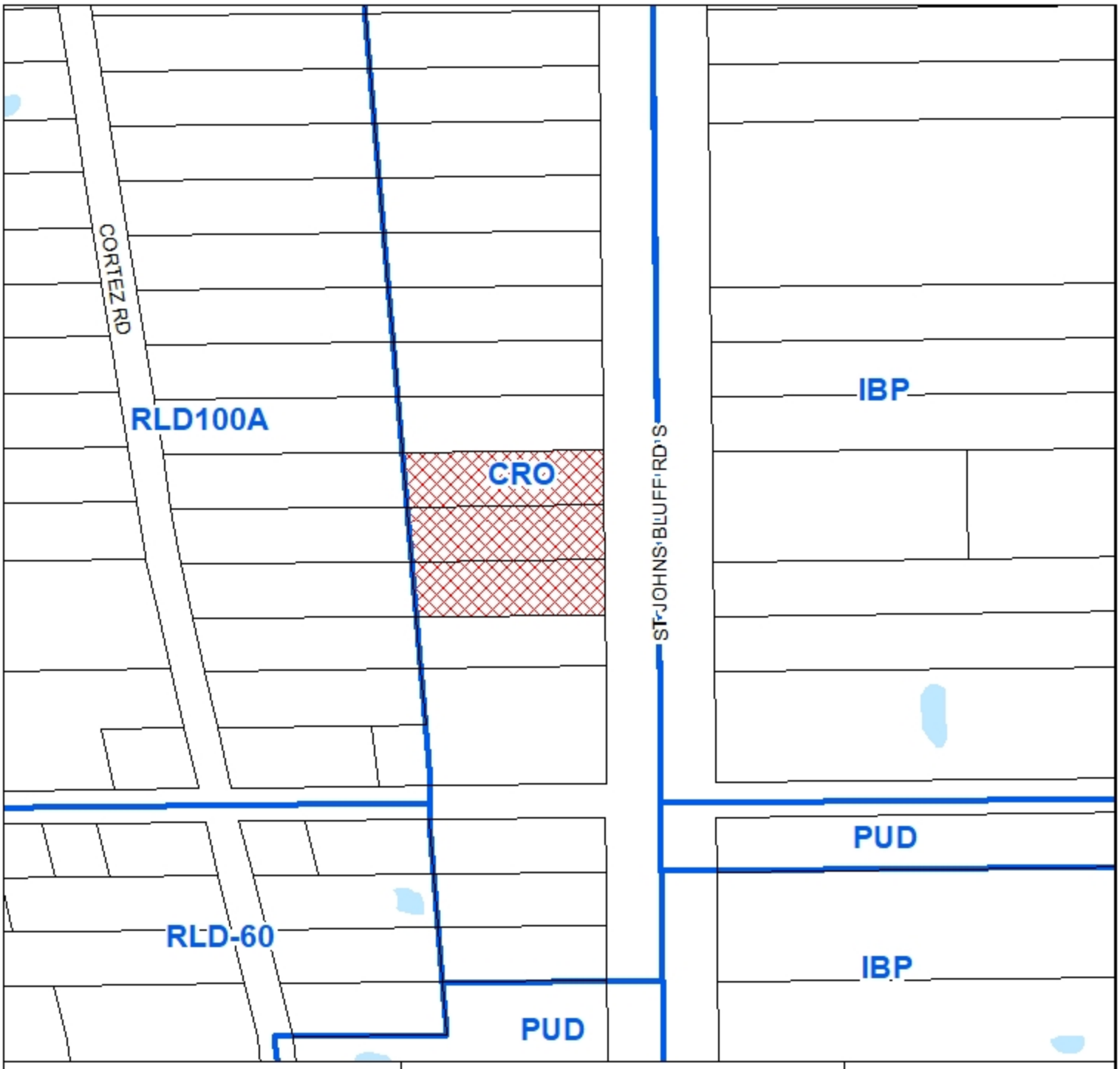
Filing Fee Information

1) Rezoning Application's General Base Fee:	$2,269.00
2) Plus Cost Per Acre or Portion Thereof	
2.45 Acres @ $10.00 /acre:	$30.00
3) Plus Notification Costs Per Addressee	
22 Notifications @ $7.00 /each:	$154.00
4) Total Rezoning Application Cost (Not to Exceed $15,000.00):	$2,453.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

LEGAL DESCRIPTION

LOT 4, 5, AND 6 ROBINWOOD ACRES, UNIT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE(S) 6, 6A AND 6B OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

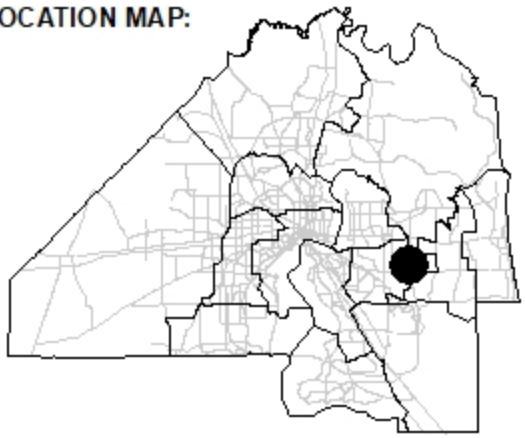


REQUEST SOUGHT:

FROM: **CRO**

TO: **PUD**

LOCATION MAP:



N
W E
S

0 100 200 400
Feet

COUNCIL DISTRICT:

4

TRACKING NUMBER

T-2025-6580

EXHIBIT 2
PAGE 1 OF 1

Exhibit "D"

PACA INVESTMENTS PUD

October 14, 2025

I. SUMMARY DESCRIPTION OF THE PROPERTY

A. RE #: 163683-0000, 163684-0000, 163685-0000
B. Current Land Use Designation: RPI
C. Proposed Land Use Designation: BP
D. Current Zoning District: CRO
E. Proposed Zoning District: PUD

II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY

PACA Investments, LLC., (the "Applicant") proposes to rezone approximately +/- 2.45 acres of property located on St. Johns Bluff Road South from Commercial Residential Office ("CRO") to Planned Unit Development ("PUD"). The property is more particularly described by the legal description attached hereto as **Exhibit "1"** (the "Property"). As described below, the PUD zoning district is being sought to provide for a development, which includes low to moderate intensity office and industrial uses. The PUD allows for new and building types to be developed in a manner that is internally consistent, compatible with external uses, and provides for innovative site planning concepts that will create an aesthetically pleasing environment. The PUD shall be developed in accordance with this PUD Written Description and the PUD Site Plan which is attached as **Exhibit "E"** to this application.

The Property is proposed to be designated as Business Park ("BP") on the Future Land Use Map (FLUM) of the 2045 Comprehensive Plan. The PUD shall be developed consistent with the applicable BP land use category of the 2045 Comprehensive Plan.

III. SITE SPECIFICS

Surrounding land use designations, zoning districts, and existing uses are as follows:

	Land Use Category	Zoning	Use
South	RPI	CRO/PUD	Commercial/Office/Industrial
East	BP	IBP/PUD	Industrial/Retail/Office
North	RPI	CRO	Commercial/Office/Industrial
West	LDR	RLD-100A	Residential

IV. PERMITTED USES

A. Density/Intensity

Consistent with the provisions of the Future Land Use Element of the 2045 Comprehensive Plan governing BP uses described in Section 656.321 will allow a range of uses from business/professional offices including banks and financial institutions, research and development activities, radio and t.v. studios, light manufacturing, fabrication and assembly, service establishments, major institutions, light industrial, flexible office and warehousing uses.

B. PUD Site Plan

The PUD Site Plan is attached hereto as **Exhibit "E"**. The parcel designations are solely for the purpose of defining the general location of permitted uses within the PUD; they do not define or correlate to ownership and do not subdivide the Property. Parcel size, configuration, and boundaries as shown on the PUD Site Plan may be modified as an administrative modification to the PUD, subject to the review and approval of the Planning and Development Department.

.

C. Statements

This PUD generally adopts Industrial Business Park zoning district with a focus on flexible office and warehouse type uses. The following provisions are modifications to the regular application of the IBP zoning district:

1. Business and professional offices, including flex space warehouse activities

D. Uses and Restrictions

Permitted Uses:

1. Medical and dental or chiropractor offices and clinics

2. Professional offices

3. Business offices

4. Banks (including drive-thru tellers), loan companies, mortgage brokers, stockbrokers and similar financial institutions

5. Union Halls

6. Warehousing, wholesaling, distribution and similar uses, and light manufacturing, fabrication, assembling of components, printing, and similar uses

7. Manufacturers agents and display rooms, offices of building traders contractor (not including outside storage or use of a vehicle in excess of one ton capacity or any equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment)

8. Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products

9. Radio or television broadcasting offices or studios subject to Part 15 of the Zoning Code

10. Vocational, Technical, business, trade or industrial schools and similar uses

11. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.

12. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421

Permissible Uses by Exception:

1. Retail sales and service of alcoholic beverages for on-premises consumption, not to exceed 25 percent of the building of which it is a part of 40 seats whichever is greater.

2. Day care centers or care centers meeting the performance standards and criteria set forth in Part 4

3. Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.

4. Retail sales of all types of merchandise, service establishments including restaurants, and retail sale and service of alcoholic beverages for either on-premises or off premises consumption or both. The aforementioned shall not exceed 50 percent of the building of which it is a part.

5. Animal hospitals, veterinary clinics, animal boarding places, dog parks

6. Outside storage subject to the performance of standards and development criteria set forth in Part 4.

7. Fitness Centers

E. <u>Accessory Uses and Structures</u>

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these

uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principal use. Whether attached or detached to a building or structure containing the principal use, the accessory structure shall be considered as a part of the principal structure. Accessory uses shall be subject to the following:

1. Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code.

F. Design Guidelines

Lot Requirements:

1. Minimum lot width and area: None, except as otherwise required for certain uses.

2. Maximum lot coverage by all buildings: None, except as otherwise required for certain uses. Impervious surface ratio as required by Section 654.129.

3. Minimum yard requirements:

a. Front – Twenty (20) feet

b. Side – Ten (10) feet

c. Rear – Ten (10) feet

d. These yards shall not apply to interior uses or parcels

4. Maximum height of structures: Thirty-five (35) feet, provided however, height may be unlimited where all required yards are increased by one foot for each three feet of building height or fraction thereof in excess of 35 feet.

V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

Access will be provided as shown on the PUD Site Plan via St. Johns Bluff Road South. The locations and design of the access points, turn/deceleration lanes, and internal driveways as shown on the PUD Site Plan may vary prior to development; provided, however, that the final design of the access point(s), potential connections, and internal drives shall be subject to the review and approval of Development Services and the Planning and Development Department.

B. Landscaping/Landscaped Buffers

Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code; provided, however, internal buffering, landscaping and screening between uses and/or parcels shall not be required.

C. Signage

Signage shall be provided in accordance with the City of Jacksonville Zoning Code.

D. Modifications

Amendment to this approved PUD district may be accomplished through an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code.

E. Parking and Loading Requirements

Parking will be provided in accordance with Part 6 of the City's Zoning Code, as it may be amended, with the following additional and superseding provisions:

1. There shall be no limit or maximum number of parking spaces for any use within the PUD.

2. Shared parking is permitted to satisfy parking required for multiple uses.

F. Lighting

Lighting shall be designed and installed so as to prevent glare or excessive light on adjacent property.

G. Utilities

The Property is served by JEA.

VI. JUSTIFICATION FOR THE PUD REZONING

The PUD proposes the concept of existing uses with potential for new uses. Many best development and planning practices have been incorporated into the PUD including:

- Internal and external vehicular connectivity;
- Creation of employment opportunities; and
- The inclusion of performance standards for the project that will establish the unique quality, identity and character of the PUD.

Additionally, considering the urban nature of this site, the nature of the proposed development, the configuration and orientation of the proposed development, the maximum heights provided herein, and other factors, are appropriate and compatible with abutting and nearby development.

VII. PUD/DIFFERENCE FROM USUAL APPLICATION OF ZONING CODE

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Site Plan; it includes limitations on uses to ensure compliance with the BP land use category; it provides for

maximum densities/intensities; for each use, it sets forth minimum lot width, maximum lot coverage, minimum yard requirements, and maximum height of structures, which are unique to the urban design and character of this PUD and therefore vary from the otherwise applicable Zoning Code provisions; it consolidates uses otherwise set forth in multiple, different zoning districts; it includes variations to the accessory use and performance standards provisions which are consistent with the urban, mixed use design of this PUD; and it includes variations from the parking standards otherwise applicable to accommodate the urban design of this PUD, shared parking, and other features of a planned development.

VIII. NAMES OF DEVELOPMENT TEAM

Agent: Curtis Hart, Hart Resources LLC

Planner/Engineer: North Florida Engineering

IX. LAND USE TABLE

A Land Use Table is attached hereto as **Exhibit "F."** Acreages in Exhibit F are approximate.

X. PUD REVIEW CRITERIA

A. Consistency with the Comprehensive Plan: As described above, the uses proposed herein are consistent with the BP land use category.

B. Consistency with the Concurrency Management System: The PUD will comply with the Concurrency and Mobility Management System regulations.

C. Allocation of Residential Land Use: The PUD is consistent with land use allocations under the 2045 Comprehensive Plan.

D. Internal Compatibility: The PUD provides for integrated design and compatible uses within the PUD.

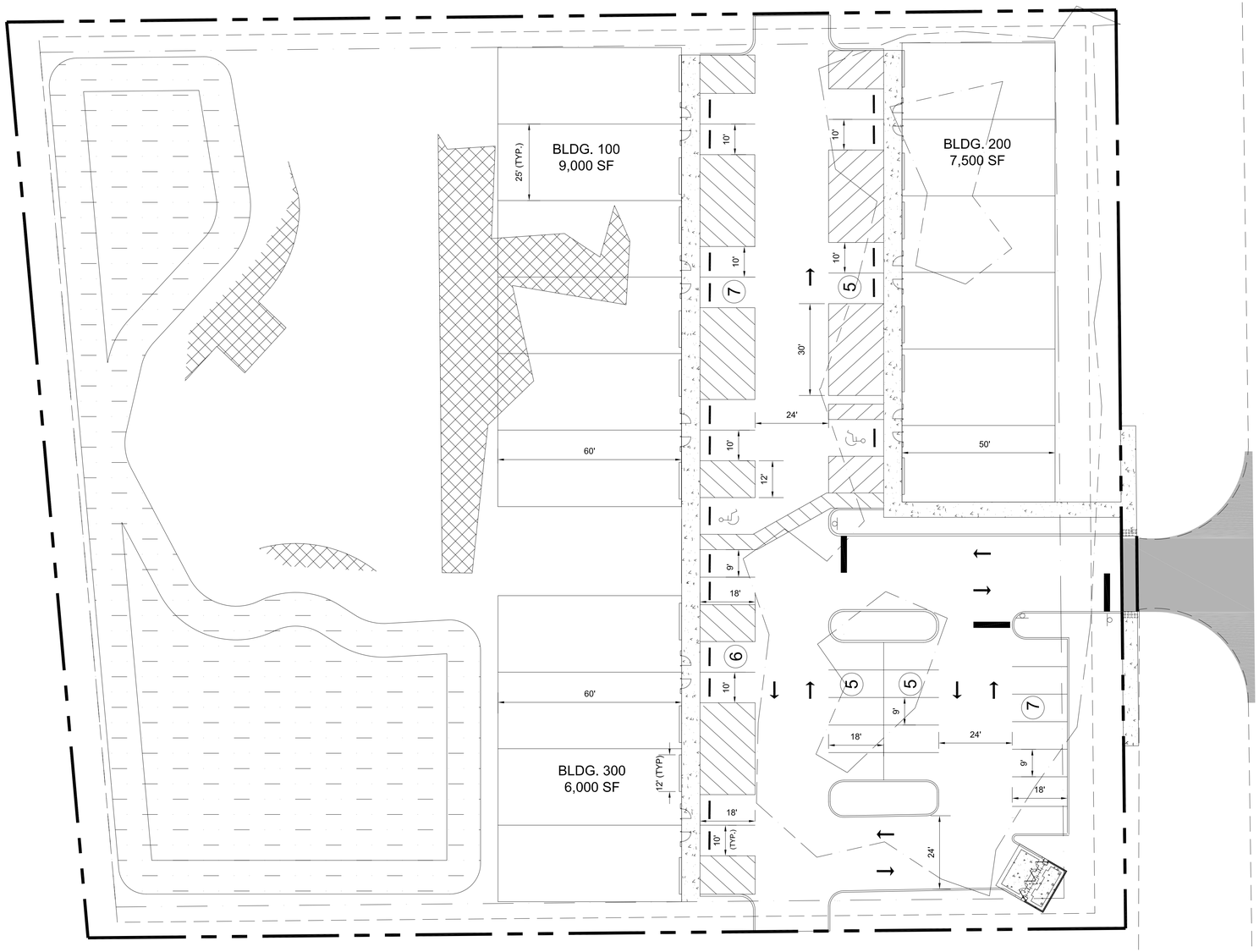
E. External Compatibility/Intensity of Development: The PUD proposes uses and provides design mechanisms which are compatible with surrounding uses.

F. Maintenance of Common Areas and Infrastructure: All common areas and infrastructure will be maintained by the owner, maintenance company and/or one or more owners' association(s).

G. Impact on Wetlands: Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

H. Listed Species Regulations: The Property is less than fifty (50) acres in size, so a listed species survey is not required.

Parking Including Loading and Unloading Areas: The PUD provides ample off street parking.



PARKING CALCULATIONS

PARKING AND BUILDING SUMMARY:

OFFICE/COMMERCIAL/PROFESSIONAL
TOTAL - APPROX. 9,000 SF

WAREHOUSE/STORAGE
TOTAL - APPROX. 13,500 SF

PARKING REQUIREMENTS (PER SECTION 656.604 OF THE ZONING CODE OF THE CITY OF JACKSONVILLE):

OFFICE/COMMERCIAL/RETAIL USE - MINIMUM 3 SPACES/1,000 SF - MAXIMUM OF 6 SPACES PER 1,000 SF. (SUBJECT TO THE "COMMERCIAL USE "PARKING MATRIX")

WAREHOUSE USE - ONE (1) SPACED PER 2,000 SF.

REQUIRED SPACES:
WAREHOUSE - 13,500SF / 2,000 = 7 SPACES
REQUIRED = 6 SPACES

9,000SF OFFICE/RETAIL X 3/1000 = 27 (MIN.)
MIN. REQUIRED = 27 SPACES
COMMERCIAL PARKING RATIO - 3.0/1,000 SF

TOTAL PARKING REQUIRED - 34 SPACES (INCLUDING HC)

TOTAL PARKING PROVIDED - 35 SPACES (INCLUDING HC)

HC SPACES REQUIRED = 2
HC SPACES PROVIDED = 2

TOTAL COMPACT SPACES ALLOWED - 87 X 0.2 = 17
COMPACT SPACES PROVIDED = 0

BICYCLE PARKING REQUIREMENTS (656.608):
OFFICE - 1 SPACE PER 20,000 SF - MINIMUM 2 SPACES.
REQUIRED = 2 SPACES

WAREHOUSE/STORAGE - 5% OF REQUIRED PARKING =
0.5 X 7 = 1 SPACE

TOTAL REQUIRED = 3 SPACES
PROVIDED = 3 SPACES

LEGAL DESCRIPTION

LOT 3, 4 AND 5 ROBINWOOD ACRES, UNIT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE(S) 6, 6A AND 6B OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

FOR PERMIT ONLY
NOT FOR CONSTRUCTION

THE TOURING COMPANY, INC.
CIVIL AND MARINE CONSULTING
STATE OF FLORIDA
CERTIFICATE OF
AUTHORIZATION
NO. 26326
14286-19 BEACH BLVD., UNIT 355
JACKSONVILLE, FLORIDA 32250
(P) 904.614.3302 (F) 904.223.6045
© The Touring Company 2015. Copyright, The Touring Company, 2015. All rights reserved. No part of this work may be used, reproduced, distributed, displayed or otherwise communicated in any form or by any means without the prior written consent of The Touring Company.

DAVID E. TOURING, P.E. LICENSE #63503

REV.	DATE	BY	DESCRIPTION
---	---	---	---

PACA INVESTMENTS LLC
NEW FELX SPACE
3010 ST JOHNS BLUFF RD S, JACKSONVILLE, FL 32246

SITE GEOMETRY AND LAYOT PLAN

JOB NO.	25-0070
DRAWN BY:	NAD
CHECKED BY:	DET
SCALE:	1" = 20'

C-03
SHEET NO.

FILE LOCATION: Z:\Active\Fasanelli_St Johns Bluff_25-0070\DWGS\Fasanelli_St Johns Bluff_Civil Plans_25-0070.dwg LAST SAVED: 6/12/2025 4:47 PM LAST PLOTTED: 6/12/2025 4:55 PM BY: DAVID E. TOURING, PE

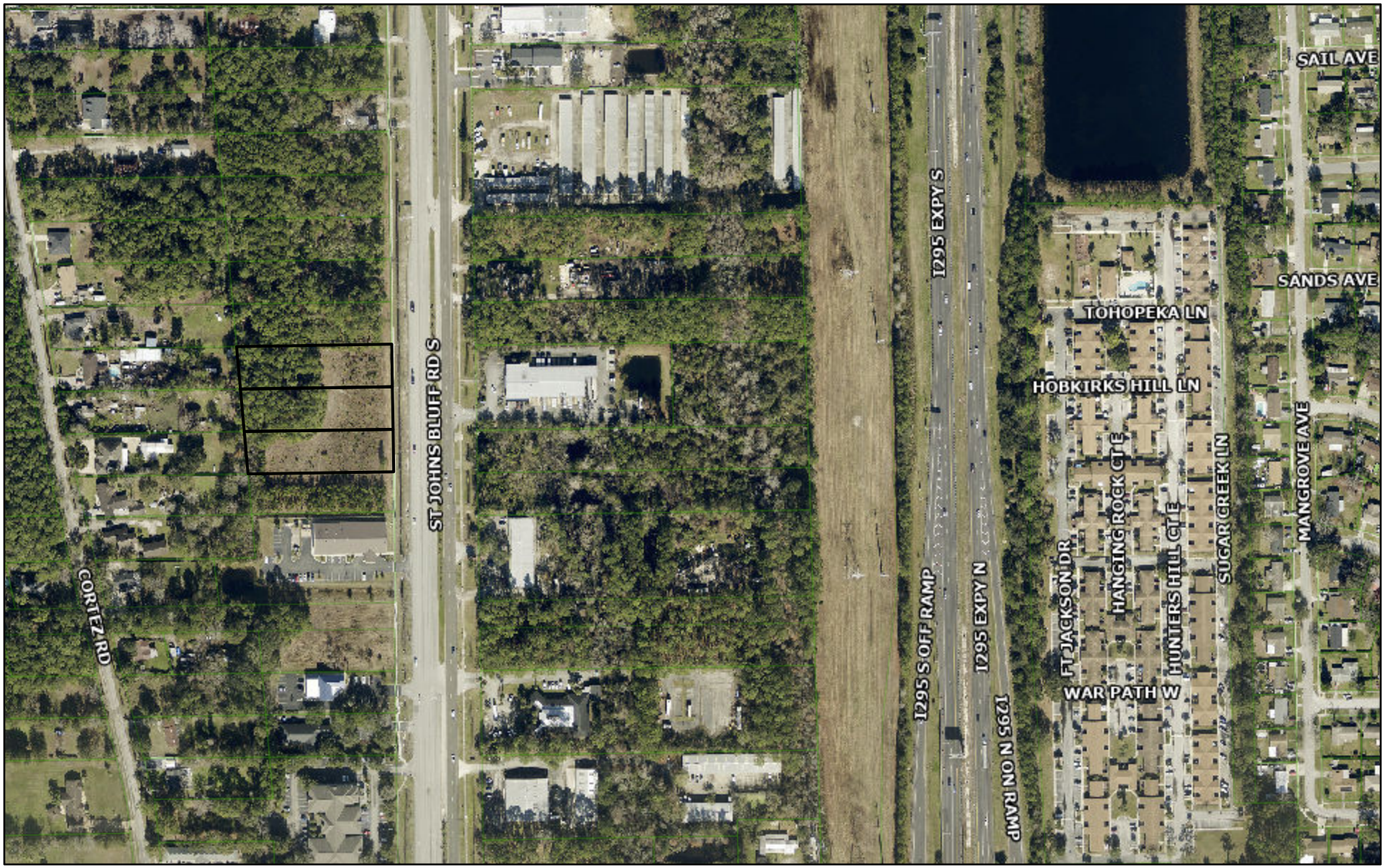
EXHIBIT F

PUD Name

Land Use Table

Total gross acreage	**2.41**	Acres	100 %	
Amount of each different land use by acreage				
Single family		Acres		%
Total number of dwelling units		D.U.		
Multiple family		Acres		%
Total number of dwelling units		D.U.		
Commercial	**2.41**	Acres	**100**	%
Industrial		Acres		%
Other land use		Acres		%
Active recreation and/or open space		Acres		%
Passive open space		Acres		%
Public and private right-of-way		Acres		%
Maximum coverage of buildings and structures	**22,500**	Sq. Ft.	**21**	%

Duval Map



August 21, 2025

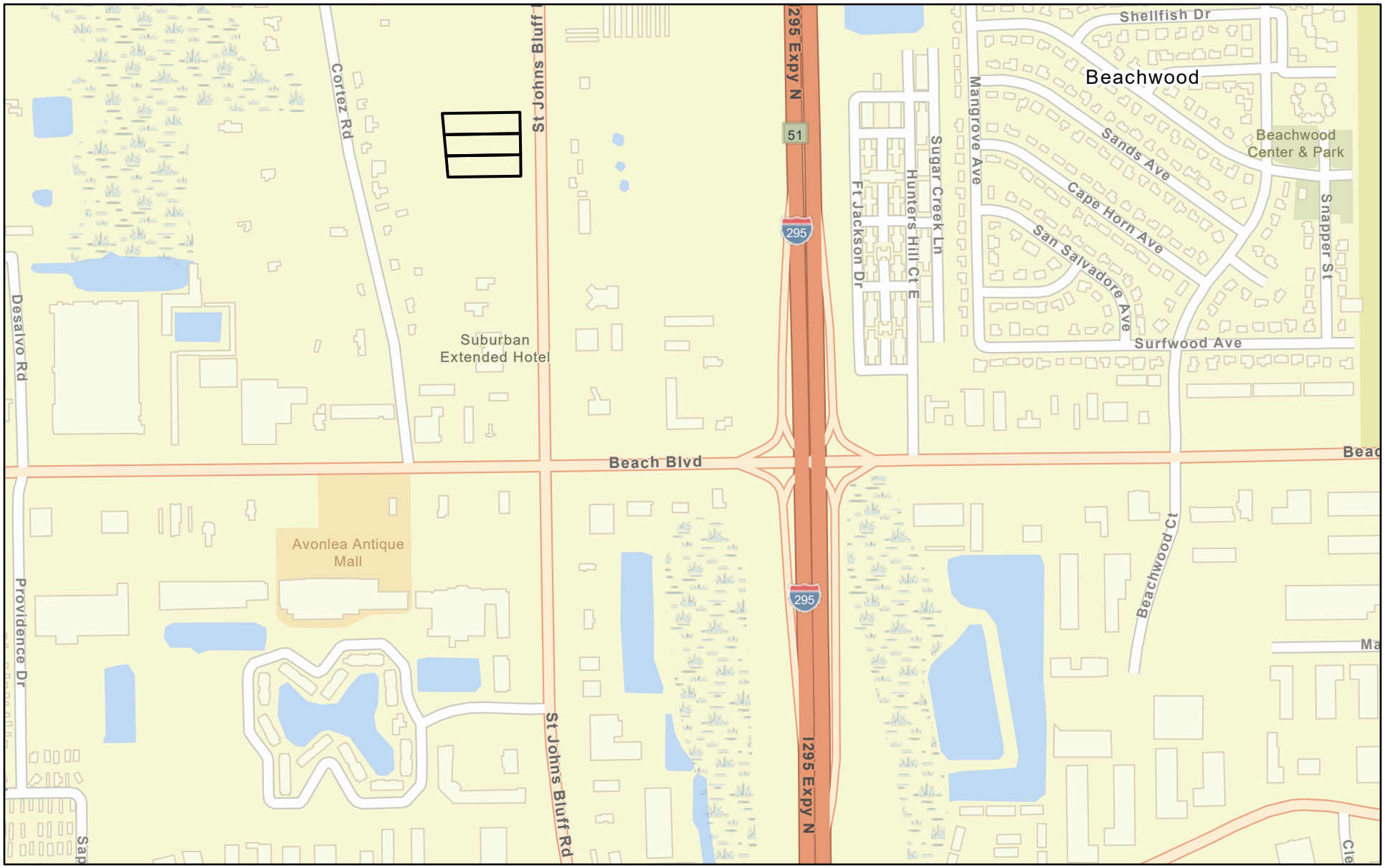
1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

Exhibit H - Aerial Map

Duval Map



August 21, 2025

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

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

Exhibit K - Site Location Map

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)

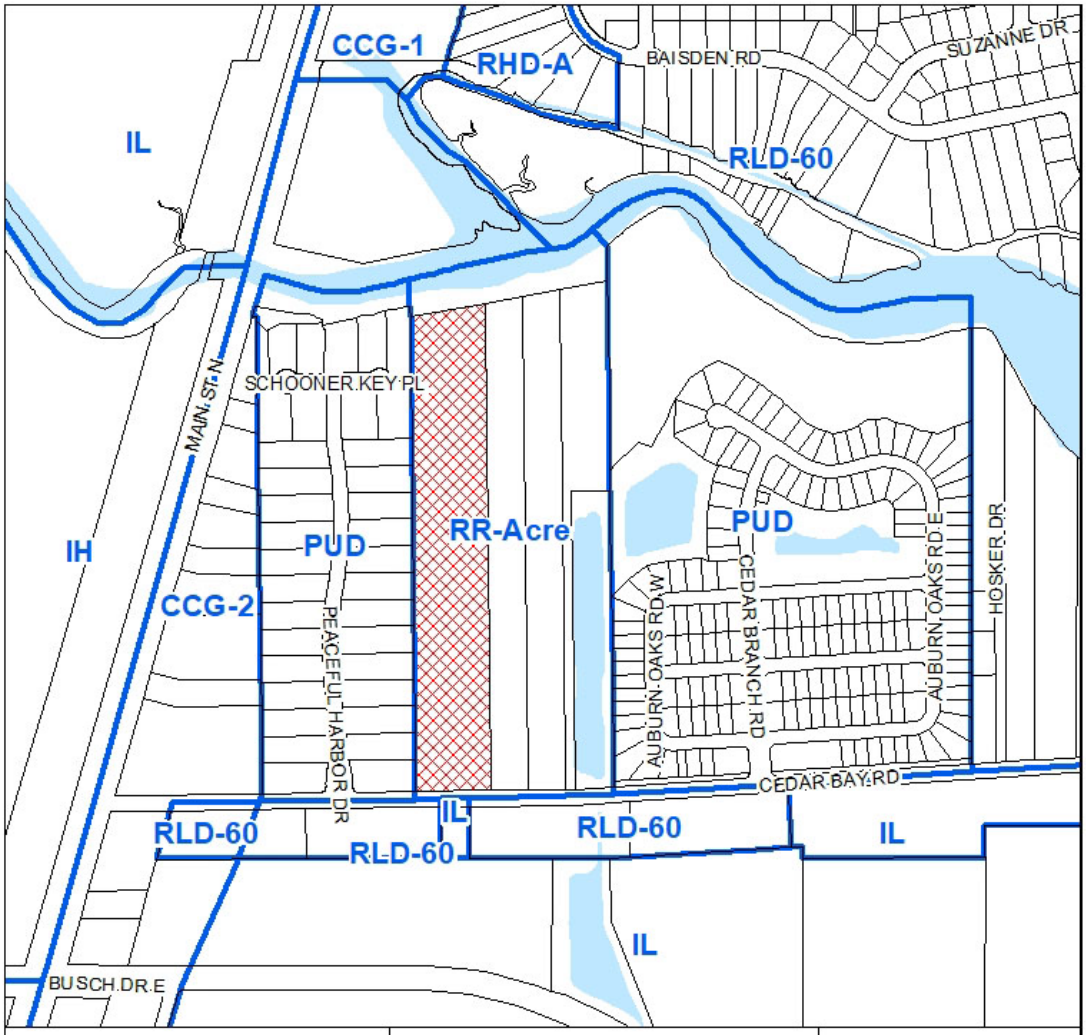
View of Subject Property
Source: Google Maps (January 2025)

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
SCHOONER KEY PL
MAIN ST N
IH
PUD
RR-Acre
PUD
CCG-2
PEACEFUL HARBOR DR
AUBURN OAKS RD W
CEDAR BRANCH RD
AUBURN OAKS RD E
HOSKER DR
CEDAR BAY RD
IL
RLD-60
RLD-60
RLD-60
IL
IL
BUSCH DR E
REQUEST SOUGHT:
FROM: RR-ACRE
TO: RLD-60
LOCATION MAP:
N
W
E
S
0 200 400 800
Feet
COUNCIL DISTRICT:
2
ORDINANCE NUMBER
ORD-2025-0675
TRACKING NUMBER
T-2025-6461
EXHIBIT 2
PAGE 1 OF 1

LEGAL MAP

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2025-0675 **Staff Sign-Off/Date** PJ / 08/18/2025
Filing Date 08/27/2025 **Number of Signs to Post** 2

Hearing Dates:
1st City Council 10/14/2025 **Planning Comission** 10/09/2025
Land Use & Zoning 10/21/2025 **2nd City Council** N/A
Neighborhood Association M&M DAIRY INC, CEDAR BAY HOA, THE EDEN GROUP INC
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 6461 **Application Status** PAID
Date Started 08/11/2025 **Date Submitted** 08/11/2025

General Information On Applicant

Last Name PHILLIPS **First Name** MARSHALL **Middle Name** H
Company Name ROGERS TOWERS, P.A.
Mailing Address 1301 RIVERPLACE BLVD, SUITE 1500
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043465535 **Fax** 9043960663 **Email** HPHILLIPS@RTLAW.COM

General Information On Owner(s)

☐ **Check to fill first Owner with Applicant Info**

Last Name SEE **First Name** BELOW **Middle Name**
Company/Trust Name INDUSTRIAL PARK INVESTMENTS, INC.
Mailing Address 3600 VINELAND ROAD, SUITE 101
City ORLANDO **State** FL **Zip Code** 32811
Phone 4078411414 **Fax** **Email**

Property Information

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

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	108552 0000	2	6	RR-ACRE	RLD-60

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

Existing Land Use Category LDR

Land Use Category Proposed? ☐

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 11.58

Justification For Rezoning Application

TO MAKE THE PROPERTYS ZONING CONSISTENT WITH COMPATIBLE WITH OTHER PROPERTIES ON CEDAR BAY ROAD

Location Of Property

General Location

NORTH SIDE OF CEDAR BAY ROAD BETWEEN PEACEFUL HARBOR DRIVE AND CEDAR BRAI

House #	Street Name, Type and Direction	Zip Code
0	CEDAR BAY RD	32218

Between Streets

PEACEFUL HARBOR DRIVE **and** CEDAR BRANCH ROAD

Required Attachments For Formal, Complete application

The following items must be attached to each application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below for inclusion of information required.

Exhibit 1 ☑ A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.

Exhibit A ☐ Property Ownership Affidavit – Notarized Letter(s).

Exhibit B ☐ Agent Authorization - Notarized letter(s) designating the agent.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

☑ One copy of the Deeds to indicate proof of property ownership.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent MUST BE PRESENT at the public hearings. The required SIGN(S) must be POSTED on the property BY THE APPLICANT within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish PROOF OF PUBLICATION to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

☑ Agreed to and submitted

Filing Fee Information

1) Rezoning Application's General Base Fee: $2,000.00

2) Plus Cost Per Acre or Portion Thereof

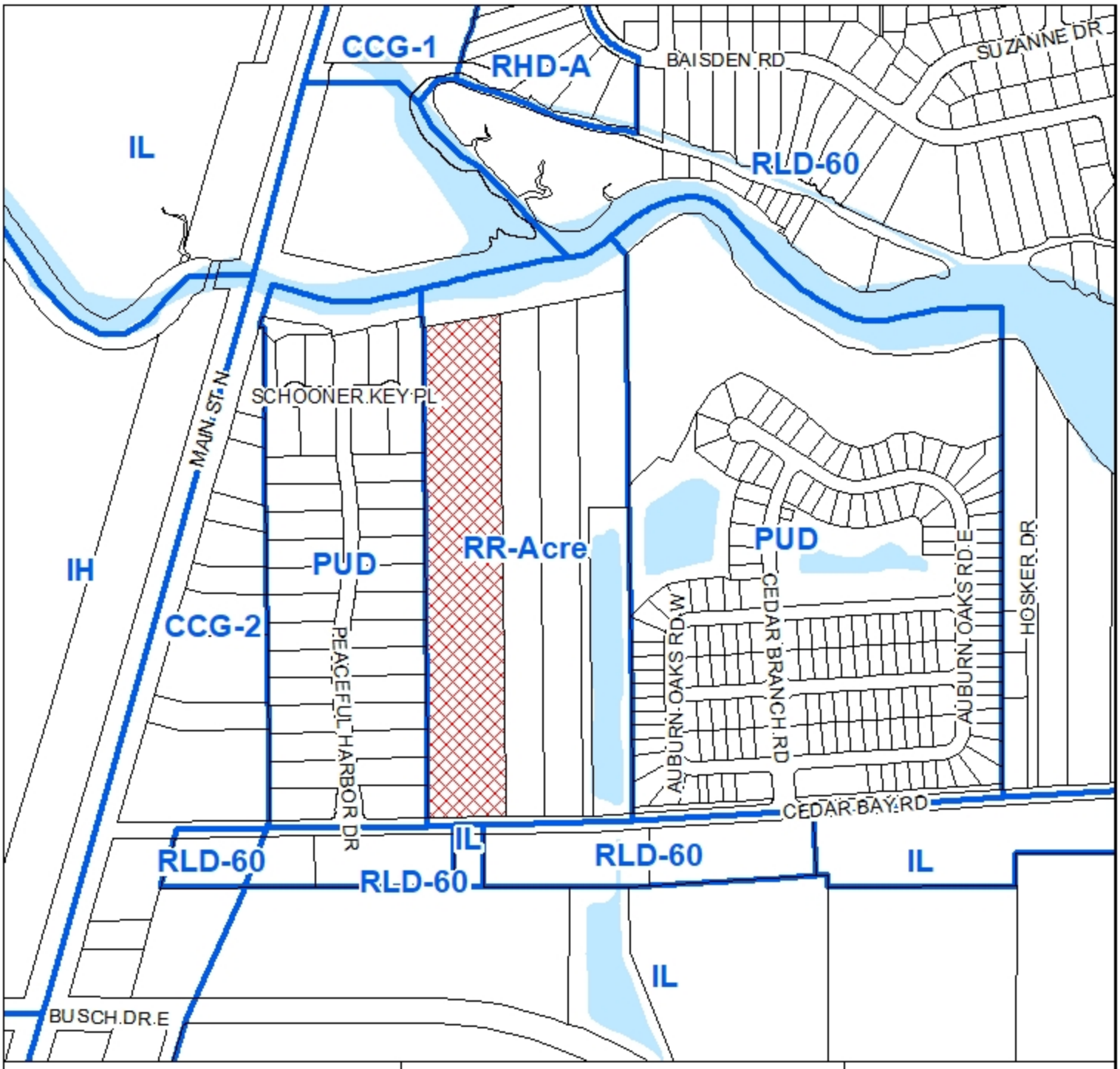
11.58 Acres @ $10.00 /acre: $120.00

3) Plus Notification Costs Per Addressee

40 Notifications @ $7.00 /each: $280.00

4) Total Rezoning Application Cost: $2,400.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

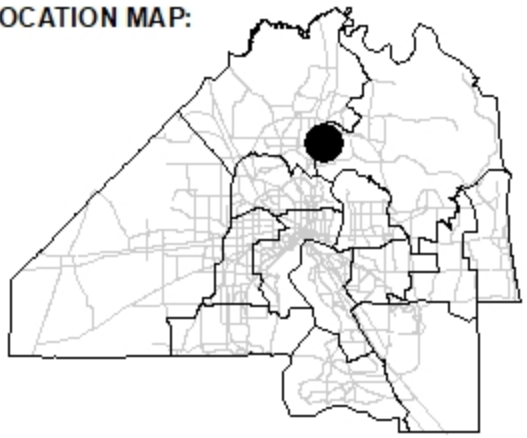


REQUEST SOUGHT:

FROM: **RR-ACRE**

TO: **RLD-60**

LOCATION MAP:



N
W E
S

0 200 400 800
Feet

COUNCIL DISTRICT:

2

TRACKING NUMBER

T-2025-6461

EXHIBIT 2
PAGE 1 OF 1

Exhibit 1

LEGAL DESCRIPTION

Lot 9, Broward Subdivision of Lot 3, Section 7, Township 1 South, Range 27 East, together with riparian rights, if any thereunto appertaining. Less and Except that portion taken by Duval County and the State Road Department of Florida pursuant to an Order of Taking in Case Number 64-2687-L in Official Records Volume 2341, Page 282, of the Public Records of Duval County, Florida.

Land Development Review

August 12, 2025

Parcels

Zoning

1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

06/09/2016 at 01:52 PM, Ronnie Fussell CLERK CIRCUIT COURT DUVAL COUNTY
RECORDING $205.50 DEED DOC ST $0.70

Exhibit G

This instrument prepared by and
To be returned to:

Earl M. Barker, Jr., Attorney at Law
Slott, Barker & Nussbaum
334 East Duval Street
Jacksonville, Florida 32202

Real Estate Id Number: _____

SPECIAL WARRANTY DEED

THIS WARRANTY DEED, dated the 31st day of May, 2016, by **INDUSTRIAL PARK DEVELOPMENT CORPORATION**, of 3600 Vineland Road, Suite 101, Orlando, Florida 32811 ("Grantor") to **INDUSTRIAL PARK INVESTMENTS, INC.**, having an address at 3600 Vineland Road, Orlando, Florida 32811 ("Grantee"):

WITNESSETH, That the Grantor, for and in consideration of the sum of Ten and no/100ths Dollars ($10.00) the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained and sold to the Grantee and said Grantee's heirs and assigns forever the following described land, situate, lying and being in the County of Duval, State of Florida, to wit:

See Attached Exhibit "A"

SUBJECT TO real estate ad valorem taxes for 2016, easements of record, covenants and restrictions of record, if any, the reference to which shall not be deemed to reimpose the same, zoning and other governmental laws and ordinances and any conveyances by which said real property or any interest therein has been transferred to others.

This Deed is prepared without benefit of survey or title search.

And the Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under the Grantor.

NOTE TO RECORDER: This Deed is executed and delivered in connection with a corporate reorganization for the purpose of terminating the trust and transferring the legal title to the above-described unencumbered real property to a wholly-owned subsidiary of the Grantor's beneficiary without any change in beneficial ownership. There is no consideration for this conveyance. Documentary stamps accordingly are due on the formal consideration hereinabove recited. See, *Crescent Miami Center, LLC. v. Florida Department of Revenue*, 857 So.2d 904 (Fla. 3rd DCA 2003); Fla. Stat. §201.0201.

IN WITNESS WHEREOF the Grantor has executed these presents.

Witnesses:

INDUSTRIAL PARK DEVELOPMENT CORPORATION

Sign Name: _____
Print Name: Mark G Rowland

By: _____
Daniel B. Webb
Its President

Sign Name: _____
Print Name: ROBERT A. CARVER

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 6th day of June, 2016, by Daniel B. Webb, President of Industrial Park Development Corporation, on behalf of the corporation. He

[Check One] ☑ is personally known to me or

☐ has produced _____ as identification,

and did not take an oath.

(Seal)

Notary Public State of Florida
Mark G Rowland
My Commission FF 132223
Expires 07/08/2018

Sign Name: _____
Print Name: Mark G. Rowland
Notary Public, State of Florida
My commission expires: 7/18/2018

EXHIBIT "A"

Special Warranty Deed from Industrial Park Development Corporation To Industrial Park Investments, Inc.

PARCEL 1

LOT 5, PHASE IV
IMESON INTERNATIONAL INDUSTRIAL PARK
(108764 0580)

Part of Section 7, Township 1 South, Range 27 East, Duval County, Florida, being more particularly described as follows: For Point of Reference commence at the southwest corner of said Section 7 and run North 14 degrees 04 minutes 37 seconds East, a distance of 2,063.92 feet to a point at the intersection of the survey lines of U. S. Highway 17 (State Road No. 5) and Busch Drive (State Road No. 163) as shown on Department of Transportation right-of-way map of said State Road No. 163, Section 72006-2501 at Station 230+00.00; run thence South 89 degrees 56 minutes 54 seconds East, along the centerline of said Busch Drive, a distance of 279.0 feet to a point on the west line of lands described in deed recorded in the Official Records of said county in Volume 3224, pages 806-808; run thence North 17 degrees 10 minutes 02 seconds East, along said aforementioned west line a distance of 62.78 feet to a point on the North right-of-way line of said Busch Drive (a 120 foot right-of-way) for the **Point of Beginning**.

From the **Point of Beginning** thus described continue thence North 17 degrees 10 minutes 02 seconds East along the west line of said lands described in Volume 3224, pages 806-808, a distance of 368.99 feet to the Northwest corner of said last mentioned deed; run thence North 89 degrees 07 minutes 55 seconds East along the north line of said lands described in Official Records Volume 3224, pages 806-808, a distance of 1,594.71 feet to a point; run thence North 86 degrees 18 minutes 10 seconds East continuing along said last mentioned north line, a distance of 26.32 feet to a point on the westerly right-of-way line of a 100 foot drainage right-of-way; run thence South 1 degree 12 minutes 32 seconds East along said west right-of-way line a distance of 247.77 feet to an angle point in said right-of-way line; run thence South 21 degrees 56 minutes 32 seconds East continuing along said westerly right-of-way line of a 100 foot drainage right-of-way a distance of 384.4 feet to a point on the northerly right- of-way line of Busch Drive (a 120 foot right-of-way); run thence in a northwesterly direction along the arc of a curve in said right-of-way line, said curve being concave to the southwest and having a radius of 1,492.39 feet, a chord distance of 817.98 feet to a Point of Tangency in said right-of-way, the bearing of-the aforementioned chord being North 74 degrees 02 minutes 35 seconds West; run thence North 89 degrees 56 minutes 54 seconds West along said north right-of-way line of Busch Drive, a distance of 1,092.11 feet the **Point of Beginning**, containing 15.231 acres, more or less or 663,488 square feet.

The bearings used in the foregoing description refer to the Grid Lines of the Florida State Coordinate System.

LESS AND EXCEPT any part of the following lands lying therein, to wit:

POND 1

A part of Section 7, Township 1 South, Range 27 East, Duval County, Florida, and being more particularly described as follows: For a **Point of Beginning**, commence at the most Northwesterly corner of Lot 11, Phases IV and VI, Imeson International Industrial Park, as recorded in Official Records Volume 4418, Page 96, of the current public records of said county; thence South 01 degrees, 13 minutes, 41 seconds East along the West line of said Lot 11, a distance of 244.75 feet; thence South 21 degrees, 56 minutes, 32 seconds East continuing along said West line, a distance of 511.48 feet to a point on the Northeasterly right of way line of Busch Drive (a 120 foot right of

way), said point lying on a curve concave to the Southwest and having a radius of 1492.39 feet; thence Northwesterly, along the arc of said curve and along said Northeasterly right of way line, a distance of 465.45 feet, making a central angle of 17 degrees, 52 minutes, 11 seconds and having a chord bearing of North 59 degrees, 56 minutes, 34 seconds West and a chord distance of 463.57 feet; thence North 01 degrees, 10 minutes, 05 seconds West departing said right of way line, a distance of 477.50 feet to the North line of those lands described as Lot 5, Phase IV, Imeson International Industrial Park, in Official Records Volume 4286, Page 747; thence North 89 degrees, 07 minutes, 15 seconds East along the North line of said Lot 5, a distance of 88.46 feet to an angle point in said North line; thence North 86 degrees, 17 minutes, 30 seconds East continuing along said North line and an easterly extension thereof, a distance of 126.41 feet to the **Point of Beginning**.

PARCEL 2

Part of Lot 11, Phases IV and VI
IMESON INTERNATIONAL INDUSTRIAL PARK
(108764 0590)

A part of Lot 11, Phases IV and VI of an unrecorded Plat of Imeson International Industrial Park and being more particularly described as follows: For a point of reference commence at the Southwest corner of Section 7, Township 1 South, Range 27 East, Duval County, Florida; thence North 57 degrees, 46 minutes, 48 seconds East, A distance of 433.65 feet; thence North 90 degrees, 00 minutes, 00 seconds East, a distance of 4506.79 feet to the centerline of Canada Drive (An 80 foot right-of-way, also known as Road E-20); thence North 00 degrees, 00 minutes, 00 seconds East, along said centerline, a distance of 1570.00 feet to the Southeast corner of said Lot 11, said point also lying on the Northerly right-of-way line of Road No. N-150 (an 80 foot right-of-way); thence South 90 degrees, 00 minutes, 00 seconds West along said right-of-way line, a distance of 840.50 feet to the **Point of Beginning**; thence continue South 90 degrees, 00 minutes, 00 seconds West along said right-of-way line, a distance of 680.60 feet to the East Line of those lands described in Official Records Volume 7406, page 0521 of the current Public Records of said county; thence North 00 degrees, 00 minutes, 00 seconds West, along said East line, a distance of 692.72 feet to the North Line of last said lands; thence South 86 degrees, 17 minutes, 30 seconds West, along said North line, a distance of 44.25 feet to the North line of said Lot 11 as described in Official Records Volume 4418, Page 96 of said public records; thence North 03 degrees, 06 minutes, 34 seconds West, along last said North line, a distance of 210.07 feet to the South right-of-way line of Cedar Bay Road (a 60 foot right-of-way); thence North 86 degrees, 18 minutes, 56 seconds East, along said South right-of-way line, a distance of 737.68 feet; thence South 00 degrees, 00 minutes, 00 seconds East, a distance of 947.02 feet to the **Point of Beginning**. Containing 640,120 square feet, or 14.70 acres, more or less.

PARCEL 3

Part of Lot 14, Phase VI
IMESON INTERNATIONAL INDUSTRIAL PARK
(108605-0200)

A part of Section 17 and 8, Township 1 South, Range 27 East, Duval County, Florida and being more particularly described as follows: For a point of reference, **commence** at the Southwest corner of Section 7, Township 1 South, Range 27 East, Duval County, Florida, said point having coordinate values of "X" = 296,226.34 and "Y" = 2,214,768.79, based on the Florida State Plane Coordinate System for the Eastern portion of Florida; thence North 57 degrees 46 minutes 48 seconds East, a distance of 433.65 feet to a line having a "Y" value of 2,215,000.00; thence North 90 degrees, 00 minutes, 00 seconds East, along said line having a "Y" value of 2,215,000.00, a distance of 2,955.41 feet to the center line of Busch Drive (a 120 foot right-of-way as now established); thence South 00 degrees, 02 minutes, 28 seconds West, along said centerline, a distance of 1,323.00 feet to a line having a "Y" value of 2,213,677.00, being the center line of Road S-130 (Malnove Drive) (Parcel P) as described in Official Records Book 4414, Page 862; thence North 90 degrees 00 minutes 00 seconds East, along

said line having a "Y" value of 2,213,677.00, a distance of 2,582.33 feet to a point having a coordinate values of "X" 302,130.00 and "Y" =2,213,677.00 being the intersection of the center line of aforementioned Official Records Book 4414, Page 862, Road S-130 (Malnove Drive) (Parcel RR) and the center line of Road E-110 (Cold Storage Drive), as described in Official Records Book 4595, Page 1049, thence continue North 90 degrees, 00 minutes 00 seconds East, a distance of 1,248.81 feet; thence North 00 degrees 00 minutes 00 seconds West, a distance of 356.00 feet to the **Point of Beginning**; thence continue North 00 degrees, 00 minutes, 00 seconds West, a distance of 1,732.00 feet; thence North 90 degrees, 00 minutes, 00 seconds East, a distance of 853.02 feet to the Westerly line of Official Records Book 3224, Page 806 of said county; thence along last said Westerly line following two courses (1) South 03 degrees, 04 minutes, 49 seconds West, a distance of 762.04 feet (2) South 02 degrees, 16 minutes, 07 seconds East, a distance of 971.82 feet, thence South 90 degrees, 00 minutes, 00 seconds, West, a distance of 850.54 feet to the **Point of Beginning**.

Containing 1,440,766 square feet, or 33.1 acres, more or less. (Formerly sometimes called "Parcel 5")

AND

A part of Section 17, Township 1 South, Range 27 East, Duval County, Florida and being more particularly described as follows: For a point of reference, commence at the Southwest corner of Section 7, said point having coordinate values of "X" = 296,226.34 and "Y" = 2,214,768.79, based on the Florida State Plane Coordinate System for the Eastern portion of Florida; thence North 57 degrees 46 minutes 48 seconds East, a distance of 433.65 feet to a line having a "Y" value of 2,215,000.00; thence North 90 degrees, 00 minutes, 00 seconds East, along said line having a "Y" value of 2,215,000.00, a distance of 2,955.41 feet to the center line of Busch Drive (a 120 foot right-of-way as now established); thence South 00 degrees, 02 minutes, 28 seconds West, along said centerline, a distance of 1,323.00 feet to a line having a "Y" value of 2,213,677.00, being the center line of Road S-130 (Malnove Drive) (Parcel P) as described in Official Records Book 4414, Page 862; thence North 90 degrees 00 minutes 00 seconds East, along said line having a "Y" value of 2,213,677.00, a distance of 2,582.33 feet to a point having a coordinate values of "X" = 302,130.00 and "Y" =2,213,677.00 being the intersection of the center line of aforementioned Official Records Book 4414, Page 862, Road S-130 (Malnove Drive) (Parcel RR) and the center line of Road E-110 (Cold Storage Drive), as described in Official Records Book 4595, Page 1049; thence continue North 90 degrees, 00 minutes 00 seconds East, a distance of 1,248.81 feet; thence North 00 degrees 00 minutes 00 seconds West, a distance of 40.00 feet to the North line of aforementioned Malnove Drive also being the **Point of Beginning**; thence North 00 degrees, 00 minutes, 00 seconds West, a distance of 316.00 feet; thence North 90 degrees 00 minutes, 00 seconds, a distance of 850.54 feet to the Westerly line of Official Records Book 3224, Page 806 of said County; thence South 02 degrees 16 minutes 07 seconds East, along last said Westerly line, a distance of 316.25 feet to the North right of way line of aforementioned Malnove Drive, thence South 90 degrees 00 minutes 00 seconds West, along said North right of way line, a distance of 623.83 feet to the point of curvature with a curve concave to the South and having a radius of 65.00 feet; thence Westerly, along the arc of the curve, line having a radius of 25.00 feet; thence Westerly, along the arc of said curve, a distance of 19.09 feet; making a central angle of 43 degrees 45 minutes, 42 seconds, and having a chord bearing of South 68 degrees 07 minutes, 09 seconds West and a chord distance of 18.63 feet to the point of tangency; thence South 90 degrees 00 minutes 00 seconds West, a distance of 125.75 feet to the **Point of Beginning**.

Contains 268.948 square feet, or 6.2 acres, more or less. (Formerly sometimes called "Parcel 6")

PARCEL 4

Part of Lot 12, Phases IV and VI
IMESON INTERNATIONAL INDUSTRIAL PARK
(108605-0110)

A part of Section 8, Township 1 South, Range 27 East, Duval County, Florida and being more particularly described as follows:

For a point of reference, commence at the Southwest corner of Section 7 of said Township and Range; Thence North 57 degrees 46 minutes 48 seconds East, a distance of 433.65 feet to a point on the Grid Coordinate Line of the Florida State Coordinate System having a "Y" value of 2,215,000.00; Thence North 90 degrees 00 minutes 00 seconds East, along said Grid Coordinate Line, a distance of 5536.79 feet to a point on the Centerline of Road E-110 (an 80 Foot Right of Way); Thence North 00 degrees 00 minutes 00 seconds East, along said Centerline, a distance of 680.00 feet; Thence South 90 degrees 00 minutes 00 seconds West, a distance of 40.00 feet to the West Right of Way Line of Road E-110 and the **Point of Beginning**; Thence North 00 degrees 00 minutes 00 seconds East, along said West Right of Way Line, a distance of 780.00 feet to the Point of Curvature of a Curve Concave to the Southwest and having a Radius of 30.00 feet; Thence, Northwesterly along the Arc of said Curve and continuing along said Right of Way Line, a distance of 47.12 feet, making a central angle of 90 degrees 00 minutes 00 seconds and having a chord bearing of North 45 degrees 00 minutes 00 seconds West and a chord distance of 42.43 feet to the Point of Tangency and to the South Right of Way Line of Road N-150 (an 80 Foot Right of Way, Unimproved); Thence South 90 degrees 00 minutes 00 seconds West, along said South Right of Way Line, a distance of 445.00 feet to a point on the Grid Coordinate Line having an "X" Value of 301,615.00; Thence South 00 degrees 00 minutes 00 seconds West, along last said Grid Coordinate Line, a distance of 810.00 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 475.00 feet to the **Point of Beginning**. Containing 384,557 square feet, or 8.83 acres, more or less.

PARCEL 5

LOT 6, PHASE IV
IMESON INTERNATIONAL INDUSTRIAL PARK
(108764 0600)

Part of Section 7,Township 1 South, Range 27 East, Duval County, Florida, being more particularly described as follows, For Point of Reference commence at the southwest corner of said Section 7and run North 57degrees 46 minutes 48 seconds East, a distance of 433.65 feet to a point on the grid coordinate line of the Florida State Coordinate System having a "y" value of 2,215,000; run thence Due East along said grid coordinate line, a distance 3,015.24 feet to a point; run thence North 0 degrees 02 minutes 28 seconds East, a distance of 30.02 feet to a point on the Easterly right-of-way line of Busch Drive (a 120 foot right-of-way) for the **Point of Beginning**.

From the **Point of Beginning** thus described continue thence North 0 degrees 02 minutes 28 seconds East along said easterly right-of-way line a distance of 300.99 feet to a Point of Curvature in said right-of-way; run thence in a northwesterly direction along the arc of curve in said easterly right-of-way said curve being concave to the southwest and having a radius of 1,492.39 feet, a chord distance of 1,078.38 feet to a point of reverse curve, the bearing of the aforementioned chord being North 21 degrees 08 minutes 28 seconds West; run thence in a northeasterly direction along the arc of a curve concave to the east and having a radius of 30 feet, a chord distance of 41.44 feet to the Point of Tangency of said curve, the bearing of the aforementioned chord being North 1 degrees 21 minutes 51 seconds East; run thence North 45 degrees 02 minutes 47 seconds East along the southeasterly right-of-way line of Road N. 150 (a proposed road to have a right-of-way width of 80 feet), a distance of 43.45 feet to a Point of Curvature in said southeasterly right-of-way line; run thence in a northeasterly direction along the arc of a curve concave to the southeast and having a radius of 260.0 feet, a chord distance of 198.80 feet to the Point of Tangency of said curve the bearing of the aforementioned chord being North 67 degrees 31 minutes 24 seconds East; run thence Due East along the south right-of-way line of said Road N. 150, a distance of 824.48 feet to a point on a grid coordinate line having an "x" value of 300,260.00; run thence Due South along said grid coordinate line, a distance of 1,383.06 feet to a point on the northerly right-of-way line of Road N. 10 (a proposed road to have a right-of-way width of 80 feet) run thence in a southwesterly direction along the arc of a curve in said northerly right-of-way line of Road N. 10 said curve being concave to the southeast and having a radius of 1,351.25 feet, a chord distance of 168.42 feet to a point of reverse curve in said northerly right-of-way line, the bearing of the aforementioned chord being West; South 75 degrees

48 minutes 43 seconds West; run thence in a southwesterly direction along the arc of a curve in said right-of-way line said curve being concave to the northwest and having a radius of 1,271.25 feet, a chord distance of 392.50 feet to the Point of Tangency of said curve, the bearing of the aforementioned chord being South 81 degrees 07 minutes 10 seconds West; run thence Due West along the north right-of-way of said Road N. 10, a distance of 69.98 feet to a Point of Curvature in said right-of-way; run thence in a northwesterly direction along the arc of a curve concave to the northeast and having a radius of 30 feet, a chord distance 42.44 feet to the **Point of Beginning**, the bearing of the aforementioned chord being North 44 degrees 58 minutes 46 seconds West. The lands thus described contain 25.673 acres, more or less, or 1,118, 353 square feet.

The bearings used in the foregoing description refer to the Grid Lines of the Florida State Coordinate System.

PARCEL 6

LOT 3A, PHASE III
IMESON INTERNATIONAL INDUSTRIAL PARK
(108764 0544)

Part of Section 7 Township 1 South, Range 27 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference commence at the southwest corner of said Section 7 and run North 57 degrees 46 minutes 48 seconds East, a distance of 433.65 feet to a point on the grid coordinate line of the Florida State Coordinate System having a "y" value of 2,215,000; run thence Due East along said grid coordinate line, a distance of 2,417.24 feet to the **Point of Beginning.**

From the **Point of Beginning** thus described run thence North 0 degrees 02 minutes 28 seconds East, a distance of 384.45 feet to the Point of Curvature; run thence in a northwesterly direction along the arc of a curve concave to the southwest and having a radius of 894.39 feet, a chord distance of 620.23 feet to a point on the southeasterly right-of-way line of Road N.W. 40 (a proposed road to have a right-of-way width of 70 feet), the bearing of the aforementioned chord being North 20 degrees 14 minutes 47 seconds West; run thence North 45 degrees 02 minutes 47 seconds East; run thence along said southeasterly right-of-way line, a distance of 415.14 feet to a Point of Curvature; run thence in an easterly direction along the arc of a curve concave to the south and having a radius of 30 feet, a chord distance of 43.41 feet to a point of compound curve on the westerly right-of-way line of Busch Drive (a 120 foot right-of way), the bearing of the aforementioned chord being South 88 degrees 33 minutes 58 seconds East; run thence in a southeasterly direction along the arc of said right-of way curve of Busch Drive said curve being concave to the southwest and having a radius of 1,372.39 feet, a chord distance of 988.56 feet to the Point of Tangency of said curve, the bearing of the aforementioned chord being South 21 degrees 04 minutes 08 seconds East; run thence South 0 degrees 02 minutes 28 seconds West along the westerly right-of-way line of said Busch Drive, a distance of 306.13 feet to the Point of Curvature; run thence in a southwesterly direction along the arc of a curve concave to the northwest and having a radius of 30 feet, a chord distance of 42.41 feet to the Point of Tangency of said curve, the bearing of the aforementioned chord being South 45 degrees 01 minutes 14 seconds West; run thence Due West along the northerly right-of-way line of Road N. 10 (a proposed road to have a right-of-way width of 70 feet), a distance of 448.02 feet to the **Point of Beginning**;

LESS AND EXCEPT the following described lands (sometimes called Lot 3B, Phase III, Imeson International Industrial Park), to wit:

Part of Section 7, Township 1 South, Range 27 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference commence at the southwest corner of said Section 7 and run North 57 degrees 46 minutes 48 seconds East, a distance of 433.65 feet to a point on the grid coordinate line of the Florida State Coordinate System having a "y" value of 2,215,000; run thence Due East along said grid coordinate line, a distance of 2,417.24 feet to an iron pipe for the **Point of Beginning.**

From the **Point of Beginning** thus described run thence North 0 degrees 02 minutes 28 seconds East, a distance of 384.45 feet to an iron pipe at a Point of Curvature; run thence in a northwesterly direction along the arc of a curve concave to the southwest and having a radius of 894.39 feet, a chord distance of 194.21 feet to an iron pipe, the bearing of the aforementioned chord being North 06 degrees 11 minutes 30 seconds West; run thence North 74 degrees 36 minutes 36 seconds East a distance of 466.42 feet to an iron pipe on the Westerly right of way line of Busch Drive (a 120 foot right of way); run thence in a southeasterly direction along the arc of a curve in said Westerly right of way line of Busch Drive, said curve being concave to the West and having a radius of 1,372.39 feet, a chord distance of 368.50 feet to an iron pipe at the Point of Tangency in said right of way, the bearing of the aforementioned chord being South 07 degrees 40 minutes 28 seconds East; run thence South 0 degrees 02 minutes 28 seconds West continuing along the westerly right-of-way line of Busch Drive, a distance of 306.13 feet to an iron pipe at a Point of Curvature; run thence in a southwesterly direction along the arc of a curve concave to the northwest and having a radius of 30 feet, a chord distance of 42.41 feet to an iron pipe at the Point of Tangency of said curve, the bearing of the aforementioned chord being South 45 degrees 01 minutes 14 seconds West; run thence Due West along the north right-of-way line of Road N. 10 (a proposed road to have a right-of-way width of 70 feet) and along the grid coordinate line of the Florida State Coordinate System having a "y" value of 2,215,000, a distance of 448.02 feet to the **Point of Beginning**, containing 7.005 acres, more or less, or 305,180 square feet.

PARCEL 7

LEGAL DESCRIPTION OF LOT 1, PHASE III
IMESON INTERNATIONAL INDUSTRIAL PARK
(108764-0510)

Part of Section 7, Township 1 South, Range 27 East, Duval County, Florida, being more particularly described as follows:

For Point of Reference commence at the southwest corner of said Section 7 and run North 14 degrees 04 minutes 37 seconds East, a distance of 2,063.92 feet to a point at the intersection of the survey lines of U.S. Highway 17 (State Road No. 5) and Busch Drive (State Road No. 163) as shown on Department of Transportation right-of-way map of said State Road No. 163, Section 72006-2501 at Station 230+00.00; run thence South 89 degrees 56 minutes 54 seconds East, along the centerline of said Busch Drive, a distance of 279.0 feet to a point on the West line of lands described in deed recorded in the Official Records of said county in Volume 3224, pages 806-808; run thence South 17 degrees 10 minutes 02 seconds West, along said aforementioned West line a distance of 62.78 feet to a point on the south right-of-way line of said Busch Drive (a 120 foot right-of-way) for the **Point of Beginning.**

From the **Point of Beginning** thus described run thence South 89 degrees 56 minutes 54 seconds East, a distance of 160.65 feet to a point of curvature in said right-of-way line; run thence in a southeasterly direction along the arc of a curve concave to the Southwest and having a radius of 30.0 feet, a chord distance of 48.0 feet the point of tangency of said curve, the bearing of the aforementioned chord being South 36 degrees 48 minutes 15 seconds East; run thence South 16 degrees 20 minutes 24 seconds West, along the westerly right-of-way line of North Main Street Drive (a proposed road to have a right-of-way width of 70 feet) a distance of 407.96 feet to a point; run thence North 89 degrees 56 minutes 54 seconds West, a distance of 207.44 feet to a point on the West line of said lands described in Official Records of said county in Volume 3224, pages 806-808; run thence North 17 degrees 10 minutes 02 seconds East along said last mentioned West line, a distance of 449.93 feet to the **Point of Beginning.**

PARCEL 8

LEGAL DESCRIPTION OF LOT 2, PHASE III
IMESON INTERNATIONAL INDUSTRIAL PARK
(108764-0510)

A part of Section 7, Township 1 South, Range 27 East, Duval County, Florida and being more particularly described as follows:

For a point of Reference, commence at the Southwest corner of said Section 7, said point having coordinate values of "X" = 296,226.34 and "Y" = 2,214,768.79, based on the Florida State Plane Coordinate System for the Eastern Portion of Florida; thence North 39 degrees 24 minutes 40 seconds East, along the West line of those lands described in Official Records Volume 3224, Page 804, of the Current Public Records of said County, a distance of 411.20 feet; thence North 17 degrees 10 minutes 02 seconds East, continuing along said West line a distance of 976.80 feet to the **Point of Beginning**; thence North 17 degrees 10 minutes 02 seconds East, continuing along said West line a distance of 274.65 feet to the South line of those lands described as Lot 1, Phase III; Imeson International Industrial Park in Official Records Volume 4286, Page 735, thence South 89 degrees 56 minutes 54 seconds East, along said South line, a distance of 1,260.85 feet to a point of curvature of a curve concave to the Southwest and having a radius of 894.39 feet; thence Southeasterly, along the arc of said curve and continuing along said South line, a distance of 702.60 feet, making a central angle of 45 degrees 00 minutes 34 seconds and having a chord bearing of South 67 degrees 26 minutes 37 seconds East and a chord distance of 684.67 feet to the Northwesterly line of an unrecorded ingress and egress easement; thence South 45 degrees 02 minutes 47 seconds West, along last said Northwesterly line, a distance of 3.84 feet to a point of curvature of a curve concave to the Northwest and having a radius of 25.00 feet, thence Southerly, along the arc of said curve, a distance of 24.39 feet, making a central angle of 55 degrees 53 minutes 34 seconds and having a chord bearing of South 72 degrees 59 minutes 34 seconds West and a chord distance of 23.43 feet to a point reverse curvature of a curve concave to the Southeast and having a radius of 82.00 feet; thence Southerly along the arc of said curve, a distance of 101.71 feet, making a central angle of 71 degrees 03 minutes 53 seconds and having a chord bearing of South 65 degrees 24 minutes 24 seconds West and a chord distance of 95.31 feet; thence North 50 degrees 05 minutes 53 seconds West, a distance of 78.87 feet; thence South 90 degrees 00 minutes 00 seconds West, a distance of 1,801.92 feet to a point to the **Point of Beginning**.

PARCEL 9

LEGAL DESCRIPTION OF LANDS SOUTH OF
LOTS 1 AND 2, PHASE III
IMESON INTERNATIONAL INDUSTRIAL PARK
(108764-0510)

Part of Section 7, Township 1 South, Range 27 East, Duval County, Florida, being more particularly described as follows:

For Point of Reference commence at the southwest corner of said Section 7 and run North 14 degrees 04 minutes 37 seconds East, a distance of 2,063.92 feet to a point at the intersection of survey lines of U.S. Highway 17 (State Road No. 5) and Busch Drive (State Road No.163) as shown on the Department of Transportation right-of-way map of said State Road No. 163, Section 72006-2501 at Station 230+00.00; run thence South 89 degrees 56 minutes 54 seconds East, along the centerline of said Busch Drive, a distance of 279.0 feet to a point on the West line of lands described in deed recorded in the Official records of said county in Volume 3224, pages 806-808; run thence South 17 degrees 10 minutes 02 seconds West along said aforementioned line, a distance of 62.78 feet to a point on the south right-of-way line of said Busch Drive (a 120 foot right-of-way); run thence South 89 degrees 56

minutes 54 seconds East, along said South right-of-way line of Busch Drive, a distance of 296.08 feet to the Point of Beginning.

From the Point of Beginning thus described continue South 89 degrees 56 minutes 54 seconds East, along said south right-of-way line, a distance of 832.98 feet to a point of curvature in said right-of-way line; run thence in a southeasterly direction along the arc of a curve concave to the southwest and having a radius of 1,372.39 feet; a chord distance of 988.53 feet to a point of compound curve, the bearing of the aforementioned chord being South 68 degrees 50 minutes 20 seconds East; run thence in a southeasterly direction along the arc of a curve concave to the southwest and having a radius of 30.0 feet, a chord distance of 43.44 feet to the point of tangency of said curve, the bearing of the aforementioned chord being South 1 degrees 20 minutes 30 seconds East; run thence South 45 degrees 02 minutes 47 seconds West along the northwesterly right-of way line of Road N.W. 40 (a proposed road to have a right-of way width of 70 feet), a distance of 412.48 feet to a point on a curve; run thence in a northwesterly direction along the arc of said curve being concave to the southwest and having a radius of 894.39 feet, a chord distance of 683.47 feet to the point of tangency of said curve, the bearing of the aforementioned chord being North 67 degrees 29 minutes 08 seconds West; run thence North 89 degrees 56 minutes 54 seconds West, a distance of 981.11 feet to a point on the easterly right-of-way line of North Main Street Drive (a proposed road to have a right-of-way width of 70 feet); run thence North 16 degrees 20 minutes 24 seconds East, along said easterly right-of-way line, a distance of 42549 feet to a point of curvature in said right-of-way; run thence in a northeasterly direction along the arc of a curve concave to the southeast and having a radius of 30.0 feet, a chord distance of 35.0 feet to the Point of Beginning, the bearing of the aforementioned chord being North 53 degrees 11 minutes 45 seconds East. The lands thus described contain 17.757 acres, more or less, or 773,534 square feet.

The bearings used in the foregoing description refer to the Grid Lines of the Florida State Coordinate System.

PARCEL 10

LOT 4C, PHASE III
IMESON INTERNATIONAL INDUSTRIAL PARK
(108764 0560)

Part of Section 18, Township 1 South, Range 27 East, Duval County, Florida, being more particularly described as follows: For Point of Reference commence at the northwest corner of said Section 18 and run North 57 degrees 46 minutes 48 seconds East, a distance of 433.65 feet to a point on the grid coordinate line of the Florida State Coordinate System having a "y" value of 2,215,000; run thence Due East along said grid coordinate line, a distance of 2,417.24 feet; run thence South 0 degrees 02 minutes 28 seconds West, a distance of 1,076.61 feet to a point for the **Point of Beginning**.

From the **Point of Beginning** thus described run thence Due East, a distance of 10.00 feet to a point; run thence North 7 degrees 11 minutes 38 seconds East, a distance of 281.09 feet to a point; run thence North 0 degrees 02 minutes 28 seconds East, a distance of 22.23 feet to a point; run thence Due East, a distance of 433.0 feet to a point on the westerly right-of-way line of Busch Drive; run thence South 0 degrees 02 minutes 28 seconds West along the westerly right-of-way line of Busch Drive (a 120 foot right-of-way), a distance of 587.30 feet to a Point of Curvature in said right-of-way; run thence in a southwesterly direction along the arc of a curve concave to the northwest and having a radius of 1,085.92 feet, a chord distance of 282.63 feet to a point on a grid coordinate line having a "y" value of 2,213,357, the bearing of the aforementioned chord being South 7 degrees 31 minutes 07 seconds West, run thence Due West along said grid coordinate line, a distance of 204.4 feet to a Point of Curvature; run thence in a southwesterly direction along the arc of a curve concave to the southeast and having a radius of 500 feet, a chord distance of 327.76 feet to the Point of Tangency of said curve, the bearing of the aforementioned chord being South 70 degrees 52 minutes 03 seconds West; run thence South 51 degrees 41 minutes 06 seconds West, a distance of 215.31 feet to a Point of Curvature; run thence in a northeasterly

direction along the arc of a curve concave to the northwest and having a radius of 635.92 feet, a chord distance of 554.46 feet to the Point of Tangency of said curve, the bearing of the aforementioned chord being North 25 degrees 53 minutes 17 seconds East; run thence North 0 degrees 02 minutes 28 seconds East, a distance of 308.34 feet to the **Point of Beginning**, containing 9.662 acres, more or less, or 420,879 square feet.

The bearings used in the foregoing description refer to the Grid Lines of the Florida State Coordinate System.

PARCEL 11

LOT 5, BLOCK 6
IMESON INTERNATIONAL INDUSTRIAL PARK
(108764 0410)

Lot 5, Block 6, of an unrecorded map of Imeson International Industrial Park, Jacksonville, Florida, prepared by Richard P. Clarson and Associates, dated September 12, 1973, bearing File No. C28-1-5, said lot being a parcel of land in Section 18, Township 1 South, Range 27 East, Jacksonville, Duval County, Florida, more particularly described as follows:

For Point of Reference commence at the southwesterly corner of said Section 18, said point being located at the intersection of the centerlines of the 60 foot rights-of-way of Parker Avenue and Gun Club Road and run North 0 degrees 09 minutes 43 seconds West along the centerline of said Parker Avenue and along the west line of said Section 18 a distance of 994.72 feet to an angle point in said Parker Avenue at the centerline of Van Dyck Road; run thence North 0 degrees 00 minutes 48 seconds East along the centerline of said Parker Avenue 920.0 feet to a point on the centerline of Melrose Road (being a proposed road to have a right-of-way width of 70 feet); run thence South 89 degrees 59 minutes 12 seconds East 619.75 feet to a point; run thence North 0 degrees 00 minutes 48 seconds East 35.0 feet to a point on the northerly right-of-way line of said Melrose Road; run thence South 79 degrees 05 minutes 31 seconds East 87.45 feet to a point on a curve in said northerly right-of-way line of Melrose Road; run thence in a northeasterly direction along the arc of a second curve concave to the Southeast and having a radius of 2,419.53 feet, a chord distance of 1,050.11 feet to the Point of Tangency of said curve, the bearing of the aforementioned chord being North 39 degrees 11 minutes 21 seconds East; run thence North 51 degrees 42 minutes 30 seconds East 620.59 feet to a point on the southerly right-of-way line of Imeson Boulevard (being a proposed road to have a right-of-way width of 120 feet); run thence South 89 degrees 59 minutes 59 seconds East along said southerly right-of-way line of Imeson Boulevard 73.64 feet to the **Point of Beginning**. From the **Point of Beginning** thus described continue South 89 degrees 59 minutes 59 seconds East along said southerly right-of-way line 220.0 feet to a Point of Curvature; run thence in a southerly direction along the arc of a curve concave to the west and having a radius of 150.0 feet, a chord distance of 283.41 feet to the Point of Tangency of said curve on the northwesterly right-of-way line of Busch Drive (being a proposed road to have a right-of-way width of 120.0 feet), the bearing of the aforementioned chord being South 19 degrees 08 minutes 45 seconds East; run thence South 51 degrees 42 minutes 30 seconds West along the said northwesterly right-of-way line Busch Drive 220.0 feet to a point; run thence North 38 degrees 17 minutes 30 seconds West 226.38 feet to a point; run thence North 0 degrees 00 minutes 01 seconds East 226.38 feet to the **Point of Beginning**. The land thus described contains 2.54 acres or 110,630.60 square feet.

PARCEL 12

LOT 4, BLOCK 6
IMESON INTERNATIONAL INDUSTRIAL PARK
(108764 0410)

Lot 4, Block 6, of an unrecorded map of Imeson International Industrial Park, Jacksonville, Florida, prepared by Richard P. Clarson and Associates, dated September 12, 1973, bearing File No. C28-1-4, said lot being a parcel of land in Section 18, Township 1 South, Range 27 East, Jacksonville, Duval County, Florida, more particularly described as follows:

For Point of Reference commence at the southwesterly corner of said Section 18, said point being located at the intersection of the centerlines of the 60 foot rights-of-way of Parker Avenue and Gun Club Road and run North 0 degrees 09 minutes 43 seconds West along the centerline of said Parker Avenue and along the west line of said Section 18 a distance of 994.72 feet to an angle point in said Parker Avenue at the centerline of Van Dyck Road; run thence North 0 degrees 00 minutes 48 seconds East along the centerline of said Parker Avenue 920.0 feet to a point on the centerline of Melrose Road (being a proposed road to have a right-of-way width of 70 feet); run thence South 89 degrees 59 minutes 12 seconds East 619.75 feet to a point; run thence North 0 degrees 00 minutes 48 seconds East 35.0 feet to a point on the northerly right-of-way line of said Melrose Road; run thence South 79 degrees 05 minutes 31 seconds East 87.45 feet to a point on a curve in said northerly right-of-way line of Melrose Road; run thence in a northeasterly direction along the arc of a second curve concave to the southeast and having a radius of 2,419.53 feet the following chord bearings and distances; first chord – North 33 degrees 39 minutes 23 seconds East 588.55 feet, second chord – North 43 degrees 11 minutes 29 seconds East 218.30 feet, third chord – North 48 degrees 44 minutes 49 seconds East 250.00 feet, fourth chord – North 50 degrees 25 minutes 18 seconds East 116.88 feet to the Point of Tangency of said curve; run thence North 51 degrees 42 minutes 30 seconds East 77.84 feet to the **Point of Beginning**. From the **Point of Beginning** thus described continue North 51 degrees 42 minutes 30 seconds East 542.75 feet to a point on the Southerly right-of-way line of Imeson Boulevard (being a proposed road to have a right-of-way width of 120 feet); run thence South 89 degrees 59 minutes 59 seconds East along said southerly right-of-way line of Imeson Boulevard 73.64 feet to a point; run thence South 0 degrees 00 minutes 01 seconds West 226.38 feet to a point; run thence South 38 degrees 17 minutes 30 seconds East 226.38 feet to a point on the northwesterly right-of-way line of Busch Drive (being a proposed road to have a right-of-way width of 120.0 feet; run thence South 51 degrees 42 minutes 30 seconds West along the said northwesterly right-of-way line of Busch Drive 460.26 feet to a point; run thence North 38 degrees 17 minutes 30 seconds West 449.69 feet to the **Point of Beginning**. The land thus described contains 5.154 acres or 224,522.234 square feet.

PARCEL 13

LOT 3, BLOCK 6
IMESON INTERNATIONAL INDUSTRIAL PARK
(108764 0410)

Lot 3, Block 6, of an unrecorded map of Imeson International Industrial Park, Jacksonville, Florida, prepared by Richard P. Clarson and Associates, dated November 14, 1973, bearing File No. C28-1-3-R, said lot being a parcel of land in Section 18, Township 1 South Range 27 East, Jacksonville, Duval County, Florida, more particularly described as follows

For Point of Reference commence at the southwesterly corner of said Section 18, said point being located at the intersection of the centerlines of the 60 foot rights-of-way of Parker Avenue and Gun Club Road and run North 0 degrees 09 minutes 43 seconds West along the centerline of said Parker Avenue and along the west line of said Section 18, a distance of 994.72 feet to an angle point in said Parker Avenue at the centerline of Van Dyck Road: run thence North O degrees 00 minutes 48 seconds East along the centerline of said Parker Avenue 920.0 feet to a point on. the centerline of Melrose Road (being a proposed

road to have a right-of-way width of 70 feet); run thence South 89 degrees 59 minutes 12 seconds East 619.75 feet to a point; run thence North 0 degrees 00 minutes 48 seconds East 35.0 feet to a Point on the northerly right-of-way line of said Melrose Road; run thence South 79 degrees 05 minutes 31 seconds East 87.45 feet to a point on a curve in said northerly right-of-way line of Melrose Road; run thence North 33 degrees 39 minutes 23seconds East 588.55 feet to a point on a second curve for the **Point of Beginning**.

From the **Point of Beginning** thus described run in a northeasterly direction along the arc of said curve concave to the southeast and having a radius of 2,419.53 feet of the following chord bearings and distances: first chord-North 43 degrees 11 minutes 29 seconds East 218.30 feet, second chord–North 48 degrees 44 minutes 49 seconds East 250.0 feet to the Point of Tangency of said curve; run thence North 51 degrees 42 minutes 30 seconds East 77.84 feet to a point; run thence South 38 degrees 17 minutes 30 seconds East 449.69 feet to a point on the northwesterly right-of-way line of Busch Drive (being a proposed road to have a right-of way width of 120 feet); run thence South 51 degrees 42 minutes 30 seconds West along the said northwesterly right-of-way line of Busch Drive 77.77 feet to a point of curvature; run thence in a southwesterly direction along said northwesterly right-of way line and along the arc of a curve concave to the southeast and having a radius of 1,969.86 feet a chord distance of 380.88 feet to a pointe; the bearing of the aforementioned chord being South 46 degrees 09 minutes 38 seconds West; run thence North 49 degrees 23 minutes 14 seconds West 449.67 feet to the **Point of Beginning**. The land thus described contains 5.190 acres or 226,096.176 square feet.

PARCEL 14

LOT 2, BLOCK 6
IMESON INTERNATIONAL INDUSTRIAL PARK
(108764 0410)

Lot 2, Block 6, of an unrecorded map of Imeson International Industrial Park, Jacksonville, Florida, prepared by Richard P. Clarson and Associates, dated September 12, 1973, bearing File No. C28-1-2 said lot being a parcel of land in Section 18, Township 1 South, Range 27 East, Jacksonville, Duval County, Florida, more particularly described as follows:

For Point of Reference commence at the southwesterly corner of said Section 18, said point being located at the intersection of the centerlines of the 60 foot rights-of-way of Parker Avenue and Gun Club Road and run North 0 degrees 09 minutes 43 seconds West along the centerline of said Parker Avenue and along the west line of said Section 18 a distance of 994.72 feet to an angle point in said Parker Avenue at the centerline of Van Dyck Road; run thence North 0 degrees 00 minutes 48 seconds East along the centerline of said Parker Avenue 920.0 feet to a point on the centerline of Melrose Road (being a proposed road to have a right-of-way width of 70 feet); run thence South 89 degrees 59 minutes 12 seconds East 619.75 feet to a point; run thence North 0 degrees 00 minutes 48 seconds East 35.0 feet to a point on the northerly right-of-way line of said Melrose Road; run thence South 79 degrees 05 minutes 31 seconds East 87.45 feet to a point on a curve in said northerly right-of-way line of Melrose Road for the **Point of Beginning**. From the **Point of Beginning** thus described run in a northeasterly direction along the arc of a curve concave to the southeast and having a radius of 2,419.53 feet, a chord distance of 588.55 feet to a point on said curve, the bearing of the aforementioned chord being North 33 degrees 39 minutes 23 seconds East; run thence South 49 degrees 23 minutes 14 seconds East 449.67 feet to a point on the northwesterly right-of-way line of Busch Drive (being a proposed road to have a right-of-way width of 120 feet); run thence in a southwesterly direction, continuing along said northwesterly right-of-way line and along the arc of a curve concave to the southeast and having a radius of 1,969.86 feet, a chord distance of 442.45 feet to a Point of Reverse Curve, the bearing of the aforementioned chord being South 34 degrees 09 minutes 53 seconds West; run thence in a westerly direction along the arc of a curve concave to the northwest and having a radius of 30 feet, a chord distance of 42.96 feet to the Point of Tangency of said curve on the northerly right-of-way line of said Melrose Road, the bearing of the aforementioned chord being South 71 degrees 33 minutes 46 seconds West; run thence North 64 degrees 10 minutes 13 seconds West along said northerly right-of-way line of Melrose Road

403.78 feet to a Point of Curvature; run thence in a westerly direction along said northerly right-of-way line and along the arc of a curve concave to the south and having a radius of 231.35 feet, a chord distance of 16.26 feet to the **Point of Beginning**, the bearing of the aforementioned chord being North 66 degrees 11 minutes 03 seconds West. The land thus described contains 5.484 acres or 238,862.010 square feet more or less.

PARCEL 15

LOT 6, BLOCK 6
IMESON INTERNATIONAL INDUSTRIAL PARK
(108764 0410)

Lot 6, Block 6, of an unrecorded map of Imeson International Industrial Park, Jacksonville, Florida, prepared by Richard P. Clarson and Associates, dated November 14, 1973, bearing File No. C28-1-6-R, said lot being a parcel of land in Section 18, Township 1 South, Range 27 East, Jacksonville, Duval County, Florida, more particularly described as follows:

For the Point of Reference commence at the southwesterly corner of said Section 18, said point being located at the intersection of the centerlines of the 60 foot rights-of-way of Parker avenue and Gun Club Road and run North 0 degrees 09 minutes 43 seconds West along the centerline of said Parker Avenue and along the west line of said Section 18 a distance of 994.72 feet to an angle point in said Parker Avenue at the centerline of Van Dyck Road; run thence North 0 degrees 00 minutes 48 seconds East along the centerline of said Parker Avenue 1,430.0 feet to a point; run thence South 89 degrees 59 minutes 12 seconds East 35.0 feet to the easterly right-of way line of said Parker Avenue for the **Point of Beginning**. From the **Point of Beginning** thus described run North 0 degrees 00 minutes 48 seconds East along said easterly right-of-way line of Parker Avenue (being a proposed road to have a right-of-way width of 70 feet) a distance of 328.53 feet to a Pont of Curvature; run thence in a northerly direction along the arc of a curve in said easterly right-of-way line of Parker Avenue, said curve being concave to the east and having a radius of 771.35 feet, a chord distance of 189.86 feet to the Point of Tangency, the bearing of the aforementioned chord being North 7 degrees 04 minutes 58 seconds East; run thence North 14 degrees 09 minutes 08 seconds East, continuing along said easterly right-of-way line of 189.35 feet to a Point of Curvature; run thence in a northeasterly direction along the arc of a curve said curve being concave to the southeast and having a radius of 30 feet, a chord distance of 43.27 feet to a Point of Reverse Curve, said point being on the southerly right-of-way line of Imeson Boulevard (being a proposed road to have a right-of-way width of 120 feet), the bearing of the aforementioned chord being North 57 degrees 29 minutes 31 seconds East; run thence in an easterly direction along the arc of a curve in said southerly right-of-way line of Imeson Boulevard, said curve being concave to the north and having a radius of 1,1014.93 feet, a chord distance of 185.43 feet to the Point of Tangency of said curve, the bearing of the aforementioned chord being South 84 degrees 45 minutes 31 seconds East; run thence South 89 degrees 59 minutes 59 seconds East, continuing along said Southerly right-of way line of Imeson Boulevard 1,530.19 feet to a point; run thence South 51 degrees 42 minutes 30 seconds West 620.59 feet to a Point of Curvature; run thence in a southwesterly direction along the arc of a curve concave to the southeast and having a radius of 2,419.53 feet; a chord distance of 250.0 feet to a point, the bearing of the aforementioned chord being South 48 degrees 44 minutes 49 seconds West; run thence South 52 degrees 56 minutes 18 seconds West 101.05 feet to a Point of Curvature; runt hence in a westerly direction along the arc of a curve concave to the north and having a radius of 479.0 feet a chord distance of 304.57 feet to the Point of Tangency of said curve, the bearing of the aforementioned chord being South 71 degrees 28 minutes 33 second West; run thence North 89 degrees 59 minutes 12 seconds West 776.53 feet to the **Point of Beginning**.

PARCEL 16

LOT 3, BLOCK 3
IMESON INTERNATIONAL INDUSTRIAL PARK
(108764 0340)

LOT 3, BLOCK 3, of an unrecorded map of Imeson International Industrial Park, Jacksonville, Florida, prepared by Richard P. Clarson and Associates, dated September 12, 1973 bear file No. C28-6A said lot being a parcel of land in Section 13, Township 1 South, Range 26 East, and in Section 18, Township 1 South, Range 27 East, Jacksonville, Duval County, Florida, more particularly described as follows.

For Point of Reference commence at the southeasterly corner of said Section 13, said point being located a the intersection of the centerlines of the 60 foot rights-of-way of Parker Avenue and Gun Club Road and run North 0 degrees 09 minutes 43 seconds West along the east line of said Section 13 and along the centerline of said Parker Avenue (having a 70 foot right-of-way) a distance of 1,430.0 feet to an angle point in said centerline of Parker Avenue at the intersection of said centerline with the centerline of Van Dyck Road; run thence North 0 degrees 00 minutes 48 seconds East continuing along said centerline of Parker Avenue (being a proposed road to have a right-of-way width of 70 feet), 1,488.0 feet to a point; run thence North 89 degrees 59 minutes 12 seconds West 35.0 feet to a point on the westerly right-of-way line of Parker Avenue for the **Point of Beginning**. From the **Point of Beginning** thus described run North 89 degrees 59 minutes 12 seconds West 695.62 feet to a point on the easterly right-of-way line of North Main Street Drive (being a proposed road to a have a right-of-way width of 70 feet); run thence in a northerly direction along the arc of a curve in said easterly right-of-way line of North Main Street Drive, said curve being concave to the west and having a radius of 1,819.77 feet a chord distance of 153.92 feet to a Point of Reverse Curve, the bearing of the aforementioned chord being North 7 degrees 21 minutes 40 seconds East; continue thence in a northerly direction along the arc of a second curve in said easterly right-of-way line, said curve being concave to the east and having a radius of 3,764.13 feet, a chord distance of 505.83 feet to the point of Tangency of said curve, the bearing of the aforementioned chord being North 8 degrees 47 minutes 24 seconds East; run thence North 12 degrees 38 minutes 33 seconds East continuing along said easterly right-of-way line, 121.30 feet to a Point of Curvature; continue thence in a northerly direction along the arc of a third curve in said easterly right-of-way line, said curve being concave to the east and having a radius of 1,050.37 feet, a chord distance of 251.83 feet to the Point of Tangency of said curve, the bearing of the aforementioned chord being North 19 degrees 31 minutes 38 seconds East; run thence North 26 degrees 24 minutes 45 seconds East continuing along said easterly right-of-way line 19.10 feet to a Point of Curvature; run thence in a northeasterly direction along the arc of a curve concave to the southeast and having a radius of 30 feet, a chord distance of 39.70 feet to the Point of Tangency of said curve on the southerly right-of-way line of Imeson Boulevard (being a proposed road to have a right-of-way width of 120 feet), the bearing of the aforementioned chord being North 74 degrees 59 minutes 00 seconds East; run thence South 56 degrees 26 minutes 46 seconds East along said southerly right-of-way line of Imeson Boulevard 289.18 feet to a Point of Curvature; continue thence in an easterly direction along the arc of a curve in said southerly right-of-way line, said curve being concave to the north and having a radius of 1,014.93 feet, a chord distance of 277.80 feet to a Point of Reverse Curve, the bearing of the aforementioned chord being South 64 degrees 18 minutes 44 seconds East; run thence in a southeasterly direction along the arc of a curve concave to the southwest and having a radius of 30 feet, a chord distance of 43.64 feet to a Point of Tangency of said curve on the westerly right-of-way line of Parker Avenue, aforementioned, the bearing of the aforementioned chord being South 29 degrees 40 minutes 08 seconds East; run thence South 14 degrees 09 minutes 08 seconds West along said westerly right-of-way line of Parker Avenue, 189.33 feet to a Point of Curvature; run thence in a southerly direction along the arc of a curve in said westerly right-of-way line, said curve being concave to the east and having a radius of 841.35 feet, a chord distance of 207.09 feet to the Point of Tangency of said curve.

PARCEL 17

LOT 2, BLOCK 2
IMESON INTERNATIONAL INDUSTRIAL PARK
(108764 0210)

Lot 2, Block 2, of an unrecorded map of Imeson International Industrial Park, Jacksonville, Florida, said lot being a parcel of land in Section 13, Township 1 South, Range 26 East, Jacksonville, Duval County, Florida more particularly described as follows:

For Point of Reference commence at the southeasterly corner of said Section 13, said point being located at the intersection of the centerlines of the 60 foot rights-of-way of Parker Avenue and Gun Club Road and run North 0 degrees 09 minutes 43 seconds West along the east line of said section 13, and along the centerline of said Parker Avenue (having a 70 foot right-of way) a distance of 994.72 feet to an angle point in said centerline of Parker Avenue at the intersection of said centerline with the centerline of Van Dyck Road; run thence North 0 degrees 00 minutes 48 seconds East continuing along said centerline of Parker Avenue 435.0 feet to a point; run thence North 89 degrees 59 minutes 12 seconds West 35.0 feet to a point on the westerly right-of-way line of Parker Avenue for the **Point of Beginning**.

From the **Point of Beginning** thus described run North 89 degrees 59 minutes 12 seconds West 1,096.00 feet to a point on the easterly right-of-way line of North Main Street Drive (being a proposed road to have a right-of-way width of 70 feet); run thence in a northerly direction along the arc of a curve in said easterly right-of-way line of North Main Street Drive, said curve being concave to the east and having a radius of 1,975.87 feet a chord distance of 309.64 feet to a Point of Tangency of said curve, the bearing of the aforementioned chord being North 23 degrees 44 minutes 51 seconds East; run thence North 28 degrees 14 minutes 24 seconds East continuing along said easterly right-of-way line of North Main Street Drive 171.08 feet to a Point of Curvature; run thence in a northeasterly direction along the arc of a curve concave to the southeast and having a radius of 30.0 feet a chord distance of 30.80 feet to a Point of Tangency of said curve on the southerly right-of-way line of Melrose Road (being a proposed road to have a right-of-way width of 70 feet), the bearing of the aforementioned chord being North 59 degrees 07 minutes 36 seconds East; run thence South 89 degrees 59 minutes 12 seconds East along the southerly right-of-way line of said Melrose Road 834.01 feet to a Point of Curvature; run thence in a southeasterly direction along the arc of a curve concave to the southwest and having a radius of 30.0 feet a chord distance of 42.43 feet to a Point of Tangency of said curve on the westerly right-of-way line of said Parker Avenue (being a proposed road at this point to have a right-of-way width of 70 feet), the bearing of the aforementioned chord being South 44 degrees 59 minutes 12 seconds East; run thence South 0 degrees 00 minutes 48 seconds West along said westerly right-of-way line of Parker Avenue 420.0 feet to the **Point of Beginning**.

LESS AND EXCEPT any part thereof described in that certain Mortgage and Security Agreement dated and filed on October 3, 1997, in Official Records Book 8740, at pages 708 through 753 (in particular page 749 thereof) of the current Public Records of Duval County, Florida, or in the instruments describing the same lands to which reference is made in said Mortgage and Security Agreement.

PARCEL 18

LOT 1, BLOCK 5
IMESON INTERNATIONAL INDUSTRIAL PARK
(108764 0220)

Lot 1, Block 5, of an unrecorded map of Imeson International Industrial Park, Jacksonville, Florida, prepared by Richard P. Clarson and Associates, dated November 14, 1973, bearing File No. C24-3-R said lot being a parcel of land in Section 18, Township 1 South, Range 27 East, Jacksonville, Duval County, Florida, more particularly described as follows:

For Point of Reference commence at the southwesterly corner of said Section 18, said point being located at the intersection of the centerlines of the 60 foot rights-of-way of Parker Avenue and Gun Club Road and run North 0 degrees 09 minutes 43 seconds West along the centerline of said Parker Avenue and along the west line of said Section 18 a distance of 994.72 feet to an angle point in said Parker Avenue at the centerline of Van Dyck Road; run thence North 0 degrees 00 minutes 48 seconds East along the centerline of said Parker Avenue 65.0 feet to a point; run thence South 89 degrees 59 minutes 12 seconds East to a point on the easterly right-of-way line of said Parker Avenue for the **Point of Beginning.**

From the **Point of Beginning** thus described run North 0 degrees 00 minutes 48 seconds East along said easterly right-of-way line of Parker Avenue (being a proposed road to have a right-of-way width of 70 feet) a distance of 445.0 feet to a point; run thence South 89 degrees 59 minutes 12 seconds East 156.45 feet to a Point of Curvature; run thence in a northeasterly direction along the arc of a curve concave to the northwest and having a radius of 479.0 feet a chord distance of 472.21 feet to a Point of Tangency of said curve, the bearing of the aforementioned chord being North 60 degrees 28 minutes 53 seconds East; run thence North 30 degrees 56 minutes 56 seconds East 101.38 feet to a Point; run thence in a southerly direction along the arc of a curve concave to the east and having a radius of 2,419.53 feet a chord distance of 610.45 feet to a point, the bearing of the aforementioned chord being South 16 degrees 33 minutes 07 seconds West; run thence South 14 degrees 42 minutes 48 seconds West 216.51 feet to a point on the northerly right-of-way line of said Van Dyck Road (being a proposed road to have a right-of-way width of 70 feet); run thence North 89 degrees 59 minutes 12 seconds West along said northerly right-of-way line of Van Dyck Road 360.71 feet to a Point of Curvature; run thence in a northwesterly direction along the arc of a curve concave to the northeast and having a radius of 30 feet a chord distance of 42.43 feet to the Point of Tangency of said curve and the **Point of Beginning**, the bearing of the aforementioned chord being North 44 degrees 59 minutes 12 minutes West.

PARCEL 19

LOT 2, BLOCK 5
IMESON INTERNATIONAL INDUSTRIAL PARK
(108764 0220)

Lot 2, Block 5, of an unrecorded map of Imeson International Industrial Park, Jacksonville, Florida, said lot being a parcel of land in Section 18, Township 1 South, Range 27 East, Jacksonville, Duval County, Florida, more particularly described as follows:

For Point of Reference commence at the southwesterly corner of said Section 18, said point being located at the intersection of the centerlines of the 60 foot rights-of-way of Parker Avenue and Gun Club Road, and run North 0 degrees 09 minutes 43 seconds West along the centerline of said Parker Avenue and along the west line of said Section 18 a distance of 994.72 feet to the centerline of Van Dyck Road; run thence South 89 degrees 59 minutes 12 seconds East along said centerline of Van Dyck Road (being a proposed road to have a right-of-way width of 70 feet) 455.69 feet to a point; run thence North 0 degrees 00 minutes 48 seconds East 35.0 feet to a point on the northerly right-of-way line of said Van Dyck Road for the **Point of Beginning.**

From the **Point of Beginning** thus described run in a northerly direction along the arc of a curve concave to the east and having a radius of 2,419.53 feet a chord distance of 210.95 feet to a point of on said curve, the bearing of the aforementioned chord being North 6 degrees 48 minute 11 seconds East; continue thence in a northerly direction along the arc of same curve a chord distance of 548.83 feet to a point on said curve, the bearing of the aforementioned chord being North 15 degrees 48 minutes 50 seconds East; continue thence in a northerly direction along the arc of said curve a chord distance of 112.11 feet to a point on the southerly right-of-way line of Melrose Road (being a proposed road to have a right-of-way width of 70 feet), the bearing of the aforementioned chord being North 23 degrees 39 minutes 14 seconds East; run thence in an easterly direction along the arc of a curve in said southerly right-of-way line of Melrose Road said curve being concave to the south

and having a radius of 161.35 feet a chord distance of 16.25 feet to a Point of Tangency of said curve, the bearing of the aforementioned chord being South 67 degrees 03 minutes 26 seconds East; run thence South 64 degrees 10 minutes 13 seconds East along said southerly right-of-way line of Melrose Road 403.81 feet of a Point of Curvature; run thence in a southerly direction along the arc of a curve concave to the west and having a radius of 30 feet a chord distance of 42.97 feet to a Point of Reverse Curve on the westerly right-of-way line of Busch Drive (being a proposed road to have a right-of-way width of 120 feet), the bearing of the aforementioned chord being South 19 degrees 53 minutes 35 seconds East; run thence in a southerly direction along the arc of a curve concave to the East and having a radius of 1,969.53 feet a chord distance of 611.47 feet to a Point of Reverse Curve the bearing of the aforementioned chord being South 15 degrees 00 minutes 30 seconds West; run thence in a southwesterly direction along the arc of a curve concave to the northwest and having a radius of 30 feet a chord distance of 40.28 feet to a Point of Tangency on the northerly right-of-way line of said Van Dyck Road, the bearing of the aforementioned chord being South 47 degrees 50 minutes 50 seconds West; run thence North 89 degrees 59 minutes 12 seconds West along said northerly right-of-way line of Van Dyck Road 424.39 feet to the **Point of Beginning.**

The land this described contains 8.197 acres or 357,056.42 square feet, more or less.

PARCEL 20

LOT 5, BLOCK 1
IMESON INTERNATIONAL INDUSTRIAL PARK
(108764 0320)

Lot 5, Block 1, Section 1, of an unrecorded map of Imeson International Industrial Park, Jacksonville, Florida, prepared by Robert M. Angas and Associates, dated April, 1971 and baring File No C223-2, said lot being a parcel of land Section 13, Township 1 South, Range 26 East, Jacksonville, Duval County, Florida, more particularly described as follows:

For a Point of Reference commence a the southeasterly corner of said Section 13, said point being located at the intersection of the centerlines of the 60 foot right-of-ways of Parker Avenue and Gun Club Road, and run North 0 degrees 09 minutes 43 seconds West along the easterly boundary of said Section 13, a distance of 609.72 feet to a point; run thence North 89 degrees 59 minutes 12 seconds West a distance of 35.0 feet to an iron pipe set on the westerly right-of-way line of the proposed extension of Parker Avenue (being a 70 foot wide right-of-way), for the **Point of Beginning.**

From the **Point of Beginning** thus described continue North 89 degrees 59 minutes 12 seconds West a distance of 79.14 feet to a point; run thence North 0 degrees 00 minutes 48 seconds East 6.0 feet to a point; run thence North 78 degrees 58 minutes 26 seconds West 260.76 feet to an iron pipe; run thence North 0 degrees 09 minutes 43 seconds West 294.19 feet to a concrete monument set on the southerly right-of-way line of a proposed road known as Road "B" (Van Dyck Road) (being a 70 foot wide right-of-way); run thence South 89 degrees 59 minutes 12 seconds East along said southerly right-of-way line of a proposed road, a distance of 305.02 feet to a Point of Curvature; run thence in a southeasterly direction along the arc of a curve concave to the southwest and having a radius of 30 feet, a chord distance of 42.36 feet to a Point of Tangency on the westerly right-of-way line of the aforementioned proposed extension of Parker Avenue, the bearing of the aforementioned chord being South 45 degrees 04 minutes 27 seconds East; run thence South 0 degrees 09 minutes 43 seconds East along said westerly right-of-way of the proposed extension of Parker Avenue, a distance of 320.09 feet to the **Point of Beginning.**

PARCEL 21

LOT 3, BLOCK 4
IMESON INTERNATIONAL INDUSTRIAL PARK
(108764 0360)

Lot 3, Block 4, of an unrecorded map of Imeson International Industrial Park, Jacksonville, Florida, prepared by Richard P. Clarson and Associates, dated August 28, 1972, bearing File No. C20-4, said lot being a parcel of land in Section 18, Township 1 South, Range 27 East, Jacksonville, Duval County, Florida, more particularly described as follows:

For Point of Reference commence at the southwesterly corner of said Section 18, said point being located at the intersection of the centerlines of the 60 foot rights-of-way of Parker Avenue and Gun Club Road and run North 0 degrees 09 minutes 43 seconds West along the west line of said Section 18, a distance of 618.09 feet to a point; run thence North 89 degrees 50 minutes 17 seconds East 35.0 feet to a point for the **Point of Beginning**. From the **Point of Beginning** thus described run North 0 degrees 09 minutes 43 seconds West along the easterly right-of-way line of Parker Avenue (having a 70 foot right-of-way as now established) a distance of 311.53 feet to a Point of Curvature; run thence in a northeasterly direction along the arc of a curve concave to the southeast and having a radius of 30.0 feet a chord distance of 42.28 feet to a Point of Tangency on the southerly right-of-way line of Van Dyck Road (being a proposed road to have a right-of-way width of 70 feet) the bearing of the aforementioned chord being North 44 degrees 50 minutes 12 seconds East; run thence South 89 degrees 59 minutes 12 seconds East along said southerly right-of-way line of Van Dyck Road 342.29 feet to a point; run thence in a southwesterly direction along the arc of a curve concave to the northwest and having a radius of 478.34 feet a chord distance of 504.37 feet to the **Point of Beginning**. The bearing of the aforementioned chord being South 47 degrees 23 minutes 37 seconds West. The land thus described contains 2.01 acres of 87,662.50 square feet, more or less.

PARCEL 22

LOT 2, BLOCK 4
IMESON INTERNATIONAL INDUSTRIAL PARK
(108764 0230)

LOT 2, BLOCK 4, of an unrecorded map of Imeson International Industrial Park, Jacksonville, Florida, said lot being a parcel of land in Section 18, Township 1 South, Range 27 East, Jacksonville, Duval County, Florida, more particularly described as follows:

For Point of Reference commence at the southwesterly corner of said Section 18, said point being located at the intersection of the centerlines of the 60 foot rights-of-way of Parker Avenue and Gun Club Road and run North 89 degrees 54 minutes 02 seconds East along the south line of said Section 18. and along the centerline of said Gun Club Road 510.49 feet to a point; run thence North 0 degrees 05 minutes 58 seconds West 40.0 feet to a point for the **Point of Beginning**.

From the **Point of Beginning** thus described run in a northerly direction along the arc of a curve concave to the east and having a radius of 459.27 feet a chord distance of 253.19 feet to the Point of Tangency of said curve the bearing of the aforementioned chord being North 15 degrees 37 minutes 02 seconds West; run thence North 0 degrees 23 minutes 00 seconds East 579.39 feet to a Point of Curvature; run thence in a northerly direction along the are of a curve concave to the east and having a radius of 2,419.86 feet a chord distance of 95.45 feet to a point on the southerly right-of-way line of Van Dyck Road (being a proposed road to have a right-of-way width of 70 feet), the bearing of the aforementioned chord being North 1 degrees 30 minutes 59 seconds East; run thence South 89 degrees 59 minutes 12 seconds East along said southerly right-of-way line of Van Dyck Road 419.09 feet to a Point of Curvature; run thence in a southeasterly direction along the arc of curve concave to

the southwest and having a radius of 30.0 feet a chord distance of 43.44 feet to a Point of Tangency on the westerly right-of-way line of Bush Drive (a proposed road having a right-of-way width of 120 feet), the bearing of the aforementioned chord being South 43 degrees 35 minutes 55 seconds East; run thence South 0 degrees 23 minutes 00 seconds West along the westerly right-of-way line of said Bush Drive 789.82 feet to a Point of Curvature; run thence in a southwesterly direction along the arc of a curve concave to the northwest and having a radius of 30.0 feet a chord distance of 42.25 feet to a Point of Tangency, the bearing of the aforementioned chord being South 45 degrees 08 minutes 31 seconds West; run thence South 89 degrees 54 minutes 02 seconds West parallel with and distant 40 feet northerly from the centerline of said Gun Club Road, when measured at right angles thereto, a distance of 350.47 feet to the **Point of Beginning.**

LESS AND EXCEPT

Lot 2B, Block 4, of an unrecorded map of Imeson International Industrial Park, Jacksonville, Florida, prepared by Richard P. Clarson and Associates, dated August 28, 1972, bearing file no. C20-4A, said lot being a parcel of land in Section 18, Township 1 South, Range 27 East, Jacksonville, Duval County, Florida, more particularly described as follows: for a Point of Reference commence at the Southwesterly corner of said Section 18, said Point being located at the intersection of the centerlines of the 60-foot right-of-way line of Parker Avenue and Gun Club Road, and run North 89 degrees, 54 minutes 02 seconds East along the South line of said Section 18 and along the centerline of said Gun Club Road, 510.49 feet to a Point; run thence North 00 degrees 05 minutes 58 seconds West 40.0 feet to a Point for the **Point of Beginning**; from the **Point of Beginning** thus described, run in a Northerly direction along the arc of a curve concave to the East and having a radius of 459.27 feet, a chord distance of 253.19 feet to the Point of Tangency of said curve, the bearing of the aforementioned chord being North 15 degrees 37 minutes 02 seconds West; run thence North 00 degrees, 23 minutes 00 seconds East 438.92 feet to a Point; run thence South 89 degrees 59 minutes 12 second East, a distance of 450.01 feet to a Point on the Westerly right-of-way line of Busch Drive (having a right-of-way width of 120 feet); run thence South 00 degrees, 23 minutes 00 seconds West along the Westerly right-of-way line of said Busch Drive, 652.25 feet to a Point of Curvature; run thence in a Southwesterly direction along the arc of a curve concave to the Northwest and having a radius of 30.00 feet, a chord distance of 42.25 feet to a Point of Tangency, the bearing of the aforementioned chord being South 45 degrees 08 minutes 31 seconds West; run thence South 89 degrees 54 minutes 02 seconds West parallel with and distance 40 feet Northerly from the centerline of said Gun Club Road, when measured at right angles thereto, a distance of 350.47 feet to the **Point of Beginning.**

The land thus described contains 6.919 acres more or less or 301,410 square feet.

PARCEL 23

LANDS EAST OF ROAD E-150
IMESON INTERNATIONAL INDUSTRIAL PARK
(108764-0725)

Part of Section 17, Township 1 South, Range 27 East, Jacksonville, Duval County, Florida, being more particularly described as follows:

For **Point of Beginning** commence at the intersection of the northwesterly right-of-way line of Hecksher Drive – State Road No. 105 (a 120 foot right-of-way) with the northeasterly right-of-way line of Imeson Boulevard (a 120 foot right-of-way) and run North 38 degrees 05 minutes 31 seconds West, along said northeasterly right-of-way line, a distance of 1,247.13 feet to a Point of Curvature in said right-of-way line; run thence in a northwesterly direction along the arc of a curve in said northeasterly right-of way line, said curve being concave to the southwest and having a radius of 1,969.86 feet, a chord distance of 633.66 feet to the Point of Tangency of said curve, the bearing of the aforementioned chord being North 47 degrees 20 minutes 51 seconds West; run thence North 56 degrees 36 minutes 11 seconds West, continuing along said northeasterly right-of-way line of Imeson Boulevard, a distance of 64.75 feet to a Point of Curvature; run thence in a northwesterly direction along the arc of a curve, said

curve being concave to the northeast and having a radius of 30.00 feet, a chord distance of 42.43 feet to the Point of Tangency of said curve, the bearing of the aforementioned chord being North 11 degrees 36 minutes 11 seconds West; run thence North 33 degrees 23 minutes 49 seconds East, along the southeasterly right-of-way line of Road E-150 (a proposed road having an 80 foot right-of-way) a distance of 704.21 feet to a Point of Curvature in said right-of-way line; run thence in a northeasterly direction along the arc of a curve in said southeasterly right-of-way line, said curve being concave to the northwest and having a radius of 756.20 feet, a chord distance of 434.57 feet to the Point of Tangency of said curve, the bearing of the aforementioned chord being North 16 degrees 41 minutes 54 seconds East; run thence Due North, along the easterly right-of-way line of said Road E-150, a distance of 1,275.00 feet to a Point of Curvature; run thence in a northeasterly direction along the arc of a curve said curve being concave to the southeast and having a radius of 30.00 feet, a chord distance of 42.43 feet to the Point of Tangency of said curve, the bearing of the aforementioned chord being North 45 degrees 00 minutes 00 seconds East; run thence East along the southerly right-of-way line of Road S-130 (a proposed road having an 80 foot right-of-way), a distance of 1,278.59 feet to a point on the easterly line of lands of Imeson International Industrial Park; run thence the following five (5) courses and distances along said easterly line: 1st Course, South 44 degrees 32 minutes 04 seconds West, 1,422.18 feet; 2nd Course, South 0 degrees 04 minutes 42 seconds West, 1,286.58 feet,: 3rd Course, South 74 degrees 52 minutes 39 seconds East, 1,241.03 feet; 4th Course, South 29 degrees 52 minutes 57 seconds East, 385.79 feet; 5th Course, North 75 degrees 44 minutes 44 seconds East, 59.31 feet to a point on the northerly right-of-way line of said Hecksher Drive; run thence in a southwesterly direction along the arc of a curve in said northerly right-of-way line, said curve being concave to the southeast and having a radius of 1,333.24 feet, a chord distance of 639.88 feet to the Point of Tangency of said curve, the bearing of the aforementioned chord being South 55 degrees 46 minutes 40 seconds West; run thence South 41 degrees 53 minutes 34 seconds West, along the northeasterly right-of-way way line of said Heckscher Drive, a distance of 152.00 feet to a point of widening in said right-of-way line; run thence the following two (2) courses and distances along said widening: 1st Course, North 48 degrees 06 minutes 26 seconds West, 15.00 feet; 2nd Course, South 41 degrees 53 minutes 34 seconds West continuing along said northwesterly right-of-way lien of Heckscher Drive, a distance of 210.74 feet to the **Point of Beginning.**

LESS AND EXCEPT

A part of Section 17, Township 1 South, Range 27 East, Duval County, Florida and being more particularly described as follows: for a point of reference, commence at the Northwest corner of Section 18 of said Township 1 South, Range 27 East, said Point having coordinate values of "X" = 296,226.34 and "Y" = 2,214,768.79, based on the Florida State Plane Coordinate System for the Eastern Portion of Florida; thence North 57°46'48" East, a distance of 433.65 feet to a Point on the said coordinate system having a "Y" value of 2,215,000.00; thence North 90°00'00" East, along said line having a "Y" value of 2,215,000.00, a distance of 4546.79 feet to the East right of way line of Canada Drive (Road E-10, an 80 foot right of way); thence South 00°00'00" East, along said East right of way line of Canada Drive, a distance of 1363.00 feet to a Point on the said coordinate system having a "Y" value of 2,213,637.00;thence North 90°00'00" East, departing said right of way line, a distance of 1415.80 feet to a point lying on the South right of way line of Malnove Road, (Road S-130), (an 80 foot right of way) also being the **Point of Beginning**; thence continue along the South right of way line of said Malnove Road and the South line of easement parcel "RR", as described in Official Records Volume 4414, Page 862 of the current Public Records of said county, North 90°00'00" East, a distance of 859.20 to the Point of Curvature with a curve concave southwesterly and having a radius of 25.00 feet; thence Southeasterly, along the arc of said curve, a distance of 22.95 feet, making a central angle of 52°35'34" and having a chord bearing of South 63°42'13" East and a chord distance of 22.15 feet to a Point of Reverse Curvature with a curve concave to the North and having a radius of 82.00 feet; thence Easterly along the arc of said curve, a distance of 162.29 feet, making a central angle of 113°23'47" and having a chord bearing of North 85°53'40" East and a chord distance of 137.07 feet; thence North 90°00'00" East, along aforementioned South right of way line, a distance of 292.25 feet to the easterly line of those lands described in Official Records Volume 3224, Page 806, also being the westerly line of those lands described in Official Records Volume 6152, Page 838 of aforementioned Public Records, thence South 44°31'37" West, along said westerly line of Official Records Volume 6152, Page 838, a distance of 1364.01 to the east line of the Southwest 1/4 of the Northwest 1/4 of said Section 17, the same being the east line of those lands as described in Official Records

Volume 4106, Page 163 of said Public Records; thence South 44°31'37" West, along the north line of last said lands, a distance of 56.86 feet to the west line of last said lands; thence South 00°04'15" West, along said west line, a distance of 461.73 feet to the centerline of a 60 foot easement, (Parcel "UU-R") as described in Official Records Volume 4595, Page 1049 of said Public Records; thence North 56°36'11" West, along last said centerline, a distance of 372.60 feet to the east line of Parcel "YY", as recorded in Official Records Volume 4595, Page 1049, of said county; thence North 00°00'00" East, along said east line, a distance of 1269.60 feet to the **Point of Beginning**.

PARCEL 24

Lands East of 550 Gun Club Road
(108771-0000)

Part of Government Lot 1, Section 19, Township 1 South, Range 27 East, Duval County, Florida; being also a part of Parcels "B-1", "C-1" and "D-1" of the subdivision of the Montgomery L. Broward Estate as shown on map prepared by W.L. Yancey, Surveyor, dated May 1, 1939; being more particularly described as follows:

For Point of Reference commence at the intersection of the south right-of-way line of Gun Club Road (a 60 foot right-of-way) with the east right-of-way line of Haydon Road (a 60 foot right-of-way) and run North 89 degrees 47 minutes 48 seconds East, along said south right· of-way line of Gun Club Road, a distance of 410.00 feet to an iron pipe for the **Point of Beginning**.

From the **Point of Beginning** thus described continue thence North 89 degrees 47 minutes 48 seconds East, a distance of 1,625.38 feet to an iron pipe set at an angle point in said right-of-way line; run thence South 67 degrees 43 minutes 52 seconds East along said southerly right-of-way line of Gun Club Road, a distance of 207.16 feet to an iron pipe on an agreement line as described in Deed Book 833, Pages 80 through 82, current Public Records of said County; run thence South 10 degrees 20 minutes 03 seconds East along said agreement line 138.48 feet to an iron pipe; run thence South 46 degrees 43 minutes 16 seconds West continuing along said agreement line, a distance of 322.61 feet to an iron pipe; run thence due West 1,377.50 feet to an iron pipe set at a Point of Curvature; continue thence in a westerly direction along the arc of a curve concave to the north and having a radius of 476.34 feet a chord distance of 118. 97 feet to an iron pipe on a second curve, the bearing of the aforementioned chord being North 82 degrees 49 minutes 35 seconds West; run thence in a northwesterly direction along the arc of a curve in the northeasterly right-of-way line of the Seaboard Coast Line Railroad, said curve being concave to the southwest and having a radius of 1,482.69 feet a chord distance of 134.95 feet to an iron pipe, the bearing of the aforementioned chord being North 56 degrees 57 minutes 54 seconds West; run thence North 00 degrees 16 minutes 14 seconds East, parallel with Haydon Road aforementioned, a distance of 341.71 feet to the **Point of Beginning**. The lands thus described contain 17.33 acres, more or less.

SUBJECT TO an easement over the southerly 30 feet of the above-described lands.

TOGETHER WITH:

A portion of Government Lot 1, Section 19, Township 1 South, Range 27 East, Duval County, Florida, being a portion of D-1 of the subdivision of the Montgomery L. Broward Estate, as shown on map prepared by W.L. Yancey and dated April 1939, said County and being more particularly described as follows: **Begin** at the Northeast corner of said Parcel D-1; thence South 10 degrees 22 minutes East along the East line of said parcel, a distance of 90.75 feet to its intersection with the Northeasterly right-of-way line of Gun Club Road (60 foot right-of-way) thence North 67 degrees 45 minutes 30 seconds West along said right-of-way line a distance of 181.71 feet to angle point in said right-of-way line; thence South along said right-of-way line a distance of 118.1 feet to its intersection with the North line of said Section 19; thence North 84 degrees, 42 minutes East along said North line, a distance of 270.96 feet to **Point of Beginning**.

PARCEL 25

Sisson Drive
(020665-0020)

A portion of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 13, Township 1 South, Range 26 East, Duval County, Florida, more particularly described as follows:

For **Point of Beginning**, commence at a concrete monument set in the Westerly boundary line of the aforementioned East 1/2 of the Northwest 1/4 of the Southeast 1/4, said monument also being located in the Northerly right-of-way line of the Jacksonville Expressway. From the **Point Of Beginning** thus described, run North 00 degrees 01 minute 10 seconds West along the Westerly boundary of said East 1/2, a distance of 1,013.51 feet to an iron pipe set at the Northwest corner of said East 1/2; run thence North 89 degrees 21 minutes 50 seconds East, along the Northerly line of said East 1/2, a distance of 620.01 feet to a concrete monument set in the Westerly right-of-way line of said Jacksonville Expressway; run thence in a Southerly direction, along said right-of-way line, as follows:

First Course, 00 degrees 06 minutes 30 seconds East, a distance of 211.01 feet to a concrete monument; Second Course, 89 degrees 53 minutes 30 seconds West, a distance of 5.0 feet to a concrete monument; Third Course, South 00 degrees 06 minutes 30 seconds East, a distance of 224.20 feet to a concrete monument; Fourth Course, South 16 degrees 28 minutes 10 seconds West, a distance of 428.22 feet to a concrete monument; Fifth Course, South 68 degrees 33 minutes West, a distance of 415.67 feet to a concrete monument; Sixth Course, South 78 degrees 03 minutes 50 seconds West, a distance of 109.34 feet to the **Point of Beginning**.

PARCEL 26

Dumas/Cedar Bay Road
(108552-0000)

Lot 9, Broward Subdivision of Lot 3, Section 7, Township 1 South, Range 27 East, together with riparian rights, if any thereunto appertaining.

Less and Except that portion taken by Duval County and the State Road Department of Florida pursuant to an Order of Taking in Case Number 64-2687-L in Official Records Volume 2341, Page 282, of the Public Records of Duval County, Florida.

PARCEL 27

Alton Box
(020656-0010)

That certain piece, parcel or tract of land, situate, lying and being a part of the Northeast 1/4 of Section 13, Township 1 South, Range 26 East, Duval County, Florida, and being more particularly described as follows: Commencing at the intersection of the Southerly right-of-way line of Setzer Road (a 60 foot right-of-way as deeded to Duval County by Deed Book 1673, Page 425 and Deed Book 1673, Page 423) as said Southerly right-of-way line is now established with the Westerly right-of-way line of the Seaboard Coast Line Railroad (a 100 foot right-of-way as now established), said point of commencement being situate 30.00 feet distant from, when measured at right angles to, the North line of said Section 13; thence South 16 degrees 26 minutes 50 seconds West along said Westerly right-of-way line of the Seaboard Coast Line Railroad, 710.66 feet; thence South 89 degrees 33 minutes 20 seconds West, 62.71 feet for a **Point of Beginning**, said **Point of Beginning** being situate in the Southerly line of those certain lands deeded in deed recorded in Official Records Volume 135, Page 490 and also being situate 60.00 feet distant from, when measured at right angles to and in a Western direction from said Westerly right-of-way

line of the Seaboard Coast Line Railroad; thence South 16 degrees 26 minutes 50 seconds West and parallel to said Westerly right-of-way line 313.00 feet: thence South 89 degrees 33 minutes 20 seconds West and parallel to said Southerly line of lands described in Official Records Volume 135, Page 490, 1,676.56 feet; thence North 00 degrees 03 minutes 20 seconds East 299.51 feet to said Southerly line of Official Records Volume 135, Page 490; thence North 89 degrees 33 minutes 20 seconds East along said Southerly line, 1,764.89 feet to the **Point of Beginning**.

LESS AND EXCEPT:

Part of the Northeast 1/4 of Section 13, Township 1 South, Range 26 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference commence at the intersection of the southerly right-of-way line of Setzer Road (a 60 foot right-of-way) with the westerly right-of-way of Alton Box Road, County Road No. 7657 (a 60 foot right-of-way) and run South 16 degrees 26 minutes 50 seconds West, along said westerly right-of-way line, a distance of 710.66 feet to the northeast corner of lands described in deed recorded in the Official Records of said County in Volume 4873, Pages 359 through 361, for the **Point of Beginning**.

From the **Point of Beginning** thus describe continue thence South 16 degrees 26 minutes 50 seconds West, along said westerly right-of-way line, a distance of 281.65 feet to a point; run thence South 89 degrees 33 minutes 20 seconds West, parallel to and 30.00 feet northerly of the south line of said land described in Official Records Volume 4873, Pages 359 through 361, when measured at right angles thereto, a distance of 690.85 feet to a point; run thence North 00 degrees 26 minutes 40 seconds West, a distance of 269.50 feet to a point on the north line of said lands described in Official Records Volume 4873, Pages 359 through 361; run thence North 89 degrees 33 minutes 20 seconds East, along said north line, a distance of 772.69 feet to the **Point of Beginning**.

Exhibit A

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

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

Industrial Park Investments, Inc.

Owner Name

Cedar Bay Road

Address(es) for Subject Property

108552-0000

Real Estate Parcel Number(s) for Subject Property

Rogers Towers, P.A. c/o Hayden Phillips, Esq. (904) 346-5535; HPhillips@rtlaw.com

Appointed or Authorized Agent(s)

Rezoning

Type of Request(s)/Application(s)

STATE OF Florida

COUNTY OF Duval

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

1. Affiant is the President of Industrial Park Investments, Inc., a Florida corporation (the "Entity") that is the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above-noted request(s)/application(s) being made to the City of Jacksonville.*

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

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

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

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

FURTHER AFFIANT SAYETH NAUGHT.

Daniel B Webb Digitally signed by Daniel B Webb Date: 2025.08.08 11:48:03 -04'00'

Signature of Affiant

Daniel B. Webb

Printed/Typed Name of Affiant

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

NOTARIAL CERTIFICATE

Sworn to and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 8, day of August 2025, by Daniel B. Webb, as President of Industrial Park Investments, Inc., who is ☑ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced _____

Notary Public Signature

[NOTARY SEAL]

MARK G ROWLAND
Notary Public - State of Florida
Commission # HH 263474
My Comm. Expires Jul 8, 2026
Bonded through National Notary Assn.

MARK G ROWLAND

Printed/Typed Name – Notary Public

My commission expires: 7/8/26

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

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

Detail by Entity Name

Florida Profit Corporation
INDUSTRIAL PARK INVESTMENTS, INC.

Filing Information

Document Number	P16000044248
FEI/EIN Number	81-2901285
Date Filed	05/17/2016
State	FL
Status	ACTIVE

Principal Address

3600 VINELAND ROAD
SUITE 101
ORLANDO, FL 32811

Mailing Address

3600 VINELAND ROAD
SUITE 101
ORLANDO, FL 32811

Registered Agent Name & Address

Sutphen, Sherry G.
255 South Orange Avenue
Suite 750
Orlando, FL 32801

Name Changed: 03/15/2022

Address Changed: 02/23/2024

Officer/Director Detail

Name & Address

Title President, Treasurer, Secretary, Director

WEBB, DANIEL B.
3600 VINELAND ROAD, SUITE 101
ORLANDO, FL 32811

Annual Reports

Report Year	Filed Date

2023	02/10/2023
2024	02/23/2024
2025	02/06/2025

Document Images

02/06/2025 -- ANNUAL REPORT	View image in PDF format
02/23/2024 -- ANNUAL REPORT	View image in PDF format
02/10/2023 -- ANNUAL REPORT	View image in PDF format
03/15/2022 -- ANNUAL REPORT	View image in PDF format
01/27/2021 -- ANNUAL REPORT	View image in PDF format
01/28/2020 -- ANNUAL REPORT	View image in PDF format
02/15/2019 -- ANNUAL REPORT	View image in PDF format
04/04/2018 -- ANNUAL REPORT	View image in PDF format
03/02/2017 -- ANNUAL REPORT	View image in PDF format
05/17/2016 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

Exhibit H

Availability Letter

Kelly Smith 3/26/2025

Atlee Development Group, Inc.

5851 Timuquana Rd # 301

Jacksonville, Florida 32210

Project Name: Cedar Bay Webb

Availability #: 2025-1071

Attn: Kelly Smith

Thank you for your inquiry regarding the availability of Electric,Sewer,Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

Point of Connection:

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or Offsite Improvements:

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

https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/

Reservation of Capacity and Capacity Fees:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

If an existing service is to be utilized, the applicant shall contact the Water Preservice Group at 904-665-5260, Option 6 or waterpreservice@jea.com to discuss any additional capacity fees that may be required for the new or modified development. Otherwise, estimated capacity fees may be calculated at https://www.jea.com/Engineering_and_Construction/Water_and_Wastewater_Development/Self-Service_Center/Capacity_Fee_Calculator_-_Average_Daily_Flow . Final fees will be determined by the Water Preservice Group as part of the new service application process.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2025-1071
Request Received On: 3/24/2025
Availability Response: 3/26/2025
Prepared by: Jill Wild
Expiration Date: 03/26/2027

Project Information

Name: Cedar Bay Webb
Address: 0 Cedar Bay RD, Jacksonville, FL 32218
County: Duval County
Type: Electric,Sewer,Water
Requested Flow: 11750
Parcel Number: 108552 0000
Location: Just E of Peaceful Harbor Dr
Description: Vacant - 47 single family homes

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 10-inch water main along Cedar Bay Road.

Connection Point #2:

Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

Sewer Connection

Sewer Grid: District 2/Cedar Bay

Connection Point #1: Existing 8-inch force main along Cedar Bay Road.

Connection Point #2:

Sewer Special Conditions: Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Request a force main connection pressure letter through Step 2 of the SagesGov portal.

Reclaimed Water Connection

Reclaim Grid: N/A

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions: JEA does not anticipate having reclaim water in this area in the foreseeable future.

Electric Connection

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations, and electric system optimal design configuration. Contact elecdev@jea.com regarding specific project demands, availability and process for connection.

Chilled Water Connection

Chilled Water Availability:

Chilled Water Special Conditions:

General Conditions:

Point of connection location(s) to be field verified by developer during project design. If needed, a development meeting may be scheduled prior to submitting a plan set through the SagesGov.com portal. Copies of reference drawings may also be requested using the SagesGov.com portal.

Subsequent steps you need to take to get service:

Request As-Built drawings and/or GIS maps by going to Step 1 in Sages.

Request a Hydrant Flow Test by going to Step 1 in Sages.

Request a Development Meeting with the water/wastewater team by going to Step 2 in Sages. If you need representative from the electric or real estate team please indicate that on your application. Don't forget to upload your utility layout with your application.

Submit your request for a Force Main Connection Pressure letter by accessing Step 2 in Sages.

Submit your plans for water/waste water review by Step 2 in Sages.

INDUSTRIAL PARK INVESTMENTS INC
3600 VINELAND RD STE 101
ORLANDO, FL 32811-6460

Primary Site Address
0 CEDAR BAY RD
Jacksonville FL 32218-

Official Record Book/Page
17592-00869

Tile #
7307

0 CEDAR BAY RD

Property Detail

RE #	108552-0000
Tax District	GS
Property Use	5700 Timber SI 60-69
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01890 BROWARD S/D LOT 3 SEC 7-1
Total Area	504577

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

Value Summary

Value Description	2024 Certified	2025 In Progress
Value Method	CAMA	CAMA
Total Building Value	$0.00	$0.00
Extra Feature Value	$0.00	$0.00
Land Value (Market)	$405,300.00	$405,300.00
Land Value (Agric.)	$3,243.00	$3,243.00
Just (Market) Value	$405,300.00	$405,300.00
Assessed Value	$3,243.00	$3,243.00
Cap Diff/Portability Amt	$402,057.00 / $0.00	$0.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$3,243.00	See below

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

`School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
17592-00869	5/31/2016	$100.00	SW - Special Warranty	Unqualified	Vacant
08726-01438	9/10/1997	$100.00	MS - Miscellaneous	Unqualified	Vacant
03780-00215	5/1/1974	$118,000.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	5720	TPP/Planted	RR	0.00	0.00	Agriculture	11.58	Acreage	$3,243.00
1	0103	RES RURAL 2 OR LESS UNITS PER AC	RR	280.00	1801.98	Market	280.00	Front Footage	$405,300.00

Legal

LN	Legal Description
1	07-1S-27E
2	BROWARD S/D
3	LOT 9(EX PT RECD O/R 2636-787)

Buildings

No data found for this section

2024 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B & B	$3,243.00	$0.00	$3,243.00	$36.70	$36.70	$35.54
Public Schools: By State Law	$3,243.00	$0.00	$3,243.00	$10.32	$10.03	$10.21
By Local Board	$3,243.00	$0.00	$3,243.00	$7.29	$7.29	$7.18
FL Inland Navigation Dist.	$3,243.00	$0.00	$3,243.00	$0.09	$0.09	$0.09
Water Mgmt Dist. SJRWMD	$3,243.00	$0.00	$3,243.00	$0.58	$0.58	$0.55
School Board Voted	$3,243.00	$0.00	$3,243.00	$3.24	$3.24	$3.24
			Totals	$58.22	$57.93	$56.81

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$405,300.00	$3,243.00	$0.00	$3,243.00
Current Year	$405,300.00	$3,243.00	$0.00	$3,243.00

2024 TRIM Property Record Card (PRC)

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

Property Record Card (PRC)

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

2024

2023

2022

2021

2020

2019

2018

2017

2016

2015

2014

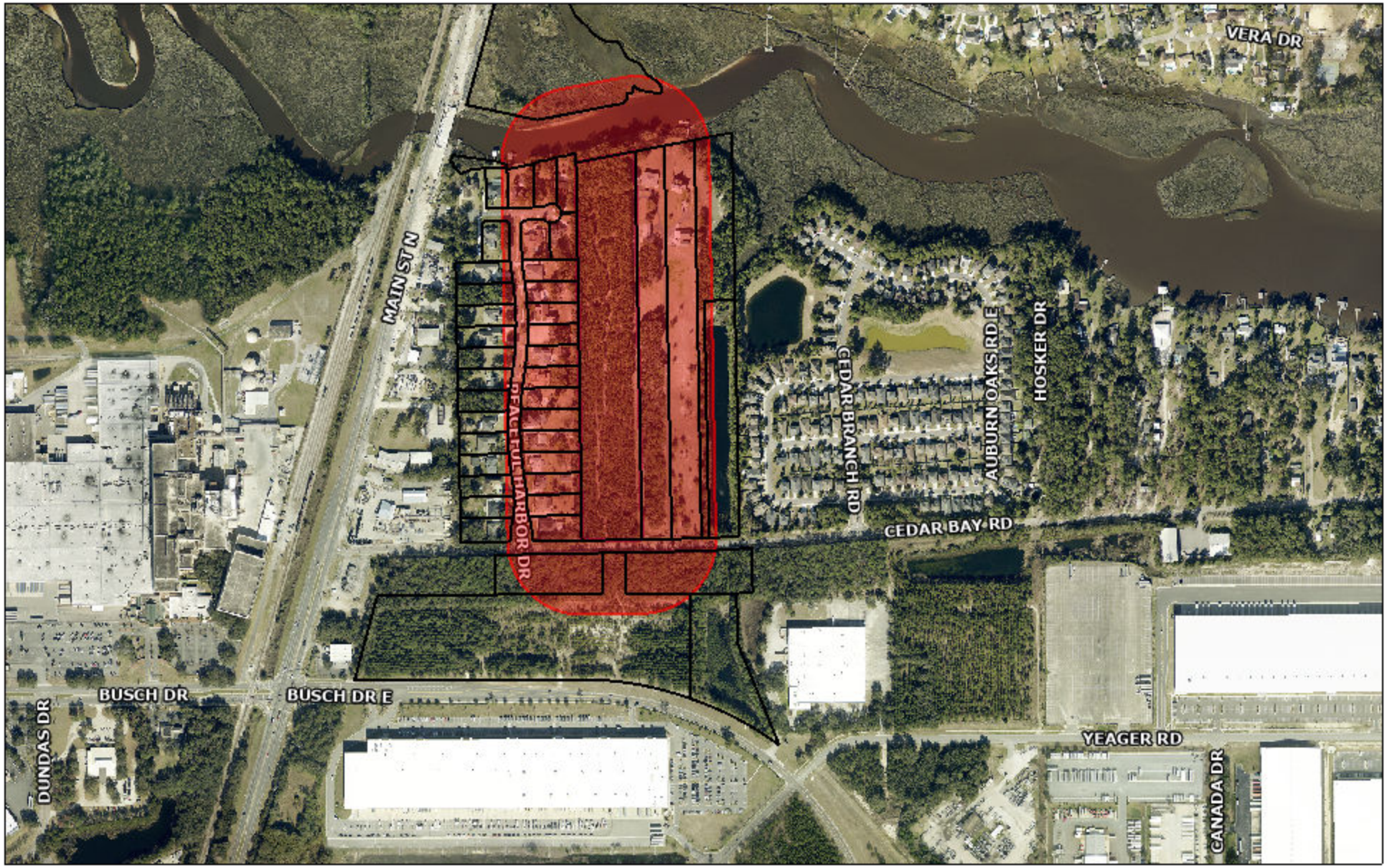
• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here:

More Information

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

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
108554 1010	** CONFIDENTIAL **		10805 PEACEFUL HARBOR DR			JACKSONVILLE	FL	32218-4978
108554 1120	AVERY LAMAR M		10900 PEACEFUL HARBOR DR			JACKSONVILLE	FL	32218
108554 1065	BAZZELL DURWOOD H JR		10893 PEACEFUL HARBOR DR			JACKSONVILLE	FL	32218-4978
108554 1025	BLUE TRUST		C/O BARBARA D BLUE TRUSTEE	10829 PEACEFUL HARBOR DR		JACKSONVILLE	FL	32218-4978
108548 0525	BOSTWICK CHARLES W TRUST		C/O RYAN LLC	PO BOX 460329 DEPT 909		HOUSTON	TX	77056
108554 1080	BROWN EDWARD J		134 SCHOONER KEY PL			JACKSONVILLE	FL	32218
108554 1165	CRAIG MATTHEW		10828 PEACEFUL HARBOR DR			JACKSONVILLE	FL	32218
108554 1155	CUSHMAN DALE E		10844 PEACEFUL HARBOR DR			JACKSONVILLE	FL	32218
108554 1030	DALY ROGER M		10837 PEACEFUL HARBOR DR			JACKSONVILLE	FL	32218-4978
108554 1015	DEMPS LIVING TRUST		10813 PEACEFUL HARBOR DR			JACKSONVILLE	FL	32218-4978
108554 1050	DICKERSON VINCENT E		10869 PEACEFUL HARBOR DR			JACKSONVILLE	FL	32218
108554 1145	DORMAN FAYE L LIVING TRUST		10860 PEACEFUL HARBOR DR			JACKSONVILLE	FL	32218-4977
108554 1045	DORMAN FERREIRA LIVING TRUST		10861 PEACEFUL HARBOR DR			JACKSONVILLE	FL	32218
108554 1020	FREDA23 LLC		96007 HIDDEN MARSH LN			FERNANDINA BEACH	FL	32034-1655
108554 1175	GAONO TAIESE ANTHONY		10812 PEACEFUL HARBOR DR			JACKSONVILLE	FL	32218
108554 1180	GUTHRIE STACY J		10804 PEACEFUL HARBOR DR			JACKSONVILLE	FL	32218-4977
108554 1055	HODGE THERESA B		9551 GISBORNE DR			JACKSONVILLE	FL	32208
108554 0000	IMESON INTERNATIONAL INDUSTRIAL PARK INC		3600 VINELAND RD STE 101			ORLANDO	FL	32811
108764 2200	IMESON WEST DRAINAGE BASIN CORP		3600 VINELAND RD STE 101			ORLANDO	FL	32811
108554 0010	IMESON WEST DRAINAGE CORP		3600 VINELAND RD STE 101			ORLANDO	FL	32811
108552 0000	INDUSTRIAL PARK INVESTMENTS INC		3600 VINELAND RD STE 101			ORLANDO	FL	32811-6460
108553 0000	KEENER JANEL L		189 CEDAR BAY RD			JACKSONVILLE	FL	32218
108554 1085	KENNEDY SYLVIA		135 SCHOONER KEY PL			JACKSONVILLE	FL	32218-4980
108554 1090	KIBLER BRIAN		7879 BAHIA VISTA CT			JACKSONVILLE	FL	32256-7765
108554 1170	LOVEALL DENISE M		10820 PEACEFUL HARBOR DR			JACKSONVILLE	FL	32218
108553 0050	MAIN JOSEPH W		195 CEDAR BAY RD			JACKSONVILLE	FL	32218
108554 1130	MAURICE ROGER D		10884 PEACEFUL HARBOR DR			JACKSONVILLE	FL	32218
109740 0000	MOORE JOEL RAYMOND ESTATE		C/O CHARLES MOORE	9750 BROCKHAM CT		JACKSONVILLE	FL	32221
108554 1035	POLLACK JOSEPH		10845 PEACEFUL HARBOR DR			JACKSONVILLE	FL	32218-4978
108554 1075	RHEMA WAY CITY CHURCH		121 SCHOONER KEY PL			JACKSONVILLE	FL	32218
108554 1115	RHODES BERT A		PO BOX 26455			JACKSONVILLE	FL	32226-6455
108554 1125	RYRAD HOME BUILDERS INC		6600 BLANDING BLVD			JACKSONVILLE	FL	32244-3714
108554 1040	SHANNAL THOMAS LIVING TRUST		10853 PEACEFUL HARBOR DR			JACKSONVILLE	FL	32218-4978
108554 1095	SIBLEY WALLACE J SR		119 SCHOONER KEY PL			JACKSONVILLE	FL	32218-4980
108554 1140	STAMPER TERRI ET AL		510 ARBORWOOD DR			JACKSONVILLE	FL	32218
108554 1070	STEWART VERNETTA ET AL		10901 PEACEFUL HARBOR DR			JACKSONVILLE	FL	32218
108554 1060	TEPLICK ERIN E		10885 PEACEFUL HARBOR DR			JACKSONVILLE	FL	32218
108554 1100	THOMAS JOHN W JR		111 SCHOONER KEY PL			JACKSONVILLE	FL	32218
108554 1160	WALKER OSCAR		10836 PEACEFUL HARBOR DR			JACKSONVILLE	FL	32218
108554 1135	WRIGHT HERERT JR		10876 PEACEFUL HARBOR DR			JACKSONVILLE	FL	32218
	CEDAR BAY HOA	TONY JOHNSTON	527 AUBURN OAKS RD E			JACKSONVILLE	FL	32218
	M & M DAIRY INC	TERESA L. MOORE	12275 HOLSTEIN DR			JACKSONVILLE	FL	32226
	NORTH	JAMIE LACY	352 RIO RD			JACKSONVILLE	FL	32218
	THE EDEN GROUP INC.	DICK BERRY						

Land Development Review



August 18, 2025

1894731_T-2025-6461

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Duval County, City Of Jacksonville
Jim Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Account No: CR786281 Date: 8/18/2025
User: Jamieson, Payton - PDCU Email: PJamieson@coj.net
REZONING/VARIANCE/EXCEPTION

Name: Marshall Phillips
Address: 1301 Riverplace Blvd, Suite 1500
Description: Rezoning App (Z-6461), 0 Cedar Bay Road

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	2400.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	2400.00

Control Number: 7739021 | Paid Date: 8/25/2025 **Total Due: $2,400.00**

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

Account No: CR786281 Date: 8/18/2025
REZONING/VARIANCE/EXCEPTION

Name: Marshall Phillips
Address: 1301 Riverplace Blvd, Suite 1500
Description: Rezoning App (Z-6461), 0 Cedar Bay Road

Total Due: $2,400.00

Planning Department

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

M E M O R A N D U M

TO: Payton Jamieson
Current Planning Division

FROM: Kaleigh Shuler
Community Planning Division

RE: Ordinance 2025-0675

DATE: September 16, 2025

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

Description of Proposed Rezoning Application

Current Land Use:	Low Density Residential (LDR)
Proposed Land Use:	N/A
Current Zoning:	Residential Rural - Acre (RR-Acre)
Proposed Zoning:	Residential Low Density – 60 (RLD-60)
Land Development Area:	Suburban Area
Total Acres:	11.58 Acres

Comprehensive Land Use Policy Analysis

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

YES [X] **NO** [ ]

ZONING REQUEST:
The applicant seeks this rezoning to make the property's zoning consistent and compatible with other properties on Cedar Bay Road.

LAND USE CATEGORY CONSISTENCY REVIEW:
The 11.58-acre subject site is located on Cedar Bay Road, which is classified as a local roadway according to the City's Function Roadway Classifications Map. The site is approximately ¼ of a mile east of Main Street Road North, a FDOT principal arterial roadway. The subject site is located in Planning District 6 (North), Council District 2, and is in the Suburban Development Area. The subject site is located in the LDR land use category. The applicant seeks to rezone the subject site from RR-Acre to RLD-60.

According to the Category Descriptions of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan, Low Density Residential (LDR) in the Suburban Area is intended to provide for low density residential development. Generally, single-family detached housing should be the predominant development typology in this category. The maximum gross density in the Suburban Area shall be 7 units/acre when centralized potable water and wastewater services are available to the site and there shall be no minimum density. The maximum gross density shall be 2 units/acre, and the minimum lot size shall be half an acre when both centralized potable water and wastewater are not available. The maximum gross density shall be 4 units/acre, and the minimum lot size shall be ¼ of an acre if either one of centralized potable water or wastewater services are not available. Based on the JEA availability letter submitted by the applicant, the site appears has access to centralized water and sewer.

RLD-60 is a primary zoning district in the LDR land use category, and therefore the proposed rezoning is consistent with the 2045 Comprehensive Plan.

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

Future Land Use Element:
Development Area:
Suburban Area (SA): The SA is the third tier Development Area and generally corresponds with the urbanizing portions of the City in areas that have usually been developed after consolidation. Development should generally continue at low densities with medium density development at major corridor intersections and transit stations. Development at these locations should promote a compact and interconnected land development form and is therefore encouraged to employ urban development characteristics as defined in this Plan.

Goal 1 — To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

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

Policy 1.1.21 — Rezonings and amendments to the Future Land Use Map series (FLUMs) shall include consideration of their potential to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and the projected population and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business with the intent that this balance of uses shall:

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

2025-0828

REPORT OF THE PLANNING DEPARTMENT TO

APPLICATION FOR REZONING ORDINANCE 2025-0828

DECEMBER 4, 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 **2025-0828**.

Location:	0 Airport Road
Real Estate Number:	019352-0200
Current Zoning District:	Commercial Community General-1 (CCG-1)
Proposed Zoning District:	Commercial Community General-2 (CCG-2)
Current Land Use Category:	Community General Commercial (CGC)
Planning District:	North, District 6
Council District:	District 8
Applicant/Owner:	Ammar Shakhtour Cars of Jax Rental 8218 Beach Blvd Jacksonville, FL 32216
Staff Recommendation:	**APPROVE**

GENERAL INFORMATION

Application for Conventional Rezoning Ordinance **2025-0828** seeks to rezone approximately 2.47± acres of property from Commercial Community General-1 (CCG-1) to Commercial Community General-2 (CCG-2). The applicant is seeking the rezoning to permit to allow for the use of rental car business due to the close proximity to the Jacksonville International Airport.

The subject site is approximately 2.47 acres and is located on Airport Road, a minor arterial roadway. Airport Road between International Airport Boulevard and Max Leggett Parkway is currently operating at 68% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 36,600 (vpd) and average daily traffic of 25,000 vpd. The developer is requesting an approximately 1,491 SF rental car facility (ITE code 960) which could produce 550 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 2.47-acre subject site is located on the north side of Airport Service Road North, between Ranch Road and International Airport Boulevard, approximately 0.6 miles west of the site. According to the City's Functional Highway Classification map, Airport Service Road North and Ranch Road are local roadways, and International Airport Boulevard is a collector roadway. The subject site is located within the Suburban Development Area, Planning District 6 (North), and Council District 8. The International Tradeport Development of Regional Impact (DRI) in located south of the site across Airport Service Road North and Airport Road, and the Jacksonville International Airport DRI is located approximately 0.63 miles west of the site.

According to the Future Land Use Element (FLUE), Community / General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. CGC in the Suburban Area is intended to provide development in a nodal development pattern. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. Development within the category should be compact and connected and should support multi-modal transportation. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods. The maximum gross density within the Suburban Area shall be 20 units/acre and there shall be no minimum density, except as provided elsewhere in the Comprehensive Plan.

CCG-2 is a primary zoning district in the CGC land use category and is consistent with the CGC land use category.

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.

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.

Airport Environment Zone

Height Zone
The site is located within the 50-foot and 150-foot Height and Hazard Zone for Jacksonville International Airport. Zoning will limit development to a maximum height of 50 feet or 150 feet in the respective portion, 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).

Noise Zone
The subject site is in both the 60-64.99 Day Night Sound Level (DNL) zone and the 65 to 69.99 DNL zone for Jacksonville International Airport. Future Land Use Element Policies 2.6.8, 2.6.9, 2.6.10, 2.6.12, and 2.6.13 include requirements related to density, use, and noise level reduction for areas of the subject site with those noise zones.

Notice Zone
A portion of the site is located within the Civilian Influence Zone for Jacksonville International Airport. These zones encompass all lands within the 60-64.99 DNL noise contour range, also known as Airport Notice Zones within the Land Development Regulations, as well as the 65-74.99 and 75 and greater DNL noise contour ranges. They apply to Jacksonville International Airport, Herlong Recreational Airport, Jacksonville Executive at Craig Airport and Cecil Airport and are depicted on the Military and Civilian Influence Zones Map.

Execution of an Airport Notice Zone Acknowledgement for properties located within these zones is required pursuant to Section 656.1010, Ordinance Code.

Industrial Situational Compatibility Overlay
The subject property is in an area identified on the Industrial Preservation Map as an Industrial Situational Compatibility Zone. Industrial Situational Compatibility Zones are areas identified on the Industrial Preservation Map as areas that are strategically located to provide access to rail facilities or trucking routes; serve ports; or serve airport multi-modal requirements. Industrial uses are crucial to the long-term economic well-being of the City and these areas are presumed to be appropriate for land use map amendments to industrial categories, subject to FLUE Objective 3.2 and supporting policies as well as other applicable objectives and policies.

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 CCG-1 to CCG-2 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 north side of Airport Road which frontage along the Airport Service Road North and west of Rancho Road. Parcels along this service road are primarily zoned CCG-1 with one parcel further west zoned CCG-2 which was rezoned in 2020 through Ord. 2020-0021 to allow for outside storage and maintenance of RVs. Developed properties along this corridor include parking lots for the airport and hotels. The properties surrounding the subject property are undeveloped pieces of property filled with undisturbed timber.

The adjacent land use categories and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	CGC	CCG-1	Vacant Timberland
South	CGC	PUD 2004-1159	Restaurant
East	CGC	CCG-1	Vacant Timberland
West	CGC	CCG-1	Vacant Timberland

It is the opinion of the Planning Department that the requested rezoning to CCG-2 will be consistent and compatible with the surrounding uses.

SUPPLEMENTARY INFORMATION

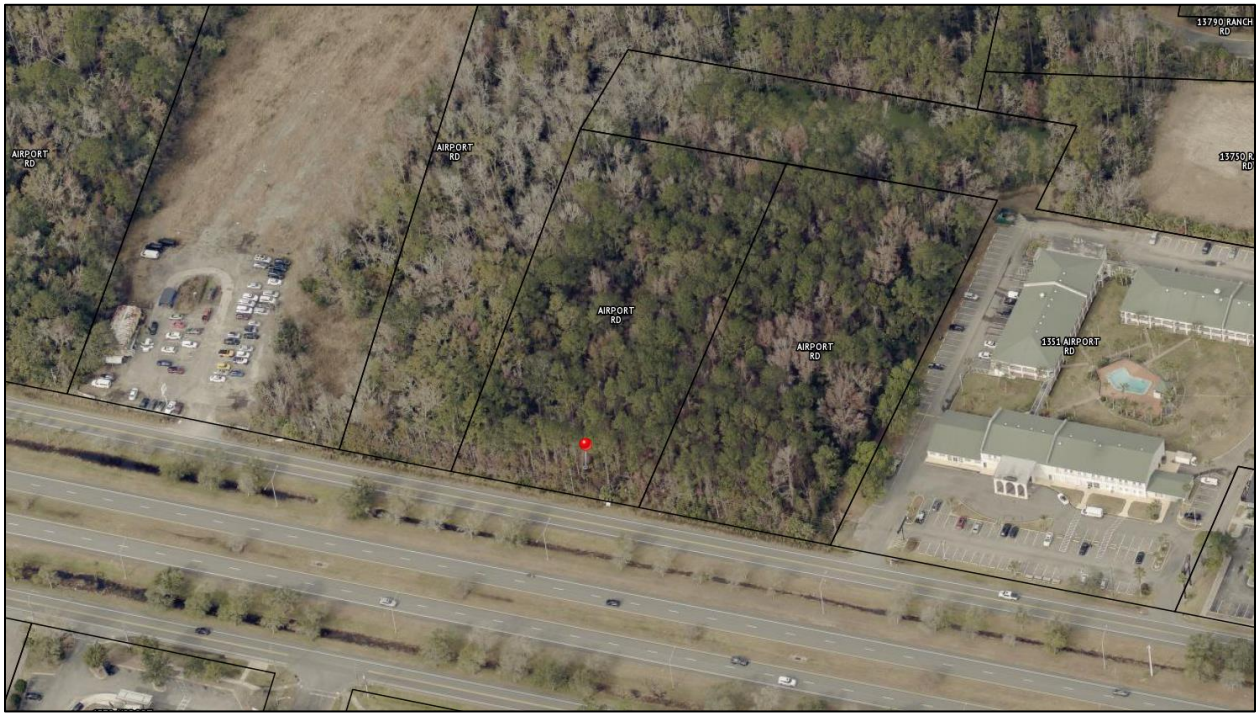
The applicant provided photo evidence and sign posting affidavit to the Planning Department on **October 17, 2025** that the Public Notice Sign had been posted on the property.

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning Ordinance **2025-0828** be **APPROVED**.

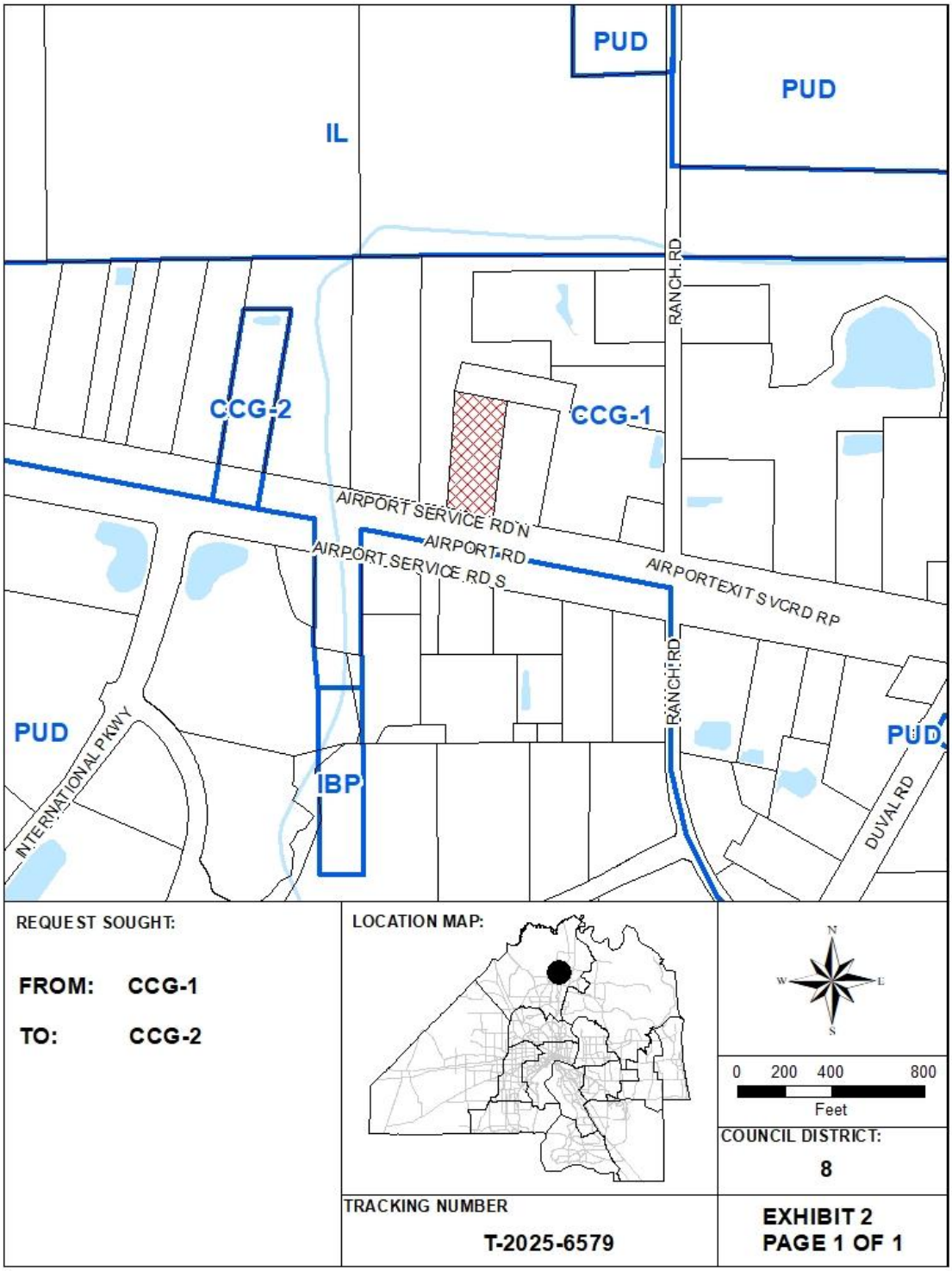
Aerial View

Source: JaxGIS Maps



View of Subject Property

Source: JaxGIS Maps (January 2025)


PUD
PUD
IL
RANCH RD
CCG-2
CCG-1
AIRPORT SERVICE RD N
AIRPORT RD
AIRPORT SERVICE RD S
AIRPORT EXIT S VC RD RP
PUD
INTERNATIONAL PKWY
IBP
RANCH RD
PUD
DUVAL RD
REQUEST SOUGHT:
FROM: CCG-1
TO: CCG-2
LOCATION MAP:
N
W
E
S
0 200 400 800
Feet
COUNCIL DISTRICT:
8
TRACKING NUMBER
T-2025-6579
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: Maddie Read
Community Planning Division

RE: Ordinance 2025-828

DATE: November 6, 2025

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

Description of Proposed Rezoning Application

Current Land Use:	Community / General Commercial (CGC)
Proposed Land Use:	N/A
Current Zoning:	Commercial Community / General - 1 (CCG-1)
Proposed Zoning:	Commercial Community / General - 2 (CCG-2)
Total Acres:	2.47 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 is proposing a rezoning from Commercial Community / General - 1 (CCG-1) to Commercial Community / General - 2 (CCG-2) to open a car rental business.

LAND USE CATEGORY CONSISTENCY REVIEW:

The 2.47-acre subject site is located on the north side of Airport Service Road North, between Ranch Road and International Airport Boulevard, approximately 0.6 miles west of the site. According to the City's Functional Highway Classification map, Airport Service Road North and Ranch Road are local roadways, and International Airport Boulevard is a collector roadway. The subject site is located within the Suburban Development Area, Planning District 6 (North), and Council District 8. The International Tradeport Development of Regional Impact (DRI) in located south of the site across Airport Service Road North and Airport Road, and the Jacksonville International Airport DRI is located approximately 0.63 miles west of the site.

According to the Future Land Use Element (FLUE), Community / General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. CGC in the Suburban Area is intended to provide development in a nodal development pattern. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. Development within the category should be compact and connected and should support multi-modal transportation. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods. The maximum gross density within the Suburban Area shall be 20 units/acre and there shall be no minimum density, except as provided elsewhere in the Comprehensive Plan.

CCG-2 is a primary zoning district in the CGC land use category and is consistent with the CGC 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:

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 1.1.8 Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the Operative Provisions, in appropriate commercial infill locations, or as a Transit Oriented Development (TOD), as described in this element.

Policy 1.1.21 Rezonings and amendments to the Future Land Use Map series (FLUMs) shall include consideration of their potential to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and the projected population and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business with the intent that this balance of uses shall:

A. Foster vibrant, viable communities and economic development opportunities;

B. Address outdated development patterns; and/or

C. Provide sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

The projected growth needs and population projections must be based on relevant and appropriate data which is collected pursuant to a professionally acceptable methodology. In considering the growth needs and the allocation of land, the City shall also evaluate land use need based on the characteristics and land development pattern of localized areas. Land use need identifiers include but may not be limited to, proximity to compatible uses, development scale, site limitations, and the likelihood of furthering growth management and mobility goals.

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

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

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

1. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.

2. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.

3. Subdivision (non-residential and residential) where:

    a. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.
    b. Each lot is a minimum of ½ acre unsubmerged property.
    c. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections the JEA Collection Systems available within a five (5) year period.

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

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

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

Policy 3.2.6 — The City shall apply the locational criteria in the land use categories and the operative provisions of this element when reviewing commercial and industrial development and redevelopment for consistency with the character of the areas served, the availability of public facilities, and market demands.

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

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

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

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

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

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

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

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

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low and medium 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

In a Height and Hazard Zone

The site is located within the 50-foot and 150-foot Height and Hazard Zone for Jacksonville International Airport. Zoning will limit development to a maximum height of 50 feet or 150 feet in the respective portion, 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.

In a Noise Zone

The subject site is in both the 60-64.99 Day Night Sound Level (DNL) zone and the 65 to 69.99 DNL zone for Jacksonville International Airport. Future Land Use Element Policies 2.6.8, 2.6.9, 2.6.10, 2.6.12, and 2.6.13 include requirements related to density, use, and noise level reduction for areas of the subject site with those noise zones.

Future Land Use Element

Policy 2.6.8 Within the 65 to 74.99 DNL noise zone as depicted on the Military and Civilian Influence Zones Map, the City does not permit mobile home parks. Single-family residential structures that are unable to achieve a 30dB noise level reduction are also not permitted. Again, as listed in the Instruction Manual, non-residential uses are allowed, subject to conditions regarding disclosure and noise attenuation in construction. Schools and most outdoor recreation uses are not allowed. All allowed development is subject to disclosure requirements.

Policy 2.6.9 Within the 60 DNL or higher area as depicted on the Military and Civilian Influence Zones Map, entertainment assembly uses may be allowed when scheduled with the U.S. Navy. As listed in the Instruction Manual, all other uses are allowed subject to disclosure requirements.

Policy 2.6.10 The Civilian Airport Influence Zones are identified in the Military and Civilian Influence Zones Map. The following policies refer to the City's Land Development Regulations.

Policy 2.6.12 Within the 65 to 74.99 DNL noise zone as depicted on the Military and Civilian Influence Zones Map, the City does not permit mobile home parks. Single-family residential structures that are unable to achieve a 30 dBA noise level reduction are also not permitted. Non-residential uses are allowed, subject to conditions regarding disclosure and noise attenuation in construction. Schools and most outdoor recreation uses are only permitted in PUD developments or pursuant to preliminary site development reviews in accordance with Section 656.1003 that were approved prior to March 27, 2007 or those uses meeting the nonconforming uses definition in Section 656.1008 of the City of Jacksonville Zoning Code. All allowed development is subject to disclosure requirements.

Policy 2.6.13 Within the 60 DNL or higher area as depicted on the Military and Civilian Influence Zones Map, entertainment assembly uses are only permitted in PUD developments or pursuant to preliminary site development reviews in accordance with Section 656.1003 that were approved prior to March 27, 2007, or those uses meeting the nonconforming uses definition in Section 656.1008 of the City of Jacksonville Zoning Code. All other uses are allowed subject to disclosure requirements.

In a Notice Zone

A portion of the site is located within the Civilian Influence Zone for Jacksonville International Airport. These zones encompass all lands within the 60-64.99 DNL noise contour range, also known as Airport Notice Zones within the Land Development Regulations, as well as the 65-74.99 and 75 and greater DNL noise contour ranges. They apply to Jacksonville International Airport, Herlong Recreational Airport, Jacksonville Executive at Craig Airport and Cecil Airport and are depicted on the Military and Civilian Influence Zones Map.

Execution of an Airport Notice Zone Acknowledgement for properties located within these zones is required pursuant to Section 656.1010, Ordinance Code.

Future Land Use Element

Policy 2.6.14 To ensure safety and education of citizens occupying properties that are located near military and civilian airports, the City requires disclosure of airport proximity to prospective owners or lessees in the Military and Civilian Influence Zones depicted on the Military and Civilian Influence Zones Map.

Industrial Situational Compatibility Overlay

The subject property is in an area identified on the Industrial Preservation Map as an Industrial Situational Compatibility Zone. Industrial Situational Compatibility Zones are areas identified on the Industrial Preservation Map as areas that are strategically located to provide access to rail facilities or trucking routes; serve ports; or serve airport multi-modal requirements. Industrial uses are crucial to the long-term economic well-being of the City and these areas are presumed to be appropriate for land use map amendments to industrial categories, subject to FLUE Objective 3.2 and supporting policies as well as other applicable objectives and policies.

Future Land Use Element

Policy 3.2.18 The City shall prohibit expansion or new development of non-industrially designated land uses in industrially designated areas unless the use is determined to be an accessory and complementary use to the industrial area, unless otherwise provided for herein. The Land Development Regulations include standards and/or criteria for location and intensity of these types of non-industrial uses.

Policy 3.2.22 The area shown on the Industrial Preservation Map as "Industrial Sanctuary" or "Areas of Situational Compatibility" are presumed to be appropriate for land use map amendments to industrial categories, subject to a case-by-case review of consistency with State and regional plans and the Comprehensive Plan.

Policy 3.2.24 Where there is not an adopted neighborhood plan and/or study recommending the contrary, within the "Area of Situational Compatibility", as shown on the Industrial Preservation Map, lands designated Heavy Industrial, Light Industrial or Water Dependent/Water Related on the Future Land Use Map that are strategically located to provide access to rail facilities or trucking routes; serve ports; or serve airport multi-modal requirements, shall not be converted to a non-industrial land use category unless the applicant demonstrates to the satisfaction of the City that the site cannot be reasonably used for any of industrial uses. Reasonable demonstration for suitability of industrial uses may include but is not limited to the following: access to arterial road network, access to rail, proximity to existing residential, industrial vacancy rates in the vicinity, size of parcel and potential for redevelopment. Conversion of these lands shall only be permitted for development that supports and is compatible with nearby industrial uses.

Flood Zones

Approximately 2.40 acres of the subject site are within the AE Flood Zone, and 0.07 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. 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 and the applicant's submitted site survey 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:	1.80 acres
General Location(s):	The wetlands are in the western portion of the application site and are a larger portion of an isolated wetland pocket located west and north of the property.
Quality/Functional Value:	The wetland has a medium functional value for water filtration attenuation and flood water capacity due to its isolation and size. In addition, the wetland has no clear or significant impact on the City's waterways.
Soil Types/ Characteristics:	(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 soils are moderately permeable 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):	No application for an Environmental Resource Permit has been issued according to the St. Johns River Water Management District web site.
Wetlands Impact:	According to the site plan none is proposed.
Associated Impacts:	AE Flood Zone.
Relevant Policies:	CCME Policies 4.1.3 and 4.1.6

<u>CCME Policy 4.1.3</u>
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

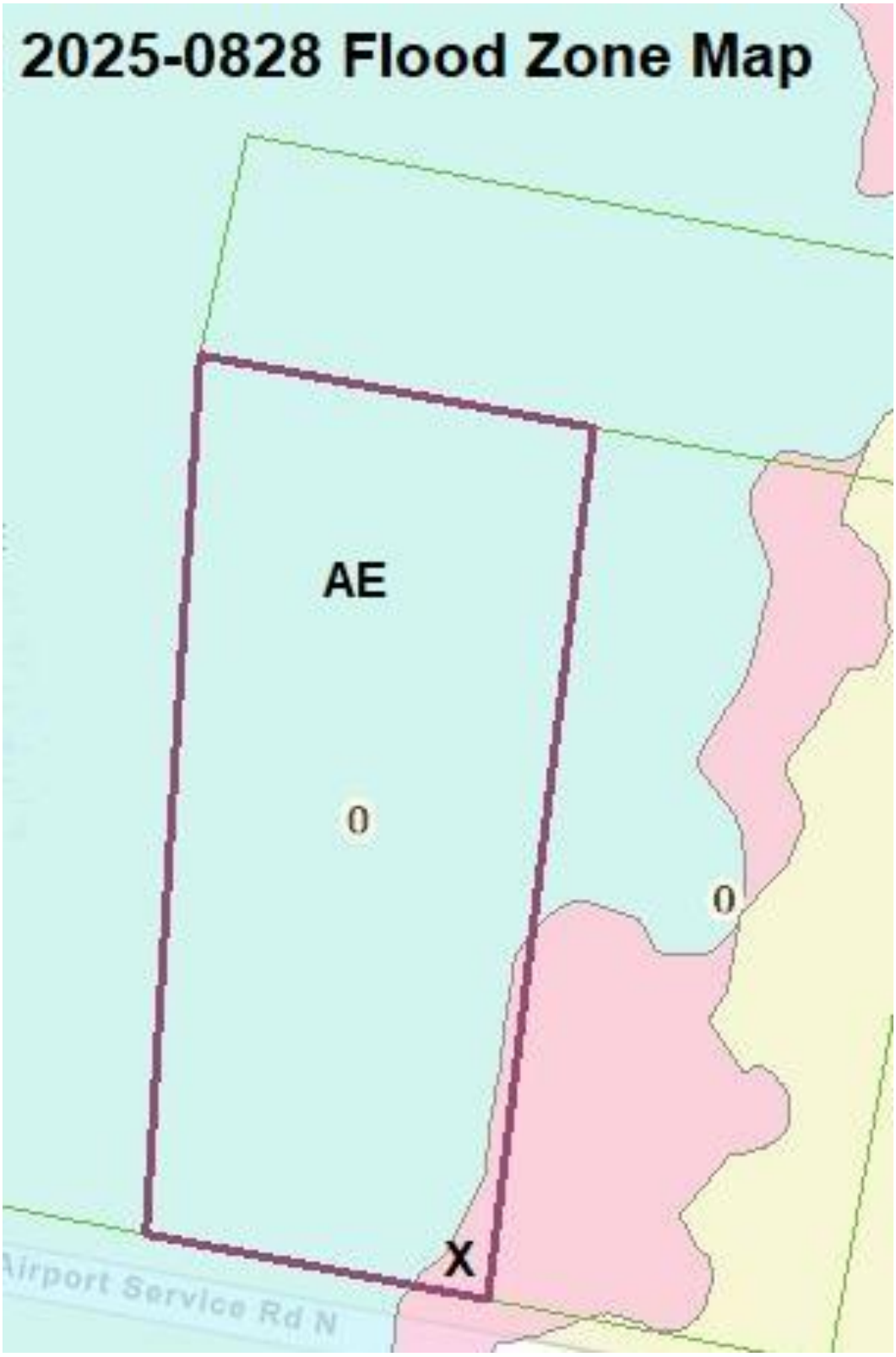
Such activities are conducted in compliance with the provisions of the "Silvicultural Best Management Practices Manual", as may be amended, published by the Florida Division of Forestry, Department of Agriculture and Consumer Services.

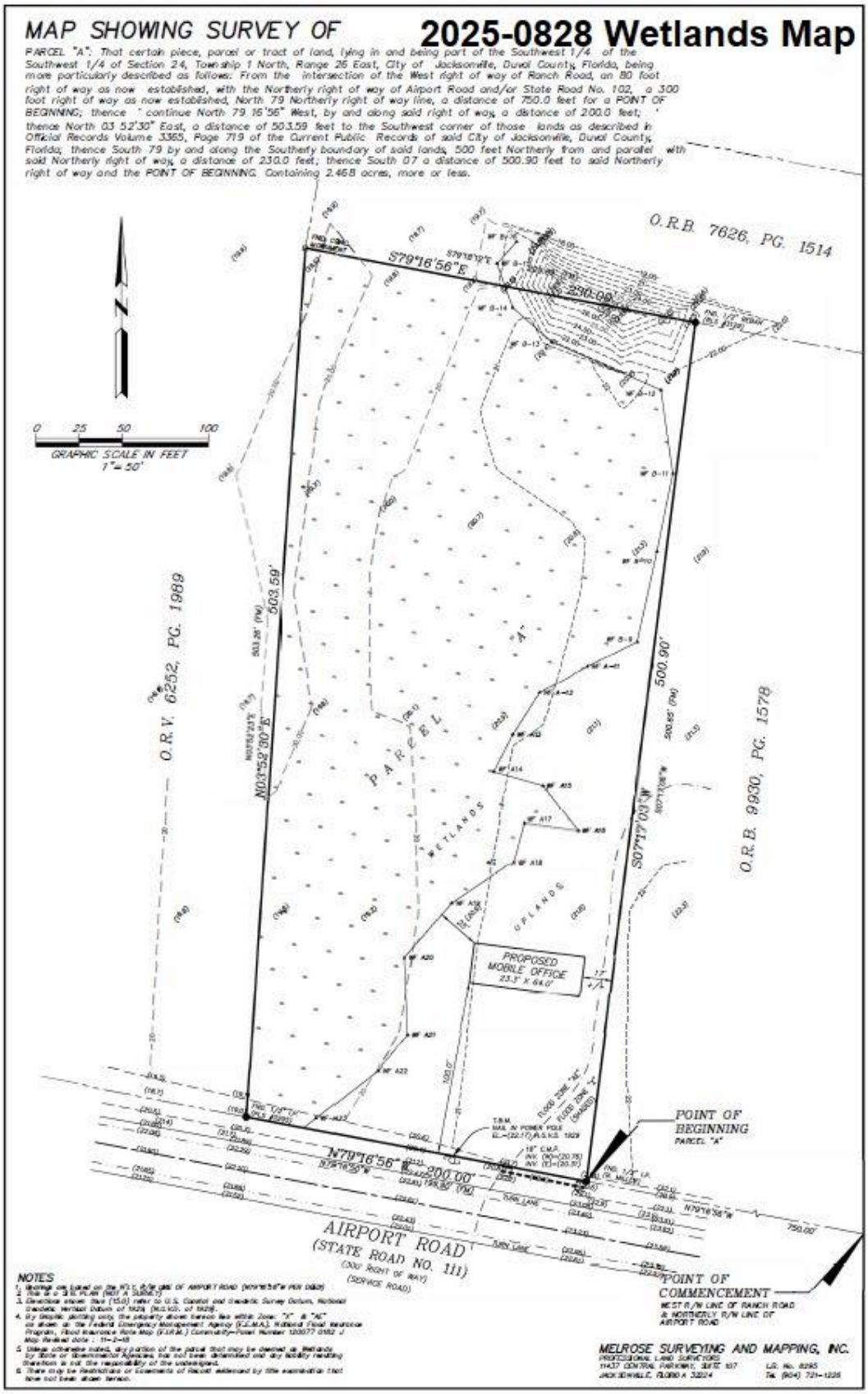
(b) Agricultural uses, provided the following standards are met:

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.




MAP SHOWING SURVEY OF
2025-0828 Wetlands Map
PARCEL "A": That certain piece, parcel or tract of land, lying in and being part of the Southwest 1/4 of the Southwest 1/4 of Section 24, Township 1 North, Range 26 East, City of Jacksonville, Duval County, Florida, being more particularly described as follows: From the intersection of the West right of way of Ranch Road, an 80 foot right of way as now established, with the Northerly right of way of Airport Road and/or State Road No. 102, a 300 foot right of way as now established, North 79 Northerly right of way line, a distance of 750.0 feet for a POINT OF BEGINNING; thence " continue North 79 16'56" West, by and along said right of way, a distance of 200.0 feet; " thence North 03 52'30" East, a distance of 503.59 feet to the Southwest corner of those lands as described in Official Records Volume 3365, Page 719 of the Current Public Records of said City of Jacksonville, Duval County, Florida; thence South 79 by and along the Southerly boundary of said lands, 500 feet Northerly from and parallel with said Northerly right of way, a distance of 230.0 feet; thence South 07 a distance of 500.90 feet to said Northerly right of way and the POINT OF BEGINNING. Containing 2.468 acres, more or less.
O.R.B. 7626, PG. 1514
S79°16'56"E
230.00'
O.R.V. 6252, PG. 1989
N03°52'30"E
503.59'
500.90'
S07°19'00"W
O.R.B. 9930, PG. 1578
PARCEL
WETLANDS
UPLANDS
PROPOSED MOBILE OFFICE 23.3' X 64.0'
POINT OF BEGINNING PARCEL "A"
N79°16'56"W
200.00'
AIRPORT ROAD (STATE ROAD NO. 111) (200' Right of Way) (SERVICE ROAD)
POINT OF COMMENCEMENT WEST R/W LINE OF RANCH ROAD & NORTHERLY R/W LINE OF AIRPORT ROAD
0 25 50 100
GRAPHIC SCALE IN FEET
1" = 50'
NOTES
MELROSE SURVEYING AND MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
11437 CENTRAL PARKWAY, SUITE 107
JACKSONVILLE, FLORIDA 32224
LIC. No. 6295
Tel. (904) 721-1235

A NEW DAY.

City of Jacksonville, Florida
Donna Deegan, Mayor

Planning and Development
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 630-CITY
www.coj.gov

TRANSPORTATION REVIEW

TO: Payton Jamieson, City Planner I
Current Planning Division

FROM: Fatuma Sheikh Mohamed, Transportation Planner I
Transportation Planning Division

SUBJECT: Transportation Review: 2025-0828

DATE: November 10, 2025

Background Information:
The subject site is approximately 2.47 acres and is located on Airport Road, a minor arterial roadway. Airport Road between International Airport Boulevard and Max Leggett Parkway is currently operating at 68% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 36,600 (vpd) and average daily traffic of 25,000 vpd.

The developer is requesting an approximately 1,491 SF rental car facility (ITE code 960) which could produce 550 daily trips.

Transportation Planning Division comments to be included in staff report:
This development is subject to mobility fee review and Pursuant to Policies 4.1.4, 4.1.5, and 4.1.8 of the Transportation Element of the 2045 Comprehensive Plan.

Transportation Planning Division CONDITIONS the following:

No conditions.

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2025-0828 **Staff Sign-Off/Date** PJ / 10/14/2025
Filing Date 10/14/2025 **Number of Signs to Post** 1

Hearing Dates:
1st City Council 12/09/2025 **Planning Comission** 12/04/2025
Land Use & Zoning 01/06/2026 **2nd City Council** N/A
Neighborhood Association THE EDEN GROUP INC
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 6579 **Application Status** PAID
Date Started 09/30/2025 **Date Submitted** 09/30/2025

General Information On Applicant

Last Name SHAKHTOUR **First Name** AMMAR **Middle Name**
Company Name CARS OF JAX RENTAL
Mailing Address 8218 BEACH BLVD
City JACKSONVILLE **State** FL **Zip Code** 32216
Phone 9042102044 **Fax** 904 **Email** AMMARSHAKHTOUR@GMAIL.COM

General Information On Owner(s)

☐ **Check to fill first Owner with Applicant Info**

Last Name SHAKHTOUR **First Name** AMMAR **Middle Name**
Company/Trust Name CARS OF JAX RENTAL
Mailing Address 8218 BEACH BLVD
City JACKSONVILLE **State** FL **Zip Code** 32216
Phone 9042102044 **Fax** 904 **Email** AMMARSHAKHTOUR@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	019352 0200	8	6	CCG-1	CCG-2

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) 2.47

Justification For Rezoning Application

TO OPEN A CAR RENTAL BUSINESS HENCE THE REQUEST TO CHANGE FROM CCG-1 TO CCG-2

Location Of Property

General Location

AIRPORT ROAD

House #	Street Name, Type and Direction	Zip Code
0	AIRPORT RD	32218

Between Streets

RANCH RD **and** INTERNATIONAL AIRPORT BLVD

Required Attachments For Formal, Complete application

The following items must be attached to each application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below for inclusion of information required.

Exhibit 1 ☑ A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.

Exhibit A ☐ Property Ownership Affidavit – Notarized Letter(s).

Exhibit B ☐ Agent Authorization - Notarized letter(s) designating the agent.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

☑ One copy of the Deeds to indicate proof of property ownership.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent MUST BE PRESENT at the public hearings. The required SIGN(S) must be POSTED on the property BY THE APPLICANT within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish PROOF OF PUBLICATION to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

☑ Agreed to and submitted

Filing Fee Information

1) Rezoning Application's General Base Fee: $2,000.00

2) Plus Cost Per Acre or Portion Thereof

2.47 Acres @ $10.00 /acre: $30.00

3) Plus Notification Costs Per Addressee

10 Notifications @ $7.00 /each: $70.00

4) Total Rezoning Application Cost: $2,100.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

Land Development Review

October 8, 2025

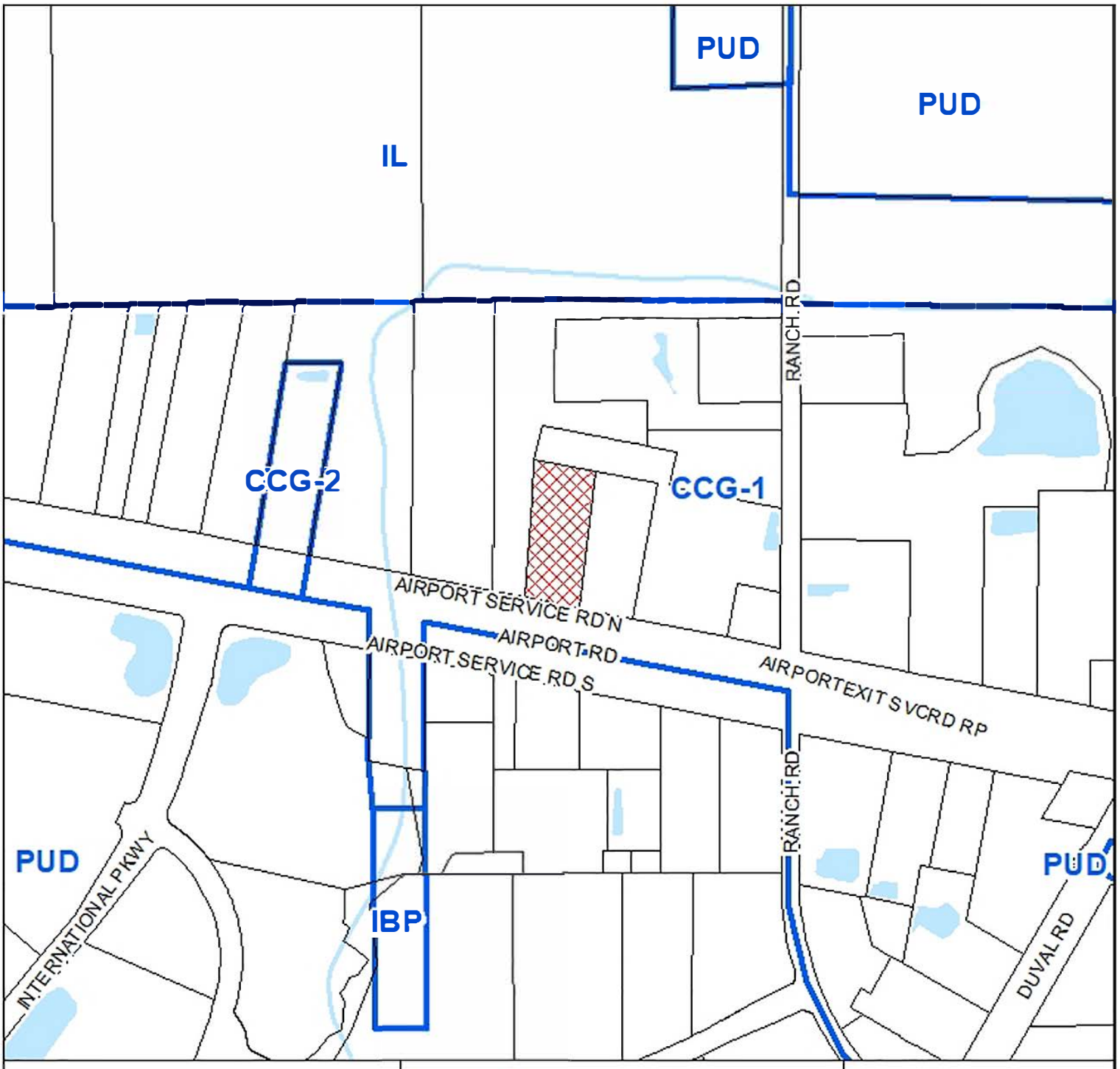
Parcels

Zoning

1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

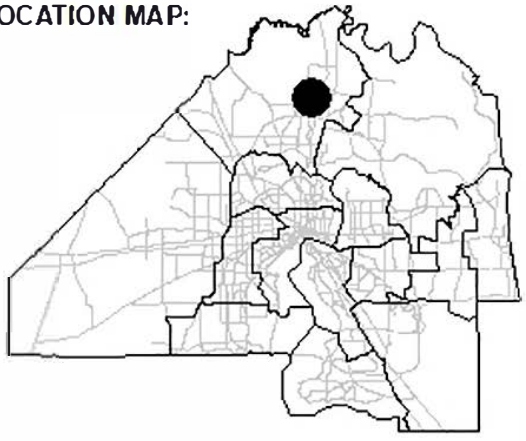


REQUEST SOUGHT:

FROM: CCG-1

TO: CCG-2

LOCATION MAP:



N
W E
S

0 200 400 800
Feet

COUNCIL DISTRICT:

8

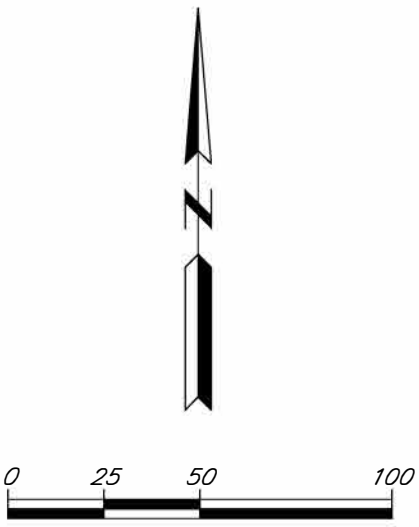
TRACKING NUMBER

T-2025-6579

EXHIBIT 2
PAGE 1 OF 1

MAP SHOWING SURVEY OF

PARCEL "A": That certain piece, parcel or tract of land, lying in and being part of the Southwest 1/4 of the Southwest 1/4 of Section 24, Township 1 North, Range 26 East, City of Jacksonville, Duval County, Florida, being more particularly described as follows: From the intersection of the West right of way of Ranch Road, an 80 foot right of way as now established, with the Northerly right of way of Airport Road and/or State Road No. 102, a 300 foot right of way as now established, North 79 Northerly right of way line, a distance of 750.0 feet for a POINT OF BEGINNING; thence " continue North 79 16'56" West, by and along said right of way, a distance of 200.0 feet; " thence North 03 52'30" East, a distance of 503.59 feet to the Southwest corner of those lands as described in Official Records Volume 3365, Page 719 of the Current Public Records of said City of Jacksonville, Duval County, Florida; thence South 79 by and along the Southerly boundary of said lands, 500 feet Northerly from and parallel with said Northerly right of way, a distance of 230.0 feet; thence South 07 a distance of 500.90 feet to said Northerly right of way and the POINT OF BEGINNING. Containing 2.468 acres, more or less.



O.R.B. 7626, PG. 1514

FND. CONC. MONUMENT

S79°16'56"E

S79°18'12"E

229.89' (FM)

230.00'

FND. 1/2" REBAR (RLS #3129)

WF B-16

WF B-15

WF B-14

WF B-13

WF B-12

WF B-11

WF B-10

WF B-9

WF A-11

WF A-12

WF A13

WF A14

WF A15

WF A16

WF A17

WF A18

WF A19

WF A20

WF A21

WF A22

WF A23

O.R.V. 6252, PG. 1989

N03°52'30"E

503.59'

503.26' (FM)

N03°52'23"E

PARCEL "A"

WETLANDS

UPLANDS

S07°17'03"W

500.90'

500.65' (FM)

S07°17'06"W

O.R.B. 9930, PG. 1578

PROPOSED MOBILE OFFICE 23.3' X 64.0'

17' +/-

100.0'

FLOOD ZONE "AE"

FLOOD ZONE "X" (SHADED)

FND. 1/2" I.P. (PLS #3295)

T.B.M. NAIL IN POWER POLE EL.=(22.17) N.G.V.D. 1929

18" C.M.P. INV. (W)=(20.76) INV. (E)=(20.31)

FND. 1/2" I.P. (R. MILLER)

N79°16'56"W 200.00'

N79°16'50"W 199.90' (FM)

N79°16'56"W 750.00'

TURN LANE

TURN LANE

AIRPORT ROAD
(STATE ROAD NO. 111)
(300' RIGHT OF WAY)
(SERVICE ROAD)

POINT OF BEGINNING
PARCEL "A"

POINT OF COMMENCEMENT
WEST R/W LINE OF RANCH ROAD & NORTHERLY R/W LINE OF AIRPORT ROAD

NOTES

1. Bearings are based on the N'LY. R/W LINE OF AIRPORT ROAD (N79°16'56"W PER DEED)
2. This is a SITE PLAN (NOT A SURVEY)
3. Elevations shown thus (15.0) refer to U.S. Coastal and Geodetic Survey Datum, National Geodetic Vertical Datum of 1929, (N.G.V.D. of 1929).
4. By Graphic plotting only, the property shown hereon lies within Zone: "X" & "AE" as shown on the Federal Emergency Management Agency (F.E.M.A.), National Flood Insurance Program, Flood Insurance Rate Map (F.I.R.M.) Community–Panel Number 120077 0182 J Map Revised date : 11–2–18
5. Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.
6. There may be Restrictions or Easements of Record evidenced by title examination that have not been shown hereon.

MELROSE SURVEYING AND MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
11437 CENTRAL PARKWAY, SUITE 107
JACKSONVILLE, FLORIDA 32224
L.B. No. 8295
Tel. (904) 721–1226

2025-0830

(companion 2025-0831)

REPORT OF THE PLANNING DEPARTMENT FOR

APPLICATION FOR REZONING 2025-0830

DECEMBER 4TH, 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 **2025-0830.**

Location:	5308 Lambing Road, between 103rd Street and Firetower Road
Real Estate Numbers:	013463-0000
Current Zoning:	CommercialCommunity/General-1 (CCG-1)/ Commercial Office (CO)
Proposed Zoning:	Commercial Community/General-2 (CCG-2)
Current Land Use Category:	Community/General Commercial (CGC)
Planning District:	Southwest, District 4
Council District:	District 12
Applicant / Owner:	Muhammad Akhtar Lambing Road Trust PO Box 65301 Orange Park, FL 32065
Staff Recommendation:	**APPROVE**

GENERAL INFORMATION

Application for Rezoning **2025-0830** seeks to rezone approximately 1.38 acres of land currently zoned Commercial Community/General-1 (CCG-1) and Commercial Office (CO) to Commercial Community/General-2 (CCG-2) to allow for truck parking. Application for Zoning Exception **2025-0831** is the companion application which seeks to establish the use of truck parking on the lot The subject site was being impermissibly utilized as truck parking but was stopped by Municipal Code Compliance. The applicant owns a business which uses large trucks and purchased this property to be utilized as a lot in which the trucks can be stored. The proposed use and CCG-2 Zoning District is compatible with the surrounding area given the widespread CCG-2 zoning which already exists along this portion of 103rd St, as well as two lots in the direct vicinity in which truck storage is the primary 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 1.38-acre subject site is located at 5308 Lambing Road, between Firetower Road and 103rd Street. According to the City's Functional Highway Classification Map, Lambing Road and Firetower Road are local roadways, and 103rd Street is a minor arterial roadway. The site is within the Community / General Commercial (CGC) land use category, the Suburban Development Area, Council District 12, and Planning District 4 (Southwest). Abutting the site to the east is Council District 9, and abutting the site to the south is Council District 14.

According to the Future Land Use Element (FLUE), Community / General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. CGC in the Suburban Area is intended to provide development in a nodal development pattern. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. Development within the category should be compact and connected and should support multi-modal transportation. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods.

The maximum gross density within the Suburban Area shall be 20 units/acre and there shall be no minimum density, except as provided elsewhere in the Comprehensive Plan. In the absence of the availability of centralized potable water and/or wastewater, the maximum gross density of development permitted in this category shall be the same as allowed in Medium Density Residential (MDR) without such services.

2. Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?

Yes. This rezoning is supported by the following Objectives and Policies of the Future Land Use Element (FLUE) of the 2045 Comprehensive 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.

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.

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

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

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

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

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

No. The Planning Department finds that the proposed rezoning will not be in conflict with any portion of the City’s land use regulations. The proposed zoning district would be compatible with the commercial properties located on all sides of the subject site.

SURROUNDING LAND USE AND ZONING

The subject site is located north of the Arlington Expressway, west of the I-295. The surrounding site is a commercial corridor where many automobile based commercial uses can be found. Single family zoning exists to the north of the property, however, between the subject site and the single-family dwellings exists a 50' wide unopened ROW, which acts as a buffer. Approval of the rezoning would be expanding the CCG-2 District along the 103rd Street. The surrounding uses, land uses, and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	MDR	RLD-60	Single-Family Dwellings
East	CGC	PUD(2003-1153)	Vacant Commercial
South	CGC	CCG-1	Vacant Commercial
West	CGC	CCG-1	Tire Store

SUPPLEMENTARY INFORMATION

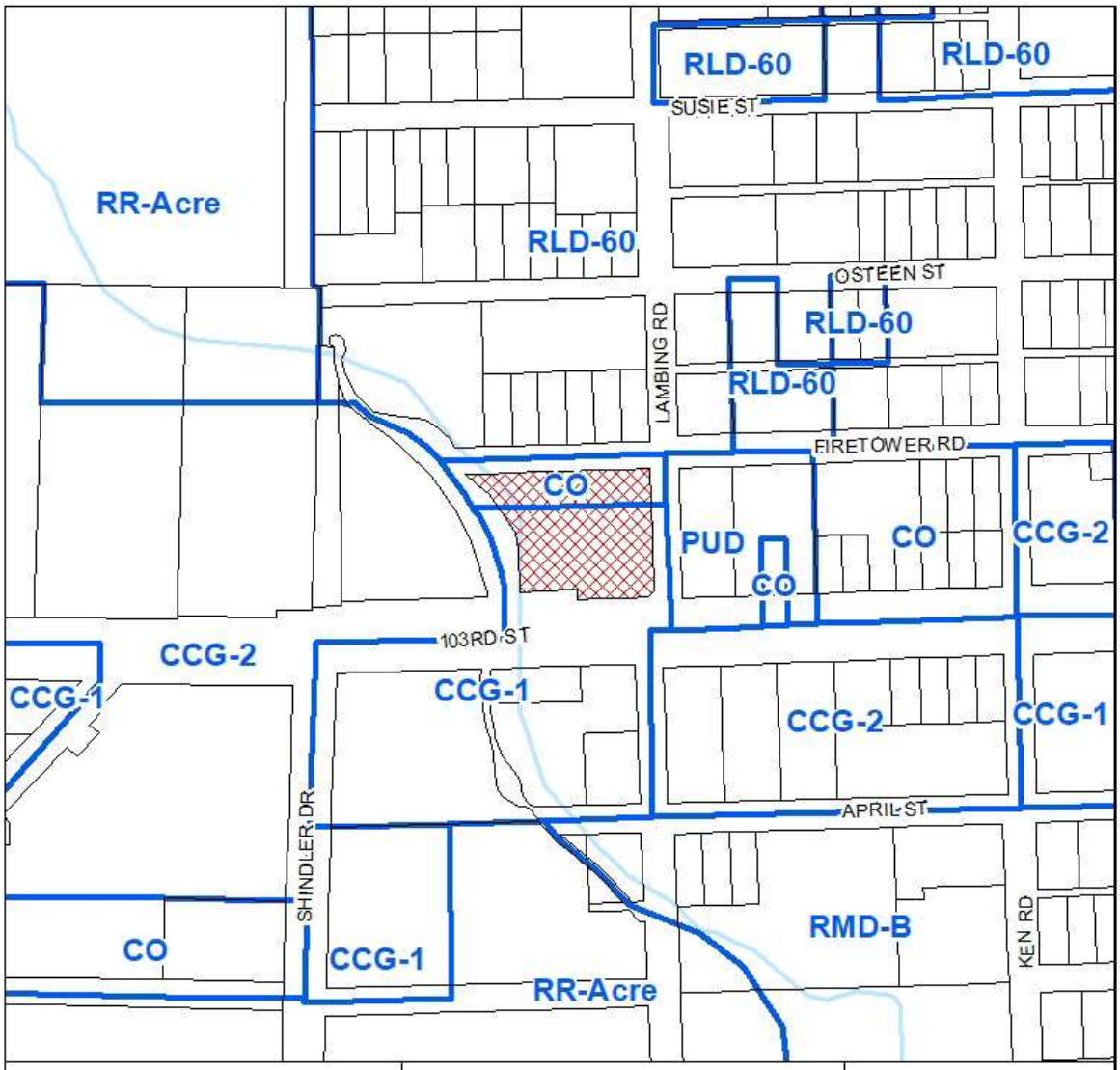
Upon visual inspection by the assigned City Planner on November 24th, 2025 that the required Notice of Public Hearings signs were NOT posted.

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning **2025-0830** be **APPROVED.**

Aerial View

View from 103rd Street



REQUEST SOUGHT: **FROM: CO & CCG-1** **TO: CCG-2**	LOCATION MAP:	N, W, L, S 0 100 200 400 Feet COUNCIL DISTRICT: **12**
ORDINANCE NUMBER ORD-2025-0830	TRACKING NUMBER **T-2025-6466**	**EXHIBIT 2** **PAGE 1 OF 1**

Aerial View

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # **Staff Sign-Off/Date** STN / 10/23/2025
Filing Date 10/23/2025 **Number of Signs to Post** 2

Hearing Dates:
1st City Council 12/09/2025 **Planning Comission** 11/12/2025
Land Use & Zoning 01/06/2026 **2nd City Council** N/A
Neighborhood Association WEST JAX CIVIC ASSOCIATION
Neighborhood Action Plan/Corridor Study

Application Info

Tracking # 6466 **Application Status** PAID
Date Started 08/13/2025 **Date Submitted** 08/18/2025

General Information On Applicant

Last Name AKHTAR
First Name MUHAMMAD
Middle Name ISMAEEL
Company Name LAMBING ROAD TRUST.
Mailing Address PO BOX 65301
City ORANGEPARK
State FL
Zip Code 32065
Phone 9043338467
Fax 904
Email MIAKHTARMD@YAHOO.COM

General Information On Owner(s)

☐ **Check to fill first Owner with Applicant Info**

Last Name AKHTAR
First Name MUHAMMAD
Middle Name ISMAEEL
Company/Trust Name LAMBING ROAD TRUST.
Mailing Address 225 COLLEGE DRIVE, UNIT 65301
City ORANGE PARK
State FL
Zip Code 32065
Phone 9043338467
Fax 904
Email MIAKHTARMD@YAHOO.COM

Last Name ISMAEEL
First Name FAREEDA
Middle Name
Company/Trust Name LAMBING ROAD TRUST
Mailing Address 225 COLLEGE DRIVE, UNIT 65301
City ORANGE PARK
State FL
Zip Code 32065

Phone	Fax	Email
9043338412		HARBORPHYSICIANS@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	013463 0000	12	4	CCG-1	CCG-2
Map	013463 0000	12	4	CO	CCG-2

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) 1.38

Justification For Rezoning Application

AUTO WORKSHOP ACROSS THE STREET, CAR & TIRE SALES ON ONE SIDE OF PROPERTY. ZONING NEEDED TO PARK TRUCKS.

Location Of Property

General Location

103 STREET ON SOUTH SIDE OF PROPERTY & FIRETOWER ROAD ON NORTH SIDE OF PRO

House #	Street Name, Type and Direction	Zip Code
5308	LAMBING RD	32210

Between Streets

103RD STREET ON SOUTH **and** FIRETOWER ROAD ON NORTH

Required Attachments For Formal, Complete application

The following items must be attached to each application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below for inclusion of information required.

Exhibit 1 ☑ A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.

Exhibit A ☐ Property Ownership Affidavit – Notarized Letter(s).

Exhibit B ☐ Agent Authorization - Notarized letter(s) designating the agent.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

☑ One copy of the Deeds to indicate proof of property ownership.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent MUST BE PRESENT at the public hearings. The required SIGN(S) must be POSTED on the property BY THE APPLICANT within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish PROOF OF PUBLICATION to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

☑ Agreed to and submitted

Filing Fee Information

1) Rezoning Application's General Base Fee: $2,000.00

2) Plus Cost Per Acre or Portion Thereof

1.38 Acres @ $10.00 /acre: $20.00

3) Plus Notification Costs Per Addressee

28 Notifications @ $7.00 /each: $196.00

4) Total Rezoning Application Cost: $2,216.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

2025-0831

(companion 2025-0830)

2025-0831 (E-25-53)
STN

REPORT OF THE PLANNING DEPARTMENT

APPLICATION FOR ZONING EXCEPTION 2025-0831 (E-25-53)

DECEMBER 4TH, 2025

Location:	5308 Lambing Road, between 103rd Street and Firetower Road
Real Estate Numbers:	013463-0000
Current Zoning:	CommercialCommunity/General-1 (CCG-1)/ Commercial Office (CO)
Proposed Zoning:	Commercial Community/General-2 (CCG-2)
Current Land Use Category:	Community/General Commercial (CGC)
Planning District:	Southwest, District 4
Council District:	District 12
***Applicant / Owner*:**	Muhammad Akhtar Lambing Road Trust PO Box 65301 Orange Park, FL 32065
Staff Recommendation:	**APPROVE**

GENERAL INFORMATION

Application for Zoning Exception **2025-0831 (E-25-53)** seeks to establish truck parking and/or storage on a 1.38-acre parcel along 103rd Street. The property owner was impermissibly utilizing the parcel as a truck parking lot which services their business but was stopped by Municipal Code Compliance. Application for Conventional Rezoning **2025-0830** seeks to rezone the property from its current CCG-1/CO split zoning to CCG-2 which allows truck parking and/or storage as a permitted use by exception.

The subject site is located within a commercial corridor with many automobile based commercial uses, both zoned CCG-1 and CCG-2.

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?

Yes. The 1.38-acre subject site is located at 5308 Lambing Road, between Firetower Road and 103rd Street. According to the City's Functional Highway Classification Map, Lambing Road and Firetower Road are local roadways, and 103rd Street is a minor arterial roadway. The site is within the Community / General Commercial (CGC) land use category, the Suburban Development Area, Council District 12, and Planning District 4 (Southwest). Abutting the site to the east is Council District 9, and abutting the site to the south is Council District 14.

According to the Future Land Use Element (FLUE), Community / General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. CGC in the Suburban Area is intended to provide development in a nodal development pattern. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. Development within the category should be compact and connected and should support multi-modal transportation. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods.

The maximum gross density within the Suburban Area shall be 20 units/acre and there shall be no minimum density, except as provided elsewhere in the Comprehensive Plan. In the absence of the availability of centralized potable water and/or wastewater, the

maximum gross density of development permitted in this category shall be the same as allowed in Medium Density Residential (MDR) without such services.

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.

Flood Zones
Approximately 1.35 acres of the subject site are within the AE Flood Zone, and less than 0.01 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. 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.

Adaptation Action Area (AAA)
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.

(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 vacant and is surrounded by the following uses:

Adjacent Category	Land Use District	Zoning Property	Current Use
North	MDR	RLD-60	Single-Family Dwellings
East	CGC	PUD(2003-1153)	Vacant Commercial
South	CGC	CCG-1	Vacant Commercial
West	CGC	CCG-1	Tire Store

The subject site is located north of 103rd St and west of the I-295. The surrounding site is a commercial corridor where many automobile based commercial uses can be found. Single family zoning exists to the north of the property, however, between the subject site and the single family dwellings exists a 50' wide unopened ROW which acts as a buffer. Staff finds that the surrounding uses are compatible with the requested use.

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

No. This exception is for truck parking/storage which would not have an environmental impact inconsistent with the health, safety and welfare of the community. The surrounding area is primarily a commercial corridor with many other automobile based commercial uses.

(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, or are automobile based commercial uses.

(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 truck parking/storage 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 general area 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 Lambing 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. The granting 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

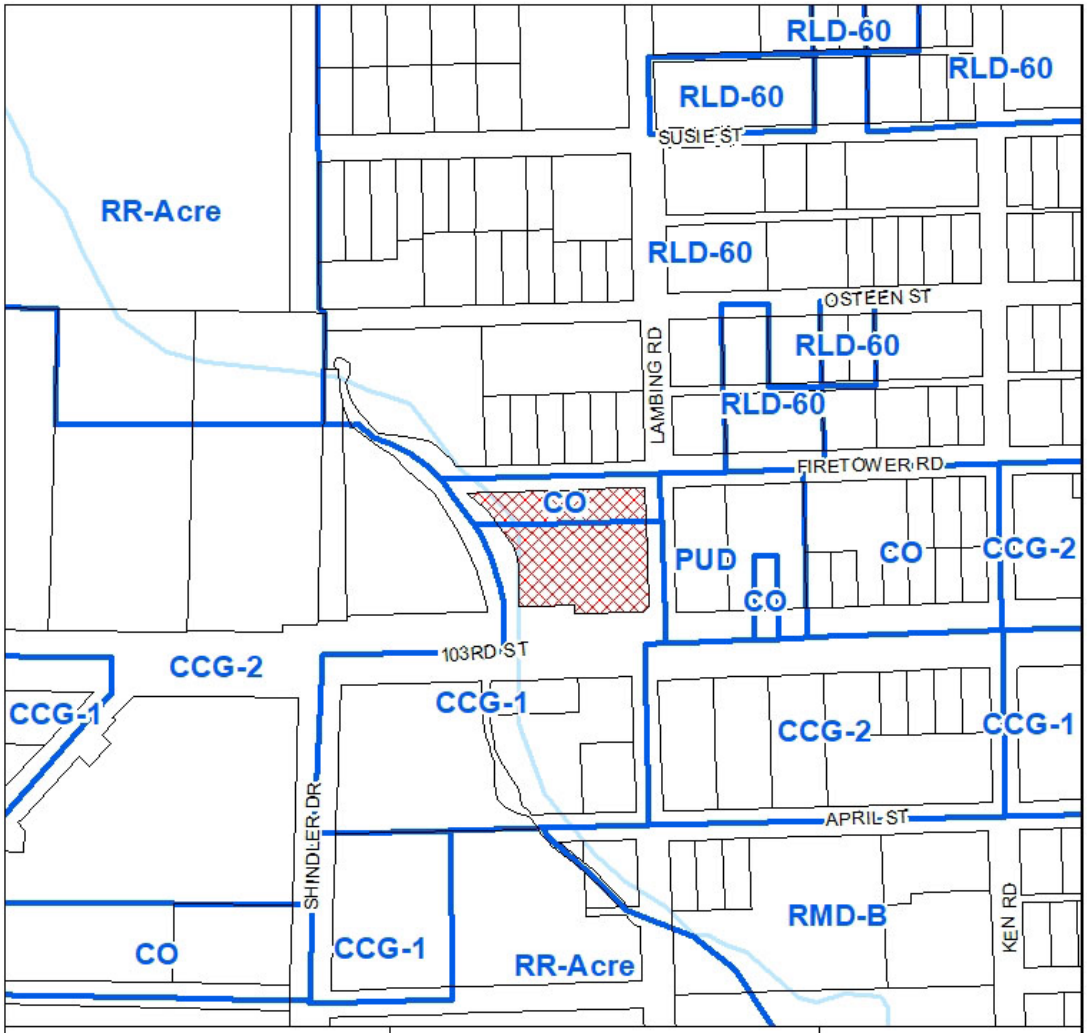
Upon visual inspection by the assigned City Planner on November 24th, 2025 that the required Notice of Public Hearings signs were NOT posted.

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Zoning Exception **2025-0831** (**E-25-53)** be **APPROVED**.

Aerial View

View from 103rd Street


RLD-60
RLD-60
RLD-60
SUSIE ST
RR-Acre
RLD-60
OSTEEN ST
LAMBING RD
RLD-60
RLD-60
FIRETOWER RD
CO
PUD
CO
CCG-2
CO
CCG-2
103RD ST
CCG-1
CCG-1
CCG-2
CCG-1
APRIL ST
SHINDLER DR
RMD-B
KEN RD
CO
CCG-1
RR-Acre
REQUEST SOUGHT:
TRUCK STORAGE (BUT NOT TRAILERS) AND PARKING
LOCATION MAP:
N
W
E
S
0 100 200 400
Feet
COUNCIL DISTRICT:
12
ORDINANCE NUMBER
ORD-2025-0831
TRACKING NUMBER
T-2025-6499
EXHIBIT 2
PAGE 1 OF 1

Legal Map

Application For Zoning Exception

Planning and Development Department Info

Application # E-25-53 **Staff Sign-Off/Date** STN / 10/10/2025
Filing Date 10/23/2025 **Number of Signs to Post** 2
Current Land Use Category CGC
Exception Sought TRUCK STORAGE IN CCG-2
Applicable Section of Ordinance Code 656.313(I)(V)(C)(9)
Notice of Violation(s) N/A
Hearing Date 01/06/2026
Neighborhood Association WEST JAX CIVIC ASSOCIATION
Overlay N/A

Application Info

Tracking # 6499 **Application Status** PAID
Date Started 08/28/2025 **Date Submitted** 08/29/2025

General Information On Applicant

Last Name AKHTAR **First Name** MUHAMMAD **Middle Name** ISMAEEL
Company Name LAMBING ROAD TRUST.
Mailing Address PO BOX 65301
City ORANGEPARK **State** FL **Zip Code** 32065
Phone 9043338467 **Fax** 904 **Email** MIAKHTARMD@YAHOO.COM

General Information On Owner(s)

Last Name AKHTAR **First Name** MUHAMMAD **Middle Name** ISMAEEL
Company/Trust Name LAMBING ROAD TRUST.
Mailing Address PO BOX 65301
City ORANGEPARK **State** FL **Zip Code** 32065
Phone 9043338467 **Fax** 904 **Email** MIAKHTARMD@YAHOO.COM

Property Information

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

Map	RE#	Council District	Planning District	Current Zoning District(s)
Map	013463 0000	12	4	CCG-1

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

Total Land Area (Nearest 1/100th of an Acre) 0.00

Current Property Use

Exception Sought
TRUCK STORAGE IN CCG-2

In Whose Name Will The Exception Be Granted
ONPOINT 2020 LLC

Location Of Property

General Location

House #	Street Name, Type and Direction	Zip Code
5308	LAMBING RD	32210

Between Streets
103 RD STREET **and** FIRETOWER RD

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

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

Criteria

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

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

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

PLEASE SEE PREVIOUSLY SUBMITTED APPLICATION

(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.

PLEASE SEE PREVIOUSLY SUBMITTED APPLICATION

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

PLEASE SEE PREVIOUSLY SUBMITTED APPLICATION

(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.
PLEASE SEE PREVIOUSLY SUBMITTED APPLICATION

(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.
PLEASE SEE PREVIOUSLY SUBMITTED APPLICATION

(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.
PLEASE SEE PREVIOUSLY SUBMITTED APPLICATION

(vii) Will not overburden existing public services and facilities.
PLEASE SEE PREVIOUSLY SUBMITTED APPLICATION

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

(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.
PLEASE SEE PREVIOUSLY SUBMITTED APPLICATION

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

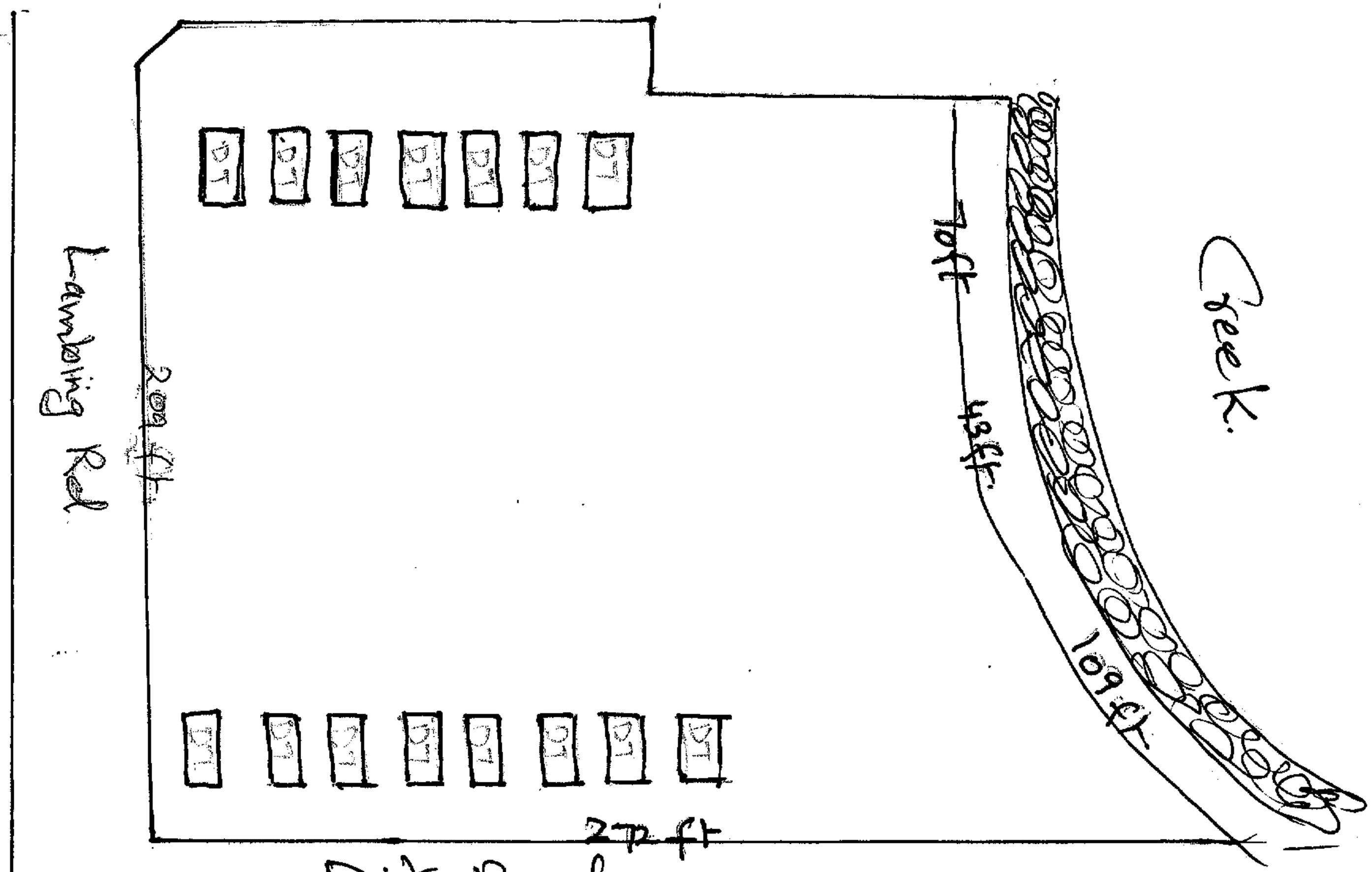
Notifications @ $7.00/each:

3) Total Application Cost:

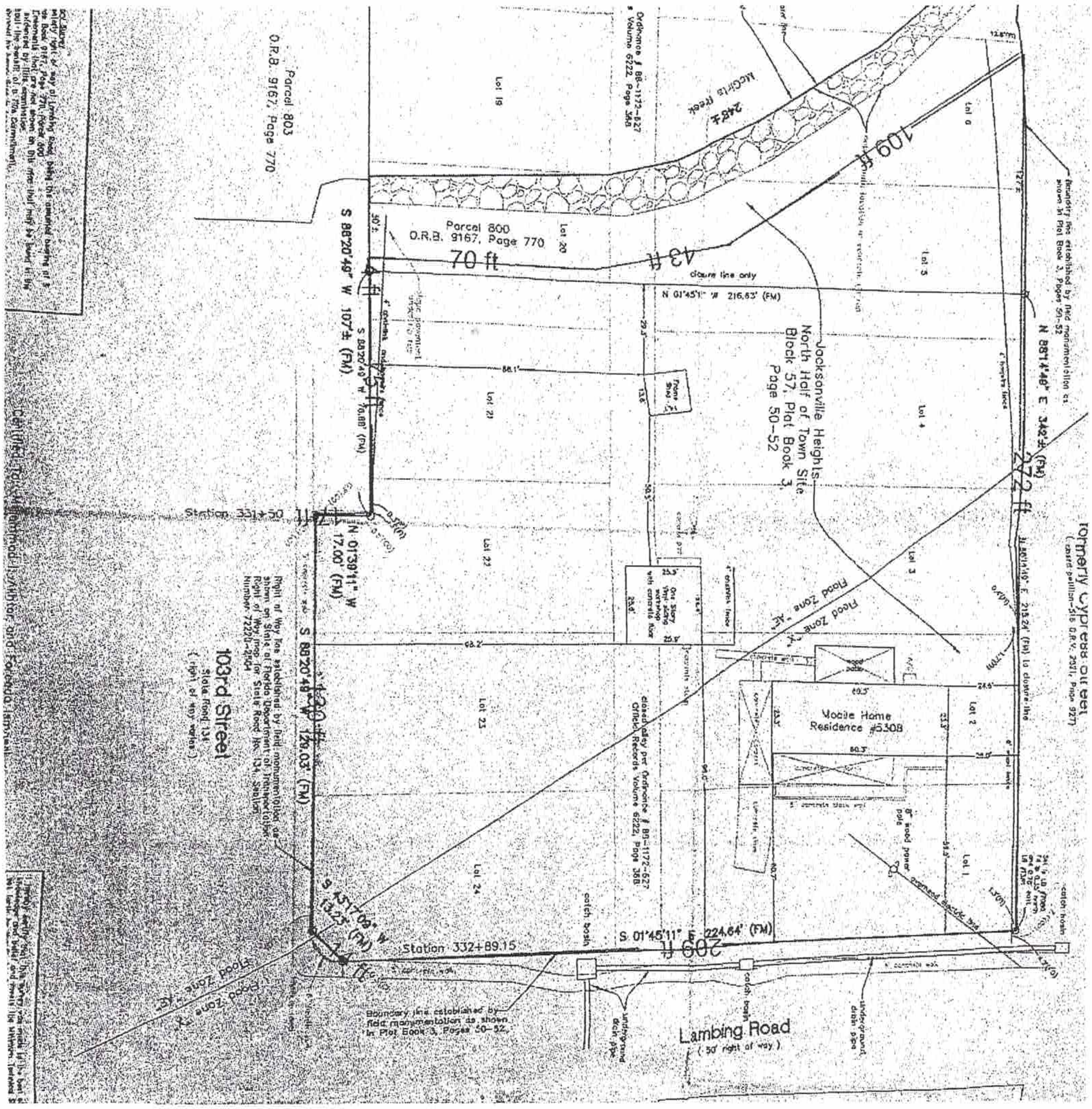
*** Applications filed to correct existing zoning violations are subject to a double fee.**

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

103 rd street



Survey.


Parcel 803
O.R.B. 9167, Page 770
Lot 18
Ordinance # 88-1172-627
Volume 6222, Page 368
McGirts Creek
248 ft
109 ft
Lot 6
Lot 5
Lot 4
Lot 3
Lot 2
Lot 1
Parcel 800
O.R.B. 9167, Page 770
70 ft
43 ft
Lot 20
Lot 21
Lot 22
Lot 23
Lot 24
S 88°20'49" W 107 ft (FM)
N 01°39'11" W 217.00' (FM)
S 88°20'49" W 129.03' (FM)
N 88°14'48" E 342 ft (FM)
272 ft
N 01°45'11" W 216.63' (FM)
S 01°45'11" E 224.64' (FM)
209 ft
Jacksonville Heights
North Half of Town Site
Block 57, Plat Book 3,
Page 50-52
Mobile Home
Residence #5308
Station 331+50
Station 332+89.15
Boundary line established by field monumentation as shown in Plat Book 3, Pages 50-52
Flood Zone "A"
Lambing Road
(50' right of way)
103rd Street
State Road 134
(Right of way varies)
Formerly Cypress Street
(Closed pursuant to 515 O.R.V. 2031, Page 927)

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
Current Planning Division

FROM: Maddie Read
Community Planning Division

RE: Ordinances 2025-830: Conventional Rezoning, and 2025-831: Zoning Exception

DATE: November 19, 2025

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

Description of Proposed Rezoning and Except Applications

Current Land Use	Community / General Commercial (CGC)
Proposed Land Use	N/A
LU Companion Application	N/A
Current Zoning	Commercial Office (CO) and Commercial Community / General-1 (CCG-1)
Proposed Zoning	Rezoning: Commercial Community / General-2 (CCG-2) Exception: Truck Storage
Development Area	Suburban Area
Acres	1.38 acres

Zoning Requests:
The applicant seeks to rezone from CO and CCG-1 to CCG-2. Additionally, the applicant seeks a zoning exception to allow for truck parking and / or storage.

Land Use Findings:
CCG-2 is a primary zoning district in the CGC land use category, and outside storage is listed as a principal use in the CGC land use category. Further, the proposed rezoning and exception aligns with the goals, objectives, and policies of the 2045 Comprehensive Plan. Therefore, the proposed rezoning is consistent with the 2045 Comprehensive Plan.

Land Use Category Review
The 1.38-acre subject site is located at 5308 Lambing Road, between Firetower Road and 103rd Street. According to the City's Functional Highway Classification Map, Lambing Road and Firetower Road are local roadways, and 103rd Street is a minor arterial roadway. The site is within

the Community / General Commercial (CGC) land use category, the Suburban Development Area, Council District 12, and Planning District 4 (Southwest). Abutting the site to the east is Council District 9, and abutting the site to the south is Council District 14.

According to the Future Land Use Element (FLUE), Community / General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. CGC in the Suburban Area is intended to provide development in a nodal development pattern. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. Development within the category should be compact and connected and should support multi-modal transportation. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods.

The maximum gross density within the Suburban Area shall be 20 units/acre and there shall be no minimum density, except as provided elsewhere in the Comprehensive Plan. In the absence of the availability of centralized potable water and/or wastewater, the maximum gross density of development permitted in this category shall be the same as allowed in Medium Density Residential (MDR) without such services.

Comprehensive Land Use Policy Analysis

To ensure compliance with the provisions of the Comprehensive Plan, zoning staff should analyze the proposed zoning applications 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 applications.

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.

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

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

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

1. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
2. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
3. Subdivision (non-residential and residential) where:
    a. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.
    b. Each lot is a minimum of ½ acre unsubmerged property.
    c. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections the JEA Collection Systems available within a five (5) year period.

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

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

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

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

Policy 3.2.6 The City shall apply the locational criteria in the land use categories and the operative provisions of this element when reviewing commercial and industrial development and redevelopment for consistency with the character of the areas served, the availability of public facilities, and market demands.

Property Rights Element (PRE)

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

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

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

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

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

The proposed zoning applications have been identified as being related to the following issues identified in the 2045 Comprehensive Plan. Based on this relationship, the zoning applications 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 Height Restriction Zone

The site is located within the 150-foot Height and Hazard Zone for Herlong Recreational Airport. Zoning will limit development to a maximum height of 150 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

Future Land Use Element

Objective 2.6 Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities in accordance with the requirements of Section 163.3177, F.S.

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

Flood Zones

Approximately 1.35 acres of the subject site are within the AE Flood Zone, and less than 0.01 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. 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.

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 Floridian 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.

Adaptation Action Area (AAA)

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.

Planned Unit Developments

2025-0757

REPORT OF THE PLANNING DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2025-0757 TO

PLANNED UNIT DEVELOPMENT

DECEMBER 4, 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 **2025-0757** to Planned Unit Development.

Location:	0, 6916 103rd Street, Between I-295 and Norde Drive West
Real Estate Number(s):	014426-0002, 014426-0010
Current Zoning District(s):	Commercial Community General-1 (CCG-1) Commercial Community General-2 (CCG-2)
Proposed Zoning District:	Planned Unit Development (PUD)
Current Land Use Category:	Community General Commercial (CGC)
Planning District:	Southwest, District 4
Council District:	District-14
Applicant/Agent:	Hayden Phillips, Esq. Rogers Towers, P.A. 1301 Riverplace Blvd, Suite 1500 Jacksonville, Florida 32207
Owner:	6916 103rd ST LLC 6924 NW 113th Place Doral, FL 33178
Staff Recommendation:	**APPROVE WITH CONDITION**

GENERAL INFORMATION

Application for Planned Unit Development **2025-0757** seeks to rezone approximately 5.54 acres of land from Commercial Community General-1 (CCG-1)/ Commercial Community General-2 (CCG-2) to Planned Unit Development (PUD). The rezoning to PUD is being sought to allow for the development of a personal property storage facility on Parcel B, as indicated on the site plan. Parcel A will allow for commercial and medical uses, or up to one hundred ten (110) multi-family,

townhouse, or rowhouse residential units. With Revised Site Plan dated November 18, 2025 Parcel B currently shows development of Free-Standing Emergency Department approximately 24,000 square feet in size.

The PUD differs from the Zoning Code by providing for site-specific access requirements, parking standards, lot and yard requirements, and signage tailored to the uses proposed in the PUD. Additionally, the PUD seeks a Waiver of minimum liquor distance for the use of on and off-premises consumption of alcohol. The Property is less than 1,500 feet from at least one church and two schools:

- (Spanish Seventh Day Adventist: 5545 Firestone Road) located across Interstate 295 to the west of the PUD.
- (Kipp Jax Impact Academy: 7000 103rd Street) located on the eastern side of Interstate 295.
- (Oak Hill Academy: 6910 Daughtry Blvd S) across 103rd Street to the north.

When it comes to requesting to waive Part 8 requirements found in Sec.656.805 staff conducted an analysis and found the request meets the following criteria used to determine an approval for Waiver of Liquor Distance.

- *The alcoholic beverage use is designed to be an integral part of a mixed planned unit development;*
- *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;*
- *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; and*
- *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.*

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(A) Is the proposed zoning district consistent with the 2045 Comprehensive Plan?

Yes. The 5.54-acre subject site is located at the southwest corner of 103rd Street (SR-134), a minor arterial roadway, and Harlow Boulevard, a collector road. The site is approximately 0.25 miles east of the corner of 103rd Street and I-295. The property is located within the Community / General Commercial (CGC) land use category. The site is in the Suburban Development Area and

abuts the Urban Development Area to the north. The site is in Council District 14 and abuts Council District 9 to the north. The site is in Planning District 4 (Southwest).

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 Suburban Area is intended to provide development in a nodal development pattern. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. Development within the category should be compact and connected and should support multi-modal transportation. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods.

The maximum gross density for CGC in the Suburban Area shall be 20 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. The applicant provided a JEA service availability letter providing that the site has access to central water and sewer.

There is a residential component to the written description in the PUD for the north parcel only. The written description allows for up to 110 multi-family, townhouse, or rowhouse residential dwelling units and related amenities.

All permitted and permissible uses in the PUD written description are consistent with the allowed uses, density and intensity requirements of the CGC category described in the 2045 Comprehensive Plan.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?

Yes. This proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element:

Development Area:
Suburban Area (SA): The SA is the third tier Development Area and generally corresponds with the urbanizing portions of the City in areas that have usually been developed after consolidation. Development should generally continue at low densities with medium density development at major corridor intersections and transit stations. Development at these locations should promote a compact and interconnected land development form and is therefore encouraged to employ urban development characteristics as described in this Plan.

Goal 1
To ensure that the character and location of land uses optimize the combined potentials of economic benefit and enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

Policy 1.1.9
Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site-specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

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

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

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

AIRPORT ENVIRONMENT ZONE
The site is located within both the 300-foot Height and Hazard Zone for Jacksonville Naval Air Station. 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).

(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards. Additionally, development will be required to meet all land development regulations of Chapter 654-Subdivision regulations and Florida Building Code Regulations.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2045 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Community General Commercial (CGC). The Planning Development Department finds that the proposed PUD is consistent with the 2045 Comprehensive Plan, as evaluated in Criteria (A) and (B) above.

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

This development is subject to mobility fee review and Pursuant to Policies 4.1.4, 4.1.5, and 4.1.8 of the Transportation Element of the 2045 Comprehensive Plan.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize land for a mixed use development with personal storage, commercial and medical office uses, or residential townhomes. 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: Landscaping and buffering shall be provided in accordance with Part 12 of the City of Jacksonville Zoning Code. Landscaping standards shall be applied taking into consideration all proposed uses within the PUD and the entire PUD site as a whole. The Zoning Code requires buffers for "uncomplimentary land uses and zones" in Section 656.1216. Due to the integrated mixed-use nature of this PUD, all internal uses within the PUD shall be deemed compatible with each other and no such buffers between such internal uses are required.

Perimeter landscaping will be provided along the entire perimeter of the PUD including 10 foot landscape buffer strip providing one tree for each twenty-five (25) linear feet and visual screening.

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: For multi-family, townhouse, and rowhouse residential uses within the PUD, active recreation/amenities shall be provided in compliance with the 2045 Comprehensive Plan and Section 656.420 of the Zoning Code.

The treatment of pedestrian ways: Sidewalks shall be provided as required in the 2045 Comprehensive Plan and the Subdivision Regulations, Chapter 654, Ordinance Code.

Traffic and pedestrian circulation patterns: Access will be provided as shown on the Site Plan via 103rd Street and 6870-1-103rd AP, the internal roadway for the adjacent Palm Trace Apartments.

Comments from Traffic Reviewer with Development Services Division of the Public Works Department include:

- 103rd Street is FDOT ROW. All work and access to this ROW shall be permitted and approved by FDOT.
- Driveways connecting to the Approve private road "Harlow Blvd" shall comply with Sec. 654.115 (b) "access shall not be less than 150 feet from the geometric centerline of intersecting roadways, 100 feet from the outside through lane, or commensurate with property dimensions, where the lot frontage is insufficient to meet these requirements, subject to the approval of the Traffic Engineering Division and the Department."

The subject site is approximately 5.54 acres and is located southwest of the intersection between 103rd Street, a minor arterial roadway, and Harlow Boulevard, a collector roadway. 103rd Street between Interstate 295 and Jammes Road is currently operating at 65% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 54,100 (vpd) and average daily traffic of 35,000 vpd.

The applicant is requesting a 28,500 SF storage facility (ITE Code 151) and either up to 110 townhomes (ITE Code 215) or 28,710 SF of commercial retail (ITE Code 822), which could produce between 760 and 1,600 daily trips.

The use and variety of building groupings: The site plan shows the development will be broken into two Parcels (Parcel A and B). Parcel B will consist of a personal property storage facility approximately 85,500 square feet and 40 feet in height (3-story). Parcel A, closest to 103rd Street, will be developed as either commercial or medical office uses, or a maximum of 110 residential townhomes. With the revised Site Plan development for Parcel A includes a medical facility approximately 24,000 square feet in size.

The use and variety of building sizes and architectural styles: Buildings, structures, and signage shall be architecturally compatible within each parcel of the PUD, whether currently existing or created in the future, respectively.

(5) External Compatibility

Based on the written description of the intended plan for development and site plan, the Planning Department finds that external compatibility is achieved by the following:

The type, number and location of surrounding external uses: The 5.54-acre subject site is located at the southwest corner of 103rd Street (SR-134), a minor arterial roadway, and Harlow Boulevard, a collector road. The site is approximately 0.25 miles east of the corner of 103rd Street and I-295. The property is located within the Community / General Commercial (CGC) land use category. The site is in the Suburban Development Area and abuts the Urban Development Area to the north. The corridor of 103rd is a heavily commercialized roadway where there is a mix of retail uses, apartments, and storage. Surrounding the site to the east is an apartment complex zoned RMD-D and to the west is vacant commercial land zoned CO and CCG-1.

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	PBF	PUD (2024-312)	JTB Blvd, Mayo Clinic
South	RPI	PUD (2003-692)	Single family subdivision
East	CGC RPI	PUD (2008-653) PUD (2022-889)	Hotel Multi-family
West	RPI	PUD (2003-692)	Single family subdivision

(6) Intensity of Development

The proposed development is consistent with the Community General Commercial (CGC) functional land use category as a mixed-use development of residential, medical office and commercial uses. The PUD is appropriate at this location because it will utilize an underused vacant parcel for commercial or residential uses.

The availability and location of utility services and public facilities and services: Electric, water and sanitary sewer are available from JEA.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: Existing site access is on Harlow Boulevard & 103rd Street / SR 134. There are no new proposed connections to State facilities. In a memo dated October 14, 2025, from the Florida Department of Transportation: FDOT has a programmed capacity improvement in the vicinity of the project site. SR21 (Blanding Blvd) from SR134 (103rd St) to Wilson Blvd resurfacing, scheduled for completion in 2029 (FPID #:209698-5). The segment mentioned in Table 2 is anticipated to have adequate capacity to accommodate the trips generated from the development at the target Level of Service (LOS) standard in 2028. FDOT does not anticipate any significant adverse impacts to SR134.

Table 2

County	Road	Segment ID	FDOT LOS Standard	Maximum Service Volume	2023 Peak Hour Volume	2023 Peak LOS	2029 Peak Hour Volume	2029 Peak LOS
Duval	SR-134 / 103rd St	21,208	D	4,870	3,060	C	3,330	C
Duval	SR-134 / 103rd St	21,209	D	4,870	3,060	C	3,254	C

School Capacity:

Based on the Development Standards for impact assessment, the 5.54± acre proposed PUD rezoning has a development potential of 110 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 2025-0757

Development Potential: 110 Residential Units

School Type	CSA	2025-26 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats CSA	Available Seats Adjacent CSA 1,2,7
Elementary	8	5,396	72%	21	85%	1,420	3,002
Middle	2	1,700	80%	4	72%	278	2,108
High	8	2,674	85%	7	83%	1,037	1,372
Total New Students				**24**			

Total Student Generation Yield: 0.233

Elementary: 0.120
Middle:0.041
High: 0.072

The analysis of the proposed residential development does not reveal any deficiency for school capacity within the CSA.

Public School Facilities Element

Policy 2.3.2
The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

Policy 2.3.3
The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6) (a), F.S. and development of regional impacts as provided in 1380.06, F.S

Objective 3.2
Adopted Level of Service (LOS) Standards
Through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long-range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements, school capacity is maximized to the greatest extent feasible.

Policy 3.1.1
The LOS standards set forth herein shall be applied consistently for the purpose of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City's Capital Improvement Plan.

Supplemental School Information:
The following additional information regarding the capacity of the assigned neighborhood schools was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance.

Application Review Request:	**COJ PDD: Baseline Checklist Review**
Proposed Name:	2025-0757 6916 103rd St PUD
Requested By:	Erin L. Abney
Reviewed By:	Levonne Griggs
Due:	10/15/2025
Analysis based on maximum dwelling units:	110

SCHOOL	CSA[1]	STUDENTS GENERATED (Rounded)[3]	SCHOOL CAPACITY[2] (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2025/26)	% OCCUPIED	4 YEAR PROJECTION
Jacksonville Heights ES#229	8	13	916	487	53%	57%
Westside MS #207	2	4	944	899	95%	86%
Westside HS#241	8	7	1730	1435	83%	83%
		24				

NOTES:

[1] Attendance school may not be in proposed development's Concurrency Service Area (CSA)

[2] Does not include ESE & room exclusions

[3] Student Distribution Rate

ES-.120
MS-.041
HS-.072
0.233

The Student Distribution Rate is calculated for each school type by dividing the total number of public school students enrolled in that school type in Duval County (103,363) by the number of total permitted housing units (443,232) for the same year, generating a yield of 0.233.

(7) Usable open spaces plazas, recreation areas.

For multi-family, townhouse, and rowhouse residential uses within the PUD, active recreation/amenities shall be provided in compliance with the 2045 Comprehensive Plan and Section 656.420 of the Zoning Code.

(8) Impact on wetlands

Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(10) Off-street parking including loading and unloading areas.

Parking shall be provided within the PUD in accordance with Part 6 of the Zoning Code. A maximum of (twelve) 12 parking spaces shall be required for a personal property storage use on Parcel B, which shall include a total of two (2) ADA compliant parking spaces. Parking for medical uses will be provided at a rate of 3 spaces per 1,000 square feet with no maximum amount of parking.

(11) Sidewalks, trails, and bikeways

Sidewalks shall be provided as required in the 2045 Comprehensive Plan and the Subdivision Regulations, Chapter 654, Ordinance Code.

SUPPLEMENTAL INFORMATION

The applicant provided proof of posting and sign affidavit on **October 17, 2025** to the Planning Department, that the Notice of Public Hearing signs **were** posted.

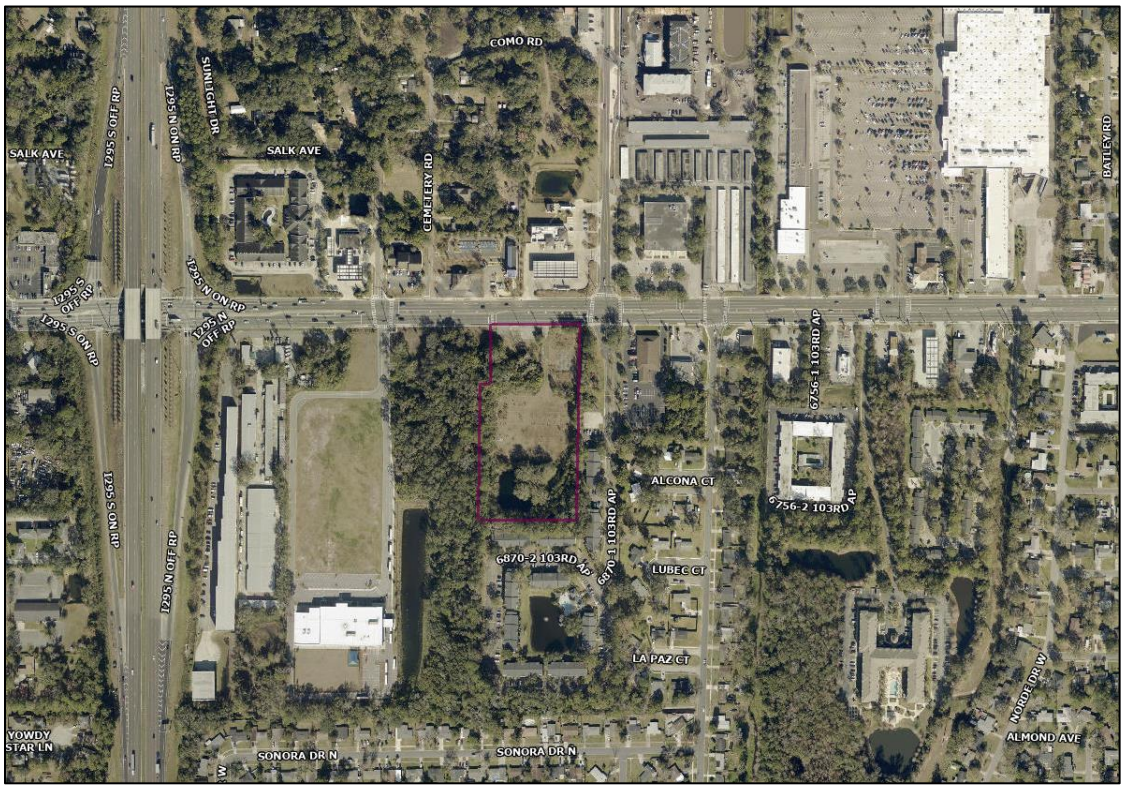
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning **2025-0757** be **APPROVED with the following exhibits:**

1. The original legal description dated July 21, 2025.
2. The Revised written description dated November 19, 2025.
3. The Revised site plan dated November 18, 2025.

Based on the foregoing, it is the recommendation of the Planning Department that the application for Rezoning **2025-0757** be **APPROVED subject to the following condition, which may only be changed through a rezoning:**

1. **Driveway connections to the approved private roadway "Harlow Boulevard" shall comply with the requirements of Section 654.115(b), which states that "access shall not be less than one hundred fifty (150) feet from the geometric centerline of intersecting roadways, one hundred (100) feet from the outside through lane, or commensurate with property dimensions where the lot frontage is insufficient to meet these requirements, subject to the approval of the Traffic Engineering Division and the Department."**

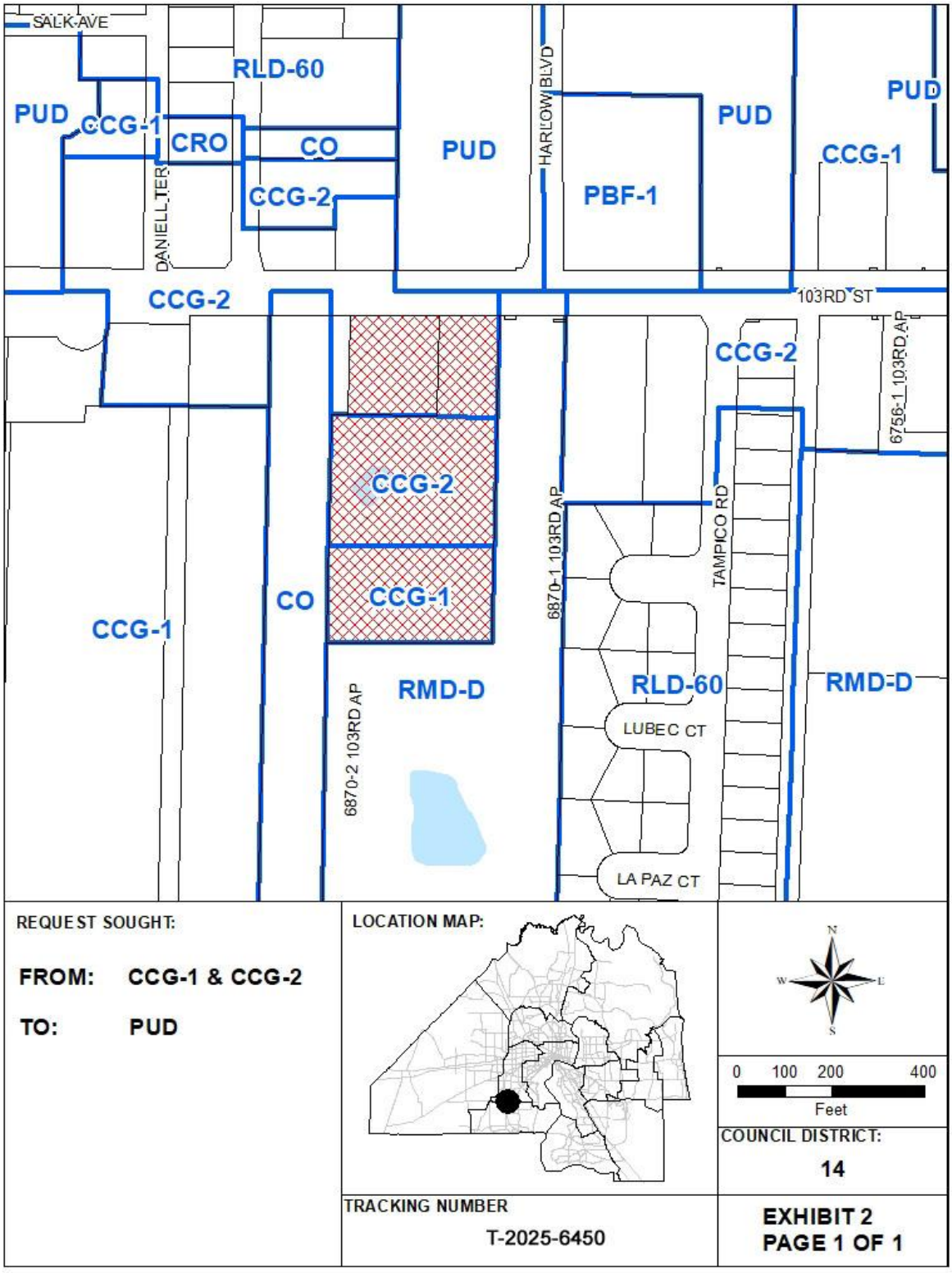


Aerial View of Subject Property

Source: JaxGIS Maps

Aerial View of Subject Property

Source: JaxGIS Maps


SALK AVE
RLD-60
PUD
CCG-1
CRO
CO
PUD
HARLOW BLVD
PUD
PUD
CCG-1
DANIELL TER
CCG-2
PBF-1
CCG-2
103RD ST
CCG-2
6756-1 103RD AP
CCG-2
6870-1 103RD AP
TAMPICO RD
CCG-1
CO
CCG-1
CCG-1
RMD-D
RLD-60
RMD-D
LUBEC CT
6870-2 103RD AP
LA PAZ CT
REQUEST SOUGHT:
FROM: CCG-1 & CCG-2
TO: PUD
LOCATION MAP:
N
W
E
S
0 100 200 400
Feet
COUNCIL DISTRICT:
14
TRACKING NUMBER
T-2025-6450
EXHIBIT 2
PAGE 1 OF 1

Legal Map

PUD Written Description

6916 103rd Street PUD

Revised November 19, 2025

I. SUMMARY DESCRIPTION OF THE PROPERTY

A. RE ## 014426-0002 & 014426-0010
B. Current Land Use Designation: CGC
C. Current Zoning District: CCG-1, CCG-2
D. Proposed Zoning District: PUD

II. SUMMARY AND PURPOSE OF THE PUD/PLAN CONSISTENCY

A. Summary of Proposed Development

The Applicant proposes to rezone approximately 5.54 acres of property located near the southeast quadrant of the intersection of 103rd Street and Interstate 295 from Commercial Community/General-1 ("CCG-1") and Commercial Community/General-2 ("CCG-2") to Planned Unit Development ("PUD"). The property proposed for the rezoning is more particularly described in the legal description attached to this ordinance as **Exhibit "1"** (the "Property"). As described below, the PUD zoning district (the "PUD") is being sought to provide for the development of the Property with a variety of commercial uses permitted in the Community/General Commercial ("CGC") land use category. The PUD shall be developed and maintained in accordance with this PUD Written Description and the site plan dated November 18, 2025, and attached hereto as **Exhibit "4"** (the "Site Plan").

The Property is currently vacant. The proposed development of the Property with commercial uses is consistent and compatible with the surrounding area. Given its location along a thriving commercial corridor with surrounding commercial and residential uses, development of the Property with the uses proposed herein would be appropriate to support the nearby community. The Property lies within the CGC land use category on the Future Land Use Map (FLUM) and within the Suburban Development Area of the 2045 Comprehensive Plan.

Development of the Property will likely consist of the construction of a personal property storage facility on Parcel B and development of Parcel A is proposed to include medical uses.

B. Surrounding Land Uses

Surrounding land use designations, zoning districts, and existing uses are as follows:

	Land Use	Zoning	Uses
South	MDR	RMD-D	Apartments
East	MDR, CGC	RMD-D, CCG-2	Apartments, Law Office
North	CGC	PUD, CCG-2	Gas Station, Car Wash
West	CGC	CO, CCG-2	Vacant

III. DESCRIPTION OF PERMITTED USES

A. PUD Conceptual Site Plan

The Site Plan shows the proposed PUD layout, including the access point(s), schematic internal roadway layout, and other features of the proposed development. The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the internal circulation and signage, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department. The parcel designations are solely for purpose of defining the general location of permitted uses within the PUD; they do not define or correlate to ownership and do not subdivide the Property. In the event of an inconsistency between this Written Description and the Site Plan, the Written Description shall control.

B. Permitted Uses

1. *Parcels A & B: Permitted uses and structures.*

a) *Parcel A only*: Up to one hundred and ten (110) multi-family, townhouse or rowhouse residential dwelling units and related amenities, including, but not limited to walking path(s), jogging trails, pool(s), cabana/clubhouse, health/exercise facility, business/conference center, sales/leasing office, recreation areas and similar uses.

b) Commercial Retail Sales and Service Establishments.

c) Service stations, truck stops, automated car wash meeting the performance standards and development criteria set forth in Part 4, auto laundry, mobile car detailing services, major automotive repair, car or truck rental, restaurants, laundromat or dry cleaners, veterinarians, animal boarding kennels meeting the performance standards and development criteria set forth in Part 4, pest control, carpenter or cabinet shops, home equipment rentals, job printing or newspapers, radio or television offices and studios, blood donor stations and similar uses.

d) Filling or gas stations meeting the performance standards and development criteria set forth in Part 4, as superseded by Section III.D below.

e) Commercial, recreational and entertainment facilities such as carnivals or circuses, theaters (including open-air theaters), skating rinks, athletic complexes, arenas, auditoriums, convention centers, go-cart tracks, driving ranges and similar uses.

f) Fruit, vegetable, poultry or fish markets.

g) All types of professional and business offices.

h) Small scale operations including wholesaling, warehousing, storage, distributorship business where the total operation does not require more than 10,000 square feet of floor space, no vehicle is used in excess of one and one-half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises.

i) Day care centers and care centers meeting the performance standards and development criteria set forth in Part 4.

j) Hospital, medical, dental or chiropractic office or clinic, rehabilitation hospital or treatment center (inpatient or outpatient), free-standing emergency department, ambulatory care center, urgent care, blood donor/plasma centers, and/or similar uses and ancillary uses (e.g. pharmacy, ambulance parking, imaging and radiology, laboratory, etc.) with such uses allowed to operate 24 hours, 7 days a week.

k) Facilities for the production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products in conjunction with a professional service being rendered at that time.

l) Nursing homes, assisted living facilities, independent living facilities, memory care facilities, group care homes, housing for the elderly or orphans and similar uses.

m) Off-street commercial parking lots meeting the performance standards and development criteria set forth in Part 4.

n) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

o) Private clubs.

p) Churches, including a rectory or similar use.

q) Personal property storage establishments meeting the performance standards and development criteria set forth Part 4, as superseded by Section III.E below.

r) Art galleries, museums, community centers, dance, art or music studios.

s) Vocational, trade or business schools and similar uses.

t) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.

u) A restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption, including outside sale and service.

v) An establishment or facility which includes the retail sale of all alcoholic beverages including liquor, beer or wine for off-premises consumption.

w) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).

x) Drive-thru facilities in conjunction with a permitted or permissible use or structure.

2. *Permissible uses by exception.* Those uses permitted by right and permissible by exception (and not otherwise listed herein as a permitted use) in the CCG-1 and CCG-2 zoning districts.

C. <u>Lot and Yard Requirements</u>

The PUD will not have traditional lot and yard requirements for each parcel within the PUD, whether currently existing or created in the future, or internal setbacks between parcels. The below requirements shall be applied to the entire PUD site as a whole from the overall Property boundaries, without regard to internal property ownership boundaries which may exist, currently or in the future, among individual uses, users, tenants or owners.

1. *Minimum lot requirements (width and area).*

    a) Width – None.
    b) Area – None.

2. *Maximum lot coverage by all buildings and structures*. None. The *maximum impervious surface ratio* shall be that required for the CCG-1 zoning district (85%).

3. *Minimum yard requirements.*

    a) Front – None.
    b) Side – None. Where the lot is adjacent to a residential district, a minimum setback of fifteen (15) feet shall be provided.
    c) Rear – Ten (10) feet.
    d) Buffers, including landscaped buffers, and the uses allowed within the buffers as provided in this PUD are allowed within the PUD yards/setback.

4. *Maximum height of structures.*

    a) Parcel A: Sixty (60) feet, provided, however, height may be unlimited where all required setbacks are increased by one (1) foot for each three (3) feet of building height or fraction thereof in excess of sixty (60) feet.
    b) Parcel B: Forty (40) feet.

D. <u>Additional Performance Standards for Townhouses and Rowhouses</u>

Additional performance standards for townhouses and rowhouses shall be as set forth in Section 656.414 of the Zoning Code.

E. <u>Additional Performance Standards for Filling or Service Stations</u>

Additional performance standards for filing stations or service stations are as follows:

a. Due to the unique configuration of the Property, the landscaping, buffering and screening requirements set forth herein shall apply in lieu of the requirements of Section 656.401(k)(3).

b. Out of an abundance of caution, Section 656.401(k)(4) shall not apply within the PUD. The unique configuration of the Property and the proposed development, as shown on the Site Plan, allows for sufficient distance and buffering between any proposed service bays and adjacent public rights of way and residential uses.

c. The signage requirements set forth herein shall apply in lieu of the requirements of Section 656.401(k)(15).

F. Additional Performance Standards for Personal Property Storage

Additional performance standards for personal property storage facilities are as follows:

a. There shall be no minimum or maximum size of each storage space in the PUD and Subsection 656.401(q)(1) shall not apply.

b. There shall be no minimum lot size for Storage uses located on the Property and Subsection 656.401(q)(3) shall not apply.

c. Due to the unique configuration of the Property, the minimum yard requirements set forth herein shall apply in lieu of the requirements of Section 656.401(q)(5).

d. Due to the unique configuration of the Property, the landscaping, buffering and screening requirements set forth herein shall apply in lieu of the requirements of Section 656.401(q)(6).

G. Accessory Uses and Structures for All Parcels

Accessory uses and structures are allowed as permitted in this PUD and Section 656.403 of the Zoning Code. In addition, accessory uses and structures may be located within any required buffer.

H. Height Limitations

Decorative rooftop structures, including screening, mechanical equipment, roof access, mansard roofs, spires, cupolas, parapets, antennas, chimneys and other appurtenances not intended for human occupancy are not included in the maximum height.

IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access/Traffic Circulation

Access will be provided as generally shown on the Site Plan via 103rd Street and 6870-1-103rd AP, the internal roadway for the adjacent Palm Trace Apartments. This PUD hereby waives the restriction in Section 656.408(b) of the Zoning Code related to cross-access and interconnectivity between commercially zoned properties and residentially zoned properties and any requirement for cross-access, interconnectivity or shared access in Section 654.115 of the Zoning Code. All necessary easements and agreements will be executed with the owner of the abutting parcel. The location and design of the access point(s), turn/deceleration lanes, and internal driveways as shown on the Site Plan may vary prior to development; provided, however, that the final design of the access point(s), potential connection, and internal roads shall be subject to the review and approval of Development Services and the Planning and Development Department. As well, the internal roads and access drives may be gated/fenced at the option of the owner of the respective parcel on which the gate/fence will be located.

B. Sidewalks, Trails, and Bikeways

Sidewalks shall be provided as required in the 2045 Comprehensive Plan and the Subdivision Regulations, Chapter 654, Ordinance Code.

C. Recreation and Open Space

For multi-family, townhouse, and rowhouse residential uses within the PUD, active recreation/amenities shall be provided in compliance with the 2045 Comprehensive Plan and Section 656.420 of the Zoning Code.

D. Landscaping/Landscaped Buffers

Landscaping and buffering shall be provided in accordance with Part 12 of the City of Jacksonville Zoning Code, with the following additional and superseding provisions specifically noted primarily to address the integrated mixed use design qualities of the PUD:

1. Landscaping standards shall be applied taking into consideration all proposed uses within the PUD and the entire PUD site as a whole. For individual uses or parcels, the owners of which may own their sites in fee simple, required landscaping may be provided "off-site" within the PUD and may be shared with other uses, as long as the PUD in its entirety provides sufficient landscaping for all proposed uses. Landscaping standards shall be applied within the PUD without regard to property ownership boundaries which may exist, currently or in the future, among individual uses or parcels.

2. The Zoning Code requires buffers for "uncomplimentary land uses and zones" in Sections 656.416 and 656.1216. Due to the integrated mixed-use nature of this PUD, all internal uses within the PUD shall be deemed compatible with each other and no such buffers between such internal uses are required.

3. With the exception of the access points shown on the Site Plan, the entire perimeter of the PUD shall be subject to the following landscaping and buffering requirements:

    a. A landscaped buffer strip with a minimum width of ten (10) feet, landscaped with shrubs, groundcovers, mulch and grass.

    b. One tree for each twenty-five (25) linear feet of required buffer strip.

    c. A visual screen, which may be wood, wood composite, masonry wall, PVC fence, landscaping, earth mounds or any combination thereof. The visual screen shall provide a minimum of 85 percent opacity for that area between the finished grade level and six feet above such level. Plants or preserved vegetation shall be evergreen, a minimum of five feet tall at the time of installation, and spaced so that 85 percent opacity is achieved within two years.

d. The required buffers on the Property may include open space, utilities, any required yards/setbacks, stormwater retention ponds and facilities, drainage and conveyance swales, landscaping, landscape easements, signage, signage easements, access easements, driveways and roads, sidewalks, visual screening, wetlands and other conservation lands.

e. These landscape and buffer requirements will replace or be in lieu of the buffer provision in Section 656.607(i) of the Zoning Code.

F. <u>Signage</u>

The purpose of these sign standards is to establish and authorize a coordinated signage program that provides for the identification of the uses, users, tenants and owners of each parcel within the PUD and for directional communication in a distinctive and aesthetically pleasing manner. A coordinated system of identification, directional, and vehicular control signage may be provided for all common areas and roadways within each respective parcel of the PUD. The PUD identity, if any, multiple uses, users, tenants and owners may be identified on signs within the PUD without regard to property ownership boundaries that may exist, currently or in the future, among the individual uses, users, tenants and owners and without regard to lot location, property ownership or frontage. No sign within the PUD shall be considered an off-site sign. All signs shall be architecturally compatible with the other buildings and structures within each respective parcel of the PUD. Signs may be internally or externally illuminated as specified below. Monument signs shall not be subject to the setbacks required by Section 656.1303.i.2 of the Zoning Code.

1. Project Identity Monument Signs on 103rd Street frontage.

A maximum of two (2) project identity monument signs are permitted along 103rd Street for the uses, users, tenants and owners within the PUD. These signs may be two sided, internally or externally illuminated, and may be located within the median of any internal access roads. Multiple uses/users/tenants/owners within one building/parcel or a series of buildings/parcels within the PUD may be identified on these monument signs. Each of these monument signs will not exceed forty-five (45) feet in height. Combined, the two monument signs will not exceed four hundred (400) square feet (each side) in area. The two monument signs must be separated by a distance of one hundred and fifty (150) feet.

2. Project Identity Monument Signs on 6870-1-103rd AP frontage, the internal roadway for the adjacent Palm Trace Apartments.

A maximum of two (2) project identity monument signs are permitted along 6870-1-103rd AP primarily for the uses, users, tenants and owners within the PUD. These signs may be two sided, externally illuminated, and may be located within the median of any internal access roads. Multiple uses/users/tenants/owners within one building/parcel or a series of buildings/parcels within the PUD may be identified on these monument signs. Each of these monument signs will not exceed fifteen (15) feet in height and one hundred and fifty (150) square feet (each side) in area.

3. Projecting and Wall Signs oriented toward 103rd Street and 6870-1-103rd AP.

Wall and projecting signs oriented toward 103rd Street and 6870-1-103rd AP are permitted on any building face, or at the corner of a building face. Such signage will not exceed ten (10) percent, cumulatively, of the square footage of the side of the building oriented toward 103rd Street and 6870-1-103rd AP. These signs may be internally or externally illuminated. In the event a projecting sign projects from the corner of a building, the ten (10) percent measurement shall be based upon the smaller of the two sides of the building adjacent to such sign.

4. Under Canopy Signs.

Under canopy signs are permitted in the PUD. On Parcel A, two (2) under canopy signs, including on vehicular canopies and at vehicular entry points, per building not exceeding a maximum of twenty (20) square feet in area are permitted. The allowed square footage for an under canopy sign shall not be subtracted from any other allowable sign square footage, including wall signs.

5. Awing Signs.

Awning signs are permitted in the PUD. On Parcel A, two (2) awning signs, including on vehicular awnings and at vehicular entry points, per building not exceeding a maximum of twenty (20) square feet in area are permitted.

6. Other Signs.

Directional signs indicating major buildings, specific areas and various building entries are permitted. The design of these signs should reflect the character of the buildings and project identity signs within the PUD and may include the logo and name of the PUD identity, if any, the parcel identity, multiple uses, users, tenants and/or owners within the PUD. For predominately vehicle directional signage, such signs shall be a maximum of eight (8) square feet in area per sign face and a maximum of ten (10) such signs will be permitted.

Because all project identity signs, as identified above, and directional signs are architectural features intended to be compatible with and complimentary of the buildings within the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs, as well as wall and projecting signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

Temporary signs such as leasing signs, model units and construction signs are permitted. Temporary signs shall be limited to twenty-four (24) square feet in area per sign face and only one temporary sign per parcel within the PUD shall be permitted on the Property.

To the extent that the signage regulations in this PUD differ from the signage regulations allowed for the CCG zoning districts in the Zoning Code, the more permissive regulations shall apply. Any modification to the PUD and/or applicable Zoning Code sign standards will be processed as an Administrative Modification.

F. Architectural Guidelines

Buildings, structures, and signage shall be architecturally compatible within each parcel of the PUD, whether currently existing or created in the future, respectively.

G. Construction offices/model units/real estate rental or sales

On-site, temporary construction offices/trailers/model units/modular office buildings/rental or sales offices will be permitted in any lot, "unit," or "phase" until that lot, "unit," or "phase" is built out. Rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.

H. Modifications

Amendment to this approved PUD district may be accomplished as set forth in this PUD or through an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code.

I. Waivers

A waiver of minimum distance for on and off-premises consumption of alcohol, beer and/or wine, as detailed in Section 656.805 of the Zoning Code, is hereby granted. The Property is less than 1,500 feet from at least one church, located across Interstate 295 to the west of the PUD (Spanish Seventh Day Adventist located at 5545 Firestone Road, Jacksonville, FL 32244) and two schools, located on the eastern side of Interstate 295 (Kipp Jax Impact Academy located at 7000 103rd Street, Jacksonville, FL 32210) and across 103rd Street to the north (Oak Hill Academy located at 6910 Daughtry Blvd S, Jacksonville, FL 32210); however, the proposed alcoholic beverage uses are designed to be an integral part of a planned unit development and redevelopment of an underutilized site in an intensively commercial area; the PUD is within the thriving commercial corridor at the intersection of 103rd Street and Interstate 295; and the uses will not be directly visible along the line of measurement defined in Section 656.806 due to the fact that roadways, landscaping and several other businesses and properties are located in between the proposed site and the aforementioned church and schools.

Other nearby establishments with alcohol sale and/or service within a similar proximity to neighboring churches and schools include: Crafty Crab located at 6733 103rd Street #28, Jacksonville, FL 32210; Prime Liquors located at 6810 103rd Street, Jacksonville, FL 32210; Wal Mart Liquors located at 6767 103rd Street, Jacksonville, FL 32210; Randevou Caribbean Bar & Grill located at 7403 103rd Street, Jacksonville, FL 32210; Exxon located at 7206 103rd Street, Jacksonville, FL 32210; and The Liquor Store located at 7457 103rd Street, Jacksonville, FL 32210.

A waiver of minimum street frontage, as detailed in Sections 656.133 and 656.407 of the Zoning Code, is hereby granted for the parcels, whether currently existing or created in the future, within the PUD.

J. Phasing

Verifications of compliance or modifications may be sought for the entire Property, individual parcels, whether currently existing or created in the future, or portions of parcels, as they are developed. The PUD may be developed in phases as the market dictates. The Property may be developed in a single phase by a single developer, in multiple phases by a single developer, a single phase by multiple developers, or in multiple phases by multiple developers.

K. Parking, Loading & Bicycle Requirements

Parking shall be provided within the PUD in accordance with Part 6 of the Zoning Code, with the following additional and superseding provisions.

1. Parking requirements shall be applied taking into consideration all proposed uses and the entire PUD site as a whole. For individual uses or parcels, the owners of which may or may not own their sites in fee simple, required parking, including bicycle parking, may be provided "off-site" within the PUD, and may be shared with other uses, as long as the PUD in its entirety provides sufficient parking for all proposed uses. Parking standards shall be applied within the PUD without regard to property ownership boundaries which may exist, currently or in the future, among individual uses.

2. A maximum of (twelve) 12 parking spaces shall be required for a personal property storage use on Parcel B, which shall include a total of two (2) ADA compliant parking spaces.

3. Parking for multi-family residential uses shall be provided at a rate of 1.35 spaces per dwelling unit.

4. Two (2) off-street, surface or garage parking spaces shall be provided for each townhouse or rowhouse unit. Guest parking shall not be required.

5. Parking for medical uses will be provided at a rate of 3 spaces per 1,000 square feet with no maximum amount of parking.

6. The number of loading spaces for non-residential uses shall conform with Section 656.605 of the Zoning Code. Loading space(s) for any medical use may serve multiple buildings/structures/areas and is not required to be accessible from the interior of the building it serves. For multi-family, townhouse or rowhouse uses, specified loading spaces shall not be provided, however, there will be sufficient drive aisle width and vehicular use area to allow for the loading and unloading of vehicles in close proximity to each building.

7. Bicycle rack(s) for at least seven (7) bicycles shall be required within the PUD. If Parcel A is developed with residential uses, the Developer may, at its option, provide additional bicycle parking spaces.

8. The PUD permits a mix of surface parking, enclosed parking garages or parking structures, and attached garage parking.

9. Up to thirty-five percent (35%) of the parking spaces may be compact spaces.

10. Notwithstanding anything to the contrary in this PUD or the Zoning Code, including Section 656.401(o), parking within this PUD for any medical use shall be allowed with no limit on hours or other type of duration provided no overnight sleeping shall be allowed within any vehicle parked within the PUD. Any landscaping for parking related to medical uses will be consistent with this PUD notwithstanding any difference in the Zoning Code.

11. Ambulances and other similar vehicles associated with any medical use are permitted by right to park or locate anywhere within this PUD notwithstanding Section 656.411 of the Zoning Code.

L. Lighting

Lighting within the PUD shall be designed and arranged such that light shall be directed away from adjacent properties and toward/into the PUD.

M. Stormwater Retention

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

N. Utilities

The Property is served by JEA.

V. JUSTIFICATION FOR THE PUD REZONING

The proposed PUD will provide for the development of the Property with a variety of commercial uses permitted in the CGC land use category. The PUD will allow the Owner to maximize the potential of the Property in order to continue positive growth in this area and take advantage of an underutilized site in a prime location. The PUD provides for flexibility in site design and configuration that could otherwise not be accomplished through conventional zoning.

VI. PUD DIFFERENCES FROM USUAL APPLICATION OF ZONING CODE

The PUD differs from the usual application of the Zoning Code in the following respects:

1. It binds the owner and successor(s) to this Written Description and the PUD Site Plan, unless modified.

2. It provides for site-specific access requirements.

3. It provides for signage tailored to the uses proposed in the PUD.

4. It provides for site-specific lot and yard requirements.

5. It includes variations from the parking and loading standards otherwise applicable to accommodate the design of this PUD and satisfy the actual needs of the proposed uses.

6. It provides for site-specific landscaping and buffering requirements.

7. It provides for site-specific performance standards and development criteria.

8. It provides for a waiver of minimum distance for on and off-premises consumption of alcohol.

9. It provides for a waiver of minimum street frontage for the parcels within the PUD.

10. It permits on-site, temporary construction offices/models unit/sales and leasing offices.

11. It allows any medical uses on the property to operate 24 hours a day, 7 days a week to provide healthcare for the surrounding community.

12. And it limits permitted uses on the property, as compared to those uses permitted in the CGC land use category.

VII. MISCELLANEOUS

A. Names of Development Team

- Owner: 6916 103rd St LLC
- Developer: Icon Real Estate Holdings, LLC
- Engineer: Almond Engineering, P.A.
- Landscape Architect: A & K Land Planning
- Agent/Applicant: Rogers Towers, P.A.

B. Land Use Table

A Land Use Table is attached hereto as **Exhibit "F."**

C. Pre-Application Conference

A pre-application conference was held regarding this application on June 11, 2024.

VIII. PUD REVIEW CRITERIA

A. Consistency with the 2045 Comprehensive Plan

As described above, uses proposed herein are consistent with the Suburban development area and the CGC land use category of the 2045 Comprehensive Plan. Specific policies and objectives are listed below:

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.

FLUE Objective 1.3
Continue to improve coordination between transportation and land use planning in order to optimize transportation system capacity, promote quality site design, and facilitate access to employment and daily goods and services.

FLUE Policy 1.1.9
Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

FLUE Policy 1.1.24
The City will encourage the use of such smart growth practices as:

1. Interconnectivity of transportation modes and recreation and open space areas;
2. A range of densities and types of residential developments;
3. A mix of uses including office, commercial, and residential which encourage internal capture of trips;
4. Use of the Development Areas;
5. Revitalization of older areas and the downtown;
6. Use of site design features that engage and enhance the pedestrian experience abutting collector roads and higher (public art, social connection, recreation and open spaces, pedestrian entries and transparency); and
7. Create walkable neighborhoods.

FLUE Policy 2.10.3
The Land Development Regulations and Code of Subdivision Regulations shall be amended to include urban development characteristics to ensure consistency with the intent of the land use categories and development areas. Development located within commercial categories, Business Park, and High Density Residential designations within the Urban Area and Urban Priority Area shall incorporate urban development characteristics.

FLUE 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.

FLUE 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.

FLUE 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.

FLUE Policy 3.2.14
The City has established and will continue to implement design guidelines through the Planning and Development Department that will encourage development and redevelopment of the City's major office and commercial activity centers as pedestrian places (e.g., signage, landscaping, public art, public spaces).

FLUE Policy 3.2.27
Compatibility of new non-residential developments or high density residential developments with adjacent and abutting residential neighborhoods shall be achieved through the implementation of site design techniques including but not limited to: transitions in uses; buffering; setbacks; the orientation of open space; and graduated height restrictions to affect elements such as height, scale, mass and bulk of structures, pedestrian accessibility, vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise and odor.

B. Consistency with the Concurrency Management System

The PUD will comply with the Concurrency and Mobility Management System.

C. Internal Compatibility

The PUD provides for integrated design and compatible uses within the PUD. The Site Plan addresses access and circulation within the site. Final engineering plans will be subject to review and approval by the City Traffic Engineer.

D. External Compatibility/Intensity of Development

The PUD is consistent with and comparable to planned and permitted development in the area. The PUD includes specific design and site planning features complementary to the surrounding uses and general character of the area. As explained above, the proposed PUD is compatible in intensity with the surrounding zoning districts and property uses.

E. Maintenance of Common Areas and Infrastructure

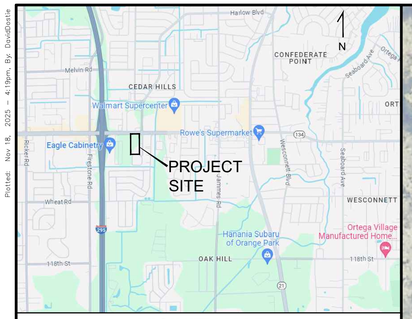
All common areas and infrastructure, including internal roadways and stormwater systems, among other things, will be maintained by the owner, a maintenance company and/or one or more owners'association(s).

F. Impact on Wetlands

Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

Commercial 103rd Street

6916 103rd Street, Jacksonville, FL 32210



VICINITY MAP
N.T.S.

6970 103RD STREET
RE#: 014427 0020
ZONING: CCG-2
LAND USE: CGC

6952 103RD STREET
RE#: 014428 0000
ZONING: CO
LAND USE: CGC

6929 103RD STREET
RE#: 014384 0005
ZONING: CCG-2
LAND USE: CGC

6913 103RD STREET
RE#: 014383 0000
ZONING: PUD
LAND USE: CGC

6870 103RD STREET
RE#: 014425 0000
ZONING: RMD-D
LAND USE: MDR

6861 ALCONA COURT
RE#: 096616 0000
ZONING: RLD
LAND USE: LDR

6850 103RD STREET
RE#: 014421 0100
ZONING: CCG-2
LAND USE: CGC

10' LANDSCAPE BUFFER

SMF-1
0.56 AC

8' X 7'
BICYCLE
RACK (4)

PARCEL "B"

OVERHANG
COLUMNS
(TYP)

3-STORY STORAGE
BUILDING
28,500 SF (FOOTPRINT)
85,500 SF (BUILDING)

OVERHANG

AUTOMATED
GATE

DUMPSTER AND
PRE-TREATMENT
SWALE

PROPOSED
BUILDING
1,200 SF

PARCEL "A"

PROPOSED FREESTANDING
EMERGENCY DEPARTMENT
BUILDING
24,000 SF

SIGN

SIGN

SIGN

10' REAR BUILDING
SET BACK LINE

2 STORY APARTMENT BUILDING #4

2 STORY APARTMENT BUILDING #3

2 STORY APARTMENT BUILDING #2

2 STORY APARTMENT BUILDING #1

PARKING

SIDEWALK

HARLOW BLVD.
(A.K.A. 6870-1 103RD AP)

103RD STREET
(STATE ROAD No. 134)

CONCRETE MEDIAN
EOP

EOP

BOC

0 40 80
SCALE IN FEET

SITE DATA SUMMARY

Site:

Total Site Area:	5.54 ac
Ex. Wetland Area:	0.00 ac
Wetland Area to Remain	0.0 ac
Wetland Buffer Area:	N/A
Exist / Proposed Zoning:	CCG-1 & CCG-2 / PUD
Exist / Proposed Land Use:	CGC / CGC
Section, Township, Range:	13, 3S, 25E

Zoning Requirements:

Minimum Lot Width:	N/A
Minimum Lot Area:	N/A
Impervious Surface Ratio:	85%

LEGEND

- PROPERTY BOUNDARY
- NEW CONCRETE
- NEW PAVEMENT
- GRASSED/LANDSCAPED

GENERAL PROJECT INFORMATION

General

City Development Number	10716.000
Property Appraiser Number (RE #)	014426 0002, 014426 0010
Exist / Proposed Zoning	CCG-1 & CCG-2 / PUD
FIRM – Panel	12031C0507H
Flood Zones (Show in Plans)	X
Base Flood Elevation	N/A
Vertical Datum Used for Project	NAVD 88
JEA Availability Number	2023-0115
SJRWMD Permit Number	IN PROGRESS

Non-Subdivision

North American Industry Classification System (NAICS)	531130
Impervious Area (Sq. Ft.)	59,888.87

11/18/2025
DAVID O. DOSTIE, P.E.
FL# 93742

REVISION

DATE

AE JOB NO.: 23-09
DESIGN: DOD
DRAWN: PJK
CHECKED: CAK
PLOT DATE: 11/18/2025

ICON REAL ESTATE HOLDINGS

PUD SITE PLAN

COMMERCIAL 103RD STREET
6916 103RD STREET,
JACKSONVILLE, FL 32210

ALMOND ENGINEERING
CONSULTING CIVIL ENGINEERS
6279 DUPONT STATION COURT
JACKSONVILLE, FL 32217
(904) 306-0162 PHONE

C-010

FULL SIZE = 22x34
HALF SIZE = 11x17

Copyright © 2024 Almond Engineering. All rights reserved

Plotted: Nov 18, 2025 - 4:18pm By: DavidDostie
P:\AE Projects\2023\23-09 Commercial 6916 103rd St - FL Investors\Design - Civil\BASE\SITE-PUD_23-09.dwg

Availability Letter

David Dostie 11/13/2025

Almond Engineering

6279 Dupont Station Ct. E.

Jacksonville, Florida 32217

Project Name: Commercial 103rd PUD

Availability #: 2025-3839

Attn: David Dostie

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:	2025-3839
Request Received On:	10/30/2025
Availability Response:	11/13/2025
Prepared by:	Jill Wild
Expiration Date:	11/13/2027

Project Information

Name:	Commercial 103rd PUD
Address:	6916 103RD ST, JACKSONVILLE, FL 32210
County:	Duval County
Type:	Electric,Sewer,Water
Requested Flow:	4225
Parcel Number:	014426 0002, 014426 0010
Location:	
Description:	The Commercial 103rd PUD consist of a 85,500 sf storage building with 640 units and a 23,500 sf medical building

Potable Water Connection

Water Treatment Grid:	North Grid
Connection Point #1:	Existing 16-inch water main along 103rd Street.
Connection Point #2:	
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 8-inch gravity sewer main along Tampico Road.

Connection Point #2: Existing sewer connection may be used if appropriate easements are in place.

Sewer Special Conditions:

Reclaimed Water Connection

Reclaim Grid:

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions: JEA does not anticipate having reclaim water in this area in the foreseeable future.

Electric Connection

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations, and electric system optimal design configuration. Contact elecdev@jea.com regarding specific project demands, availability and process for connection.

Chilled Water Connection

Chilled Water Availability:

Chilled Water Special Conditions:

General Conditions: Point of connection location(s) to be field verified by developer during project design. If needed, a development meeting may be scheduled prior to submitting a plan set through the

SagesGov.com portal. Copies of reference drawings may also be requested using the SagesGov.com portal.

Subsequent steps you need to take to get service:

Request a Hydrant Flow Test by going to Step 1 in Sages.

Submit your plans for water/waste water review by Step 2 in Sages.

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: Eric Hinton
Community Planning Division

RE: Ordinance 2025-757 – 6916 103rd Street PUD

DATE: October 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:	Community / General Commercial (CGC)
Proposed Land Use:	N/A
Current Zoning:	Commercial Community / General – 1 (CCG-1) and CCG-2
Proposed Zoning:	Planned Unit Development (PUD)
Land Development Area:	Suburban Development Area
Acres:	5.54 acres

Comprehensive Land Use Policy Analysis

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

YES [X] **NO** [ ]

ZONING REQUEST:
The applicant proposes to rezone the property to PUD to allow for development consistent with the market.

LAND USE CATEGORY CONSISTENCY REVIEW:
The 5.54-acre subject site is located at the southwest corner of 103rd Street (SR-134), a minor arterial roadway, and Harlow Boulevard, a collector road. The site is approximately 0.25 miles east of the corner of 103rd Street and I-295. The property is located within the Community / General Commercial (CGC) land use category. The site is in the Suburban Development Area and abuts the Urban Development Area to the north. The site is in Council District 14 and abuts Council District 9 to the north. The site is in Planning District 4 (Southwest).

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 Suburban Area is intended to provide development in a nodal development pattern. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. Development within the category should be compact and connected and should support multi-modal transportation. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods.

The maximum gross density for CGC in the Suburban Area shall be 20 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. The applicant provided a JEA service availability letter providing that the site has access to central water and sewer.

There is a residential component to the written description in the PUD for the north parcel only. The written description allows for up to 110 multi-family, townhouse, or rowhouse residential dwelling units and related amenities.

All permitted and permissible uses in the PUD written description are consistent with the allowed uses, density and intensity requirements of the CGC category described in the 2045 Comprehensive Plan.

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

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.

Goal 1 To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

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

Policy 1.1.9 Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site-specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:

- Potential for the development of blighting or other negative influences on abutting properties
- Traffic impacts
- Site Access
- Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
- Configuration and orientation of the property
- Natural or man-made buffers and boundaries
- Height of development
- Bulk and scale of development
- Building orientation
- Site layout
- Parking layout
- Opportunities for physical activity, active living, social connection and access to healthy food.

Policy 1.1.21 Rezonings and amendments to the Future Land Use Map series (FLUMs) shall include consideration of their potential to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and the projected population and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business with the intent that this balance of uses shall:

A. Foster vibrant, viable communities and economic development opportunities;

B. Address outdated development patterns; and/or

C. Provide sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

The projected growth needs and population projections must be based on relevant and appropriate data which is collected pursuant to a professionally acceptable methodology. In considering the growth needs and the allocation of land, the City shall also evaluate land use need based on the characteristics and land development pattern of localized areas. Land use need identifiers include but may not be limited to, proximity to compatible uses, development scale, site limitations, and the likelihood of furthering growth management and mobility goals.

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

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

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

1. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.

2. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.

3. Subdivision (non-residential and residential) where:

   a. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.

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

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

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

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

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

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

Policy 3.2.6 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.

Policy 3.4.2 The City shall encourage development and redevelopment opportunities for mixed and multi-use projects. The Land Development Regulations should be amended, as appropriate, to facilitate such development through regulatory measures.

Property Rights Element

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

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

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

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

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

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

AIRPORT ENVIRONMENT ZONE

The site is located within both the 300-foot Height and Hazard Zone for Jacksonville Naval Air Station. 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.

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.

GROUNDWATER AQUIFER RECHARGE AREA

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 rezoning will be reviewed during the site plan review and permitting process for compliance with the land development regulations that have been established to protect groundwater resources.

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

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

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

A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 630-CITY
www.coj.gov

MEMORANDUM

TO: Erin Abney, Chief of Current Planning
Current Planning Division

FROM: Soliman Salem, City Planner Supervisor
Transportation Planning Division

SUBJECT: Transportation Memorandum: 2025-0757 6916 103rd Street PUD

DATE: October 14, 2025

Upon review of the referenced application and based on the information provided to date, the Transportation Planning Division has the following conditions:

- 103rd Street is FDOT ROW. All work and access to this ROW shall be permitted and approved by FDOT.
- Driveways connecting to the approved private road “Harlow Blvd” shall comply with Sec. 654.115 (b) “access shall not be less than 150 feet from the geometric centerline of intersecting roadways, 100 feet from the outside through lane, or commensurate with property dimensions, where the lot frontage is insufficient to meet these requirements, subject to the approval of the Traffic Engineering Division and the Department.”

A NEW DAY.

City of Jacksonville, Florida
Donna Deegan, Mayor

Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 630-CITY
www.coj.gov

TRANSPORTATION REVIEW

TO: Erin Abney, Chief of Current Planning
Current Planning Division

FROM: Soliman Salem, City Planner Supervisor
Transportation Planning Division

SUBJECT: Transportation Review: 2025-0757 6916 103rd Street PUD

DATE: October 10, 2025

Background Information:
The subject site is approximately 5.54 acres and is located southwest of the intersection between 103rd Street, a minor arterial roadway, and Harlow Boulevard, a collector roadway. 103rd Street between Interstate 295 and Jammes Road is currently operating at 65% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 54,100 (vpd) and average daily traffic of 35,000 vpd.

The applicant is requesting a 28,500 SF storage facility (ITE Code 151) and either up to 110 townhomes (ITE Code 215) or 28,710 SF of commercial retail (ITE Code 822), which could produce between 760 and 1,600 daily trips.

Transportation Planning Division comments to be included in staff report:
This development is subject to mobility fee review and Pursuant to Policies 4.1.4, 4.1.5, and 4.1.8 of the Transportation Element of the 2045 Comprehensive Plan.

Transportation Planning Division CONDITIONS the following:

Per conditions set forth in Transportation Memorandum 2025-0757 6916 103rd Street PUD Dated 10/14/2025.

A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Development Services
214 North Hogan Street
Jacksonville, FL 32202
(904) 255-8310
www.jacksonville.gov

October 14, 2025

MEMORANDUM

TO: Erin L. Abney, *Chief*
Current Planning Division

FROM: Matthew McCleery, *Traffic Technician*
Development Services Division

Subject: 6916 103rd Street PUD 2025-0757

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. 103rd Street is FDOT ROW. All work and access to this ROW shall be permitted and approved by FDOT
2. Driveways connecting to the Approve private road "Harlow Blvd" shall comply with Sec. 654.115 (b) "*access shall not be less than 150 feet from the geometric centerline of intersecting roadways, 100 feet from the outside through lane, or commensurate with property dimensions, where the lot frontage is insufficient to meet these requirements, subject to the approval of the Traffic Engineering Division and the Department.*"

Please understand that this does not constitute approval of the design elements. Approval of the design elements (driveway location, dimensions, roadway geometry, traffic circulation, etc.) shall be facilitated through the submission of 10-set and 10-set review process.
If you have any questions regarding the comments outlined above, please call me directly at 904.255.8374

Matthew McCleery

Matthew McCleery, Traffic Technician
Development Services Division

CC: Zoning Division

225 North Pearl Street
Jacksonville, Florida 32202

October 10, 2025

MEMORANDUM

To: Planning and Development Department

From: Susan R. West, PE
JEA

Subject: PUD Zoning Application
6916 103rd Street PUD
ORD 2025-0757

Water, sewer and electric connections to be consistent with JEA design standards, processes, and procedures. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval. The availability letter submitted with this PUD is expired and the requested flow does not represent the listed intended development. The availability letter should be updated to reflect the correct usage and a water/sewer flow estimate should be provided for this usage. Water and sewer connection points may change based on the revised development flows.

Additional service and design elements will be addressed following applicant's construction plan review submittal. If you have any questions, please call or email me directly at 904-477-2391 or westsr@jea.com.

Florida Department of Transportation

RON DESANTIS
GOVERNOR

2198 Edison Avenue MS 2806
Jacksonville, FL 32204-2730

JARED W. PERDUE, P.E.
SECRETARY

October 14, 2025

Erin Abney, MPA
Chief, Current Planning Division
City of Jacksonville
214 N. Hogan Street, 3rd Floor
Jacksonville, FL 32202

RE: 6916 103rd Street PUD

Introduction

The 6916 103rd Street PUD project requests an amendment of the subject property from CCG-1 and CCG-2 to Planned Unit Development (PUD) to allow for a mix of uses with commercial uses and up to 110 multi-family or townhome residential uses. This first phase of the project proposes an 85,500 sq.ft. storage facility. The project is located on a 5.54 acre site. Parking, utilities & stormwater ponds are proposed onsite.

Accessibility

Existing site access is on Harlow Boulevard & 103rd Street / SR 134. There are no new proposed connections to State facilities.

Bicycle and Pedestrian Facilities

There are sidewalks alongside the project site on Harlow Boulevard and SR 134.

Programmed Improvements

FDOT has a programmed capacity improvement in the vicinity of the project site. SR21 (Blanding Blvd) from SR134 (103rd St) to Wilson Blvd resurfacing, scheduled for completion in 2029 (FPID #:209698-5).

Trip Generation

Table 1 shows the trip generation based on the plan of development using ITE's *Trip Generation Manual, 11th Edition.*

Table 1

Land Use	ITE Code	Size	Units	Daily Trips	AM Peak Trips	PM Peak Trips
Mini-Warehousing	151	85,500	Sq. Ft.	124	8	13

Roadway Capacity

Table 2 shows the maximum level of service and peak hour volume for SR 134 according to FDOT's *Florida State Highway System Level of Service Report*, dated April 2025.

Table 2

County	Road	Segment ID	FDOT LOS Standard	Maximum Service Volume	2023 Peak Hour Volume	2023 Peak LOS	2029 Peak Hour Volume	2029 Peak LOS
Duval	SR-134 / 103rd St	21,208	D	4,870	3,060	C	3,330	C
Duval	SR-134 / 103rd St	21,209	D	4,870	3,060	C	3,254	C

The segment mentioned in Table 2 is anticipated to have adequate capacity to accommodate the trips generated from the development at the target Level of Service (LOS) standard in 2028. FDOT does not anticipate any significant adverse impacts to SR134.

If you have any questions, please do not hesitate to contact me by email: jacob.linton@state.dot.fl.us or call: (904) 360-5547.

Sincerely,

Jacob Linton
Planner II
FDOT District Two

Application Review Request:	**COJ PDD: Baseline Checklist Review**
Proposed Name:	2025-0757 6916 103rd St PUD
Requested By:	Erin L. Abney
Reviewed By:	Levonne Griggs
Due:	10/15/2025
Analysis based on maximum dwelling units:	**110**

SCHOOL	CSA[1]	STUDENTS GENERATED (Rounded)[3]	SCHOOL CAPACITY[2] (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2025/26)	% OCCUPIED	4 YEAR PROJECTION
Jacksonville Heights ES#229	8	**13**	916	487	53%	57%
Westside MS #207	2	**4**	944	899	95%	86%
Westside HS#241	8	**7**	1730	1435	83%	83%
		24				

NOTES:

[1] Attendance school may not be in proposed development's Concurrency Service Area (CSA)

[2] Does not include ESE & room exclusions

[3] Student Distribution Rate

ES-.120
MS-.041
HS-.072
0.233

The Student Distribution Rate is calculated for each school type by dividing the total number of public school students enrolled in that school type in Duval County (103,363) by the number of total permitted housing units (443,232) for the same year, generating a yield of 0.233.

Application Review Request: **COJ PDD: School Impact Analysis**

Proposed Name: 2025-0757 6919 103rd St PUD

Requested By: Erin L. Abney
Reviewed By: Levonne Griggs
Due: 10/15/2025

Analysis based on maximum dwelling units: **110**

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 1,2 & 7
Elementary	8	5,396	72%	13	84%	1,420	3,002
Middle	2	1,700	80%	4	72%	278	2,108
High	8	2,674	85%	7	83%	1,037	1,372
				24			

NOTES:

[1] Proposed Development's Concurrenty Service Area (CSA)

[2] Available CSA seats include current reservations

[3] Student Distribution Rate

ES-.120
MS-.041
HS-.072
0.233

The Student Distribution Rate is calculated for each school type by dividing the total number of public school students enrolled in that school type in Duval County (103,363) by the number of total permitted housing units (443,232) for the same year, generating a yield of 0.233.

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2025-0757 **Staff Sign-Off/Date** ELA / 09/22/2025
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 ARGYLE AREA CIVIC COUNCIL
Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 6450 **Application Status** FILED COMPLETE
Date Started 08/05/2025 **Date Submitted** 08/05/2025

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 6916 103RD ST LLC
Mailing Address 6924 NW 113TH PLACE
City DORAL **State** FL **Zip Code** 33178
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	014426 0002	14	4	CCG-1,CCG-2	PUD
Map	014426 0010	14	4	CCG-2	PUD

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

Existing Land Use Category
CGC

Land Use Category Proposed? ☐

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 5.54

Development Number

Proposed PUD Name 6916 103RD STREET PUD

Justification For Rezoning Application

TO ALLOW FOR DEVELOPMENT CONSISTENT WITH THE MARKET.

Location Of Property

General Location
SOUTHEAST QUADRANT OF 103RD STREET AND I-295

House #	Street Name, Type and Direction	Zip Code
6916	103RD ST	32210

Between Streets
HARLOW BLVD **and** CEMETERY RD

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	
5.54 Acres @ $10.00 /acre:	$60.00
3) Plus Notification Costs Per Addressee	
22 Notifications @ $7.00 /each:	$154.00
4) Total Rezoning Application Cost (Not to Exceed $15,000.00):	$2,483.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

Legal Description

RE # 014426 0010

A PART OF TRACT 3, BLOCK 2, SECTION13, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 15, WESCONNETT ESTATES, AS RECORDED IN PLAT BOOK 22, PAGE 56, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89 DEGREES, 53 MINUTES, 30 SECONDS WEST, 72.45 FEET ALONG THE NORTHERLY LINE OF 103RD STREET (AN 80.0 FOOT RIGHT OF WAY); THENCE SOUTH 1 DEGREE, 45 MINUTES, 30 SECONDS WEST, 80.02 FEET TO THE INTERSECTION OF THE EASTERLY LINE OF SAID TRACT 3 AND THE SOUTHERLY RIGHT OF WAY LINE OF SAID 103RD STREET; THENCE NORTH 89 DEGREES, 53 MINUTES, 30 SECONDS WEST, 123.22 FEET ALONG SAID 103RD STREET TO THE POINT OF BEGINNING; THENCE SOUTH 1 DEGREE, 29 MINUTES, 18 SECONDS WEST, 218.99 FEET; THENCE NORTH 89 DEGREES, 53 MINUTES, 30 SECONDS WEST, 190.04 FEET; THENCE NORTH 2 DEGREES, 08 MINUTES EAST, 218.99 FEET TO SAID 103RD STREET; THENCE SOUTH 89 DEGREES, 53 MINUTES, 30 SECONDS EAST,187.58 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT INTEREST GRANTED TO THE STATE OF FLORIDA, FOR THE USE AND BENEFIT OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, IN THE FOLLOWING DESCRIBED LANDS BY UNRECORDED DEED DATED DECEMBER 5, 1975, GIVEN BY KERR-MCGEE CORPORATION TO THE SAID STATE OF FLORIDA, TO WIT:

THAT PART OF TRACT 3, BLOCK 2, SECTION 13, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 15, WESCONNETT ESTATES, AS RECORDED IN PLAT BOOK 22, PAGE 56, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89 DEGREES, 53 MINUTES, 30 SECONDS WEST, 72.45 FEET ALONG THE NORTHERLY LINE OF 103RD STREET (AN 80 FOOT RIGHT OF WAY); THENCE SOUTH 1 DEGREE, 45 MINUTES, 30 SECONDS WEST, 80.02 FEET TO THE INTERSECTION OF THE EASTERLY LINE OF SAID TRACT 3 AND THE SOUTHERLY RIGHT OF WAY LINE OF SAID 103RD STREET; THENCE NORTH 89 DEGREES, 53 MINUTES, 30 SECONDS WEST, 123.22 FEET ALONG SAID 103RD STREET TO THE POINT OF BEGINNING; THENCE SOUTH 1 DEGREE, 29 MINUTES,18 SECONDS WEST, 218.99 FEET; THENCE NORTH 89 DEGREES, 53 MINUTES, 30 SECONDS WEST, 190.04 FEET; THENCE NORTH 2 DEGREES, 08 MINUTES EAST, 218.99 FEET TO SAID 103RD STREET; THENCE SOUTH 89 DEGREES, 53 MINUTES, 30 SECONDS EAST,187.58 FEET TO THE POINT OF BEGINNING; LYING SOUTHERLY OF AND WITHIN 52 FEET OF THE SURVEY LINE OF 103RD STREET, SECTION 72220-2501, SAID SURVEY LINE BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 25 EAST, (NORTHEAST CORNER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 25 EAST); RUN THENCE NORTH 89°53'43" WEST, 3,907.41 FEET TO THE END OF SAID SURVEY LINE.

TOGETHER WITH:

RE # 014426 0002

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF DUVAL AND STATE OF FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

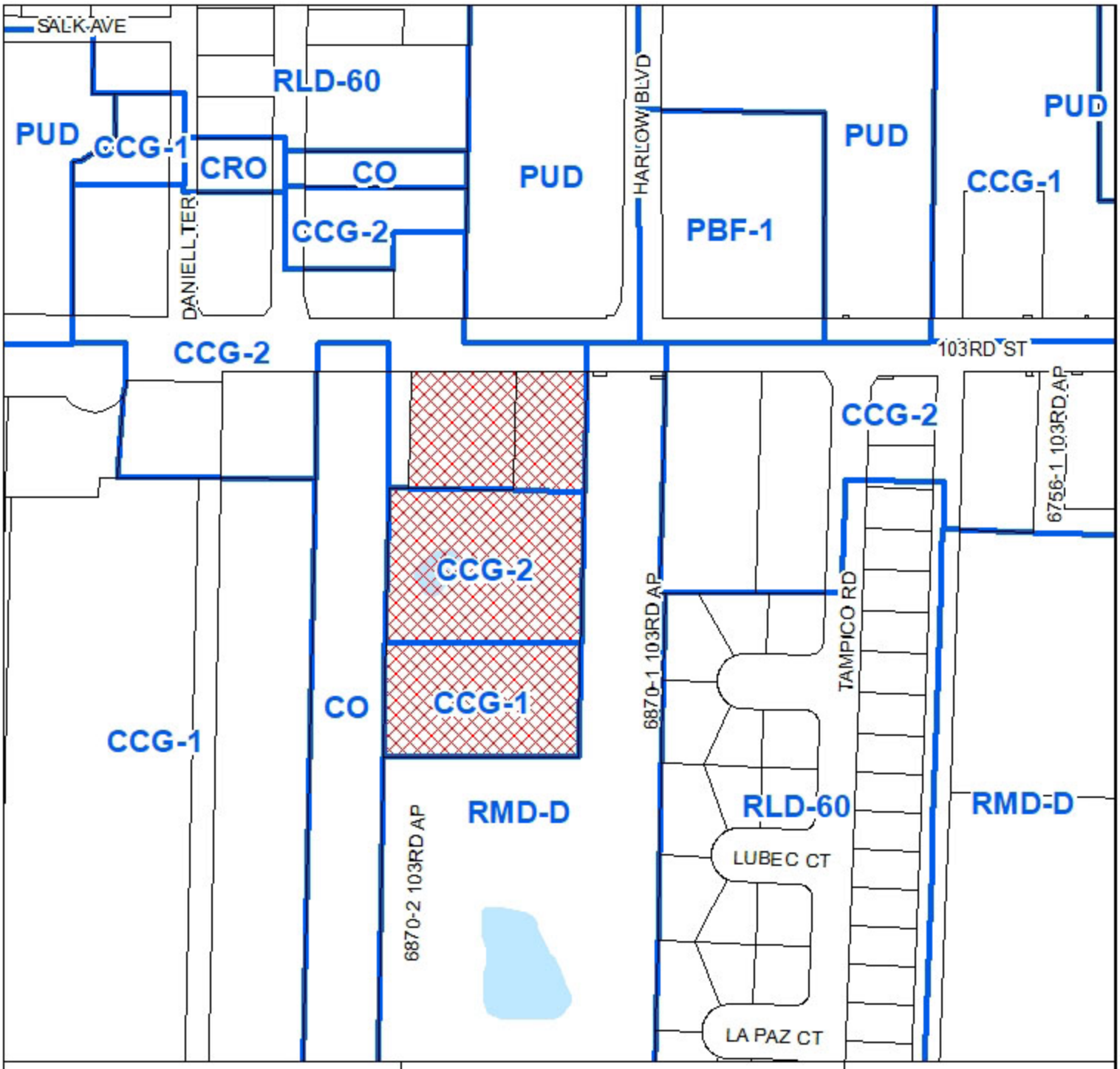
A PORTION OF TRACTS 1, 2 AND 3, BLOCK 2, SECTION 13, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF LOT 3, ACCORDING TO THE PLAT OF OAK HILL UNIT NO. 12 REPLAT AS RECORDED IN PLAT BOOK 30, PAGE 96 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE NORTH 89°47'28" WEST, ALONG THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID OAK HILL UNIT NO. 12 REPLAT, A DISTANCE OF 11.37 FEET TO A POINT ON THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6130, PAGE 956 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE NORTH 01°30'02" EAST, ALONG LAST SAID EASTERLY LINE, A DISTANCE OF 400.76 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 103RD STREET (A 104 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89°53'30" WEST ALONG LAST SAID RIGHT-OF-WAY, A DISTANCE OF 139.43 FEET TO THE NORTHWESTERLY CORNER OF LAST SAID OFFICIAL RECORDS VOLUME 6130, PAGE 956, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 01°39'35" WEST ALONG THE WESTERLY LINE OF SAID OFFICIAL RECORDS VOLUME 6130, PAGE 956, A DISTANCE OF 710.57 FEET TO THE NORTHEASTERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6130, PAGE 951 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 89°25'59" WEST, ALONG THE NORTHERLY LINE OF SAID OFFICIAL RECORDS VOLUME 6130, PAGE 951, A DISTANCE OF 342.31 FEET TO THE NORTHWESTERLY CORNER OF SAID LANDS; THENCE NORTH 02°08'00" EAST, A DISTANCE OF 507.81 FEET TO THE SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 2711, PAGE 792 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; THENCE SOUTH 89°53'30" EAST, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 190.04 FEET TO THE SOUTHEASTERLY CORNER OF LAST SAID LANDS; THENCE NORTH 01°29'18" EAST ALONG THE EASTERLY LINE OF SAID OFFICIAL RECORDS VOLUME 2711, PAGE 792, A DISTANCE OF 206.91 FEET TO THE SOUTHERLY RIGHT-OF·WAY LINE OF 103RD STREET; THENCE SOUTH 89°53'30" EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 148.55 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE APPURTENANT EASEMENTS AS SET FORTH IN THE FOLLOWING:

DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 6136, PAGE 2291 AND FIRST AMENDMENT TO DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 6159, PAGE 1155, BOTH OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

AND

EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6136, PAGE 2192 AS EFFECTED BY CORRECTIVE EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6159, PAGE 1149, BOTH OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

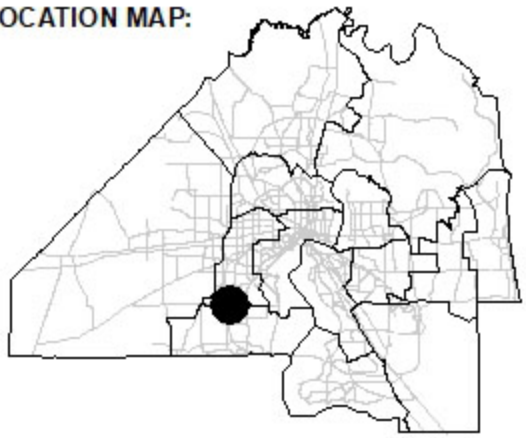


REQUEST SOUGHT:

FROM: CCG-1 & CCG-2

TO: PUD

LOCATION MAP:



N
W E
S

0 100 200 400
Feet

COUNCIL DISTRICT:

14

TRACKING NUMBER

T-2025-6450

EXHIBIT 2
PAGE 1 OF 1

PUD Written Description

6916 103rd Street PUD

September 22, 2025

I. SUMMARY DESCRIPTION OF THE PROPERTY

A. RE ## 014426-0002 & 014426-0010
B. Current Land Use Designation: CGC
C. Current Zoning District: CCG-1, CCG-2
D. Proposed Zoning District: PUD

II. SUMMARY AND PURPOSE OF THE PUD/PLAN CONSISTENCY

A. Summary of Proposed Development

The Applicant proposes to rezone approximately 5.54 acres of property located near the southeast quadrant of the intersection of 103rd Street and Interstate 295 from Commercial Community/General-1 ("CCG-1") and Commercial Community/General-2 ("CCG-2") to Planned Unit Development ("PUD"). The property proposed for the rezoning is more particularly described in the legal description attached to this ordinance as **Exhibit "1"** (the "Property"). As described below, the PUD zoning district (the "PUD") is being sought to provide for the development of the Property with a variety of commercial uses permitted in the Community/General Commercial ("CGC") land use category. The PUD shall be developed and maintained in accordance with this PUD Written Description and the site plan dated September 22, 2025, and attached hereto as **Exhibit "4"** (the "Site Plan").

The Property is currently vacant. The proposed development of the Property with commercial uses is consistent and compatible with the surrounding area. Given its location along a thriving commercial corridor with surrounding commercial and residential uses, development of the Property with the uses proposed herein would be appropriate to support the nearby community. The Property lies within the CGC land use category on the Future Land Use Map (FLUM) and within the Suburban Development Area of the 2045 Comprehensive Plan.

Development of the Property will likely occur in two phases. Phase 1 will consist of the construction of a personal property storage facility on Parcel B. Phase 2 will consist of commercial uses, medical uses, or up to one hundred and ten (110) multi-family, townhouse or rowhouse residential uses.

B. Surrounding Land Uses

Surrounding land use designations, zoning districts, and existing uses are as follows:

	Land Use	Zoning	Uses
South	MDR	RMD-D	Apartments
East	MDR, CGC	RMD-D, CCG-2	Apartments, Law Office
North	CGC	PUD, CCG-2	Gas Station, Car Wash
West	CGC	CO, CCG-2	Vacant

III. DESCRIPTION OF PERMITTED USES

A. PUD Conceptual Site Plan

The Site Plan shows the proposed PUD layout, including the access point(s), schematic internal roadway layout, and other features of the proposed development. The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department. The parcel designations are solely for purpose of defining the general location of permitted uses within the PUD; they do not define or correlate to ownership and do not subdivide the Property.

B. Permitted Uses

1. *Parcels A & B: Permitted uses and structures.*

    a) *Parcel A only*: Up to one hundred and ten (110) multi-family, townhouse or rowhouse residential dwelling units and related amenities, including, but not limited to walking path(s), jogging trails, pool(s), cabana/clubhouse, health/exercise facility, business/conference center, sales/leasing office, recreation areas and similar uses.

    b) Commercial Retail Sales and Service Establishments.

c) Service stations, truck stops, automated car wash meeting the performance standards and development criteria set forth in Part 4, auto laundry, mobile car detailing services, major automotive repair, car or truck rental, restaurants, laundromat or dry cleaners, veterinarians, animal boarding kennels meeting the performance standards and development criteria set forth in Part 4, pest control, carpenter or cabinet shops, home equipment rentals, job printing or newspapers, radio or television offices and studios, blood donor stations and similar uses.

d) Filling or gas stations meeting the performance standards and development criteria set forth in Part 4, as superseded by Section III.D below.

e) Commercial, recreational and entertainment facilities such as carnivals or circuses, theaters (including open-air theaters), skating rinks, athletic complexes, arenas, auditoriums, convention centers, go-cart tracks, driving ranges and similar uses.

f) Fruit, vegetable, poultry or fish markets.

g) All types of professional and business offices.

h) Small scale operations including wholesaling, warehousing, storage, distributorship business where the total operation does not require more than 10,000 square feet of floor space, no vehicle is used in excess of one and one-half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises.

i) Day care centers and care centers meeting the performance standards and development criteria set forth in Part 4.

j) Hospital, medical, dental or chiropractic office or clinic, rehabilitation hospital (inpatient or outpatient), free-standing emergency room, or similar facilities.

k) Facilities for the production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products in conjunction with a professional service being rendered at that time.

l) Nursing homes, assisted living facilities, independent living facilities, memory care facilities, group care homes, housing for the elderly or orphans and similar uses.

m) Off-street commercial parking lots meeting the performance standards and development criteria set forth in Part 4.

n) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

o) Private clubs.

p) Churches, including a rectory or similar use.

q) Personal property storage establishments meeting the performance standards and development criteria set forth Part 4, as superseded by Section III.E below.

r) Art galleries, museums, community centers, dance, art or music studios.

s) Vocational, trade or business schools and similar uses.

t) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.

u) A restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption, including outside sale and service.

v) An establishment or facility which includes the retail sale of all alcoholic beverages including liquor, beer or wine for off-premises consumption.

w) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).

x) Drive-thru facilities in conjunction with a permitted or permissible use or structure.

2. *Permissible uses by exception.* Those uses permitted by right and permissible by exception (and not otherwise listed herein as a permitted use) in the CCG-1 and CCG-2 zoning districts.

C. <u>Lot and Yard Requirements</u>

The PUD will not have traditional lot and yard requirements for each parcel within the PUD, whether currently existing or created in the future, or internal setbacks between parcels. The below requirements shall be applied to the entire PUD site as a whole from the overall Property boundaries, without regard to internal property ownership boundaries which may exist, currently or in the future, among individual uses, users, tenants or owners.

1. *Minimum lot requirements (width and area).*

    a) Width – None.
    b) Area – None.

2. *Maximum lot coverage by all buildings and structures*. None. The *maximum impervious surface ratio* shall be that required for the CCG-1 zoning district (85%).

3. *Minimum yard requirements.*

    a) Front – None.
    b) Side – None. Where the lot is adjacent to a residential district, a minimum setback of fifteen (15) feet shall be provided.
    c) Rear – Ten (10) feet.

4. *Maximum height of structures.*

    a) Parcel A: Sixty (60) feet, provided, however, height may be unlimited where all required setbacks are increased by one (1) foot for each three (3) feet of building height or fraction thereof in excess of sixty (60) feet.
    b) Parcel B: Forty (40) feet.

D. <u>Additional Performance Standards for Townhouses and Rowhouses</u>

Additional performance standards for townhouses and rowhouses shall be as set forth in Section 656.414 of the Zoning Code.

E. <u>Additional Performance Standards for Filling or Service Stations</u>

Additional performance standards for filing stations or service stations are as follows:

a. Due to the unique configuration of the Property, the landscaping, buffering and screening requirements set forth herein shall apply in lieu of the requirements of Section 656.401(k)(3).

b. Out of an abundance of caution, Section 656.401(k)(4) shall not apply within the PUD. The unique configuration of the Property and the proposed development, as shown on the Site Plan, allows for sufficient distance and buffering between any proposed service bays and adjacent public rights of way and residential uses.

c. The signage requirements set forth herein shall apply in lieu of the requirements of Section 656.401(k)(15).

F. Additional Performance Standards for Personal Property Storage

Additional performance standards for personal property storage facilities are as follows:

a. There shall be no minimum or maximum size of each storage space in the PUD and Subsection 656.401(q)(1) shall not apply.

b. There shall be no minimum lot size for Storage uses located on the Property and Subsection 656.401(q)(3) shall not apply.

c. Due to the unique configuration of the Property, the minimum yard requirements set forth herein shall apply in lieu of the requirements of Section 656.401(q)(5).

d. Due to the unique configuration of the Property, the landscaping, buffering and screening requirements set forth herein shall apply in lieu of the requirements of Section 656.401(q)(6).

G. Accessory Uses and Structures for All Parcels

Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code. In addition, accessory uses and structures may be located within any required buffer.

H. Height Limitations

Decorative rooftop structures, including screening, mechanical equipment, roof access, mansard roofs, spires, cupolas, parapets, antennas, chimneys and other appurtenances not intended for human occupancy are not included in the maximum height.

IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access/Traffic Circulation

Access will be provided as shown on the Site Plan via 103rd Street and 6870-1-103rd AP, the internal roadway for the adjacent Palm Trace Apartments. This PUD hereby waives the restriction in Section 656.408(b) of the Zoning Code related to cross-access and interconnectivity between commercially zoned properties and residentially zoned properties. All necessary easements and agreements will be executed with the owner of the abutting parcel. The location and design of the access point(s), turn/deceleration lanes, and internal driveways as shown on the Site Plan may vary prior to development; provided, however, that the final design of the access point(s), potential connection, and internal roads shall be subject to the review and approval of Development Services and the Planning and Development Department.

B. Sidewalks, Trails, and Bikeways

Sidewalks shall be provided as required in the 2045 Comprehensive Plan and the Subdivision Regulations, Chapter 654, Ordinance Code.

C. Recreation and Open Space

For multi-family, townhouse, and rowhouse residential uses within the PUD, active recreation/amenities shall be provided in compliance with the 2045 Comprehensive Plan and Section 656.420 of the Zoning Code.

D. Landscaping/Landscaped Buffers

Landscaping and buffering shall be provided in accordance with Part 12 of the City of Jacksonville Zoning Code, with the following additional and superseding provisions specifically noted primarily to address the integrated mixed use design qualities of the PUD:

1. Landscaping standards shall be applied taking into consideration all proposed uses within the PUD and the entire PUD site as a whole. For individual uses or parcels, the owners of which may own their sites in fee simple, required landscaping may be provided "off-site" within the PUD and may be shared with other uses, as long as the PUD in its entirety provides sufficient landscaping for all proposed uses. Landscaping standards shall be applied within the PUD without regard to property ownership boundaries which may exist, currently or in the future, among individual uses or parcels.

2. The Zoning Code requires buffers for "uncomplimentary land uses and zones" in Section 656.1216. Due to the integrated mixed-use nature of this PUD, all internal uses within the PUD shall be deemed compatible with each other and no such buffers between such internal uses are required.

3. With the exception of the access points shown on the Site Plan, the entire perimeter of the PUD shall be subject to the following landscaping and buffering requirements:

    a. A landscaped buffer strip with a minimum width of ten (10) feet, landscaped with shrubs, groundcovers, mulch and grass.

    b. One tree for each twenty-five (25) linear feet of required buffer strip.

    c. A visual screen, which may be wood, wood composite, masonry wall, PVC fence, landscaping, earth mounds or any combination thereof. The visual screen shall provide a minimum of 85 percent opacity for that area between the finished grade level and six feet above such level. Plants or preserved vegetation shall be evergreen, a minimum of five feet tall at the time of installation, and spaced so that 85 percent opacity is achieved within two years.

    d. The required buffers on the Property may include open space, underground utilities, any required building/structure setbacks, stormwater retention ponds and facilities, drainage and conveyance swales, landscaping, landscape easements, signage, signage easements, access easements, visual screening, wetlands and other conservation lands.

F. Signage

The purpose of these sign standards is to establish and authorize a coordinated signage program that provides for the identification of the uses, users, tenants and owners of each parcel within the PUD and for directional communication in a distinctive and aesthetically pleasing manner. A coordinated system of identification, directional, and vehicular control signage may be provided for all common areas and roadways within each respective parcel of the PUD. The PUD identity, if any, multiple uses, users, tenants and owners may be identified on signs within the PUD without regard to property ownership boundaries that may exist, currently or in the future, among the individual uses, users, tenants and owners and without regard to lot location, property ownership or frontage. All signs shall be architecturally compatible with the other buildings and structures within each respective parcel of the PUD. Signs may be internally or externally illuminated as specified below. Monument signs shall not be subject to the setbacks required by Section 656.1303.i.2 of the Zoning Code.

1. Project Identity Monument Sign on 103rd Street frontage.

A maximum of two (2) project identity monument signs are permitted along 103rd Street for the uses, users, tenants and owners within the PUD. These signs may be two sided, internally or externally illuminated, and may be located within the median of any internal access roads. Multiple uses/users/tenants/owners within one building/parcel or a series of buildings/parcels within the PUD may be identified on these monument signs. Each of these monument signs will not exceed forty-five (45) feet in height. Combined, the monument signs will not exceed three hundred and fifty (350) square feet (each side) in area. The two monument signs must be separated by a distance of one hundred and fifty (150) feet.

2. Project Identity Monument Signs on 6870-1-103rd AP frontage, the internal roadway for the adjacent Palm Trace Apartments.

A maximum of two (2) project identity monument signs are permitted along 6870-1-103rd AP primarily for the uses, users, tenants and owners within the PUD. These signs may be two sided, externally illuminated, and may be located within the median of any internal access roads. Multiple uses/users/tenants/owners within one building/parcel or a series of buildings/parcels within the PUD may be identified on these monument signs. Each of these monument signs will not exceed fifteen (15) feet in height and one hundred and fifty (150) square feet (each side) in area.

3. Projecting and Wall Signs oriented toward 103rd Street and 6870-1-103rd AP.

Wall and projecting signs oriented toward 103rd Street and 6870-1-103rd AP are permitted on any building face, or at the corner of a building face. Such signage will not exceed ten (10) percent, cumulatively, of the square footage of the side of the building oriented toward 103rd Street and 6870-1-103rd AP. These signs may be internally or externally illuminated. In the event a projecting sign projects from the corner of a building, the ten (10) percent measurement shall be based upon the smaller of the two sides of the building adjacent to such sign.

4. Under Canopy Signs.

Under canopy signs are permitted in the PUD. On Parcel A, two (2) under canopy signs, including on vehicular canopies and at vehicular entry points, per building not exceeding a maximum of twenty (20) square feet in area are permitted.

5. Awing Signs.

Awning signs are permitted in the PUD. On Parcel A, two (2) awning signs, including on vehicular awnings and at vehicular entry points, per building not exceeding a maximum of twenty (20) square feet in area are permitted.

6. Other Signs.

Directional signs indicating major buildings, specific areas and various building entries are permitted. The design of these signs should reflect the character of the buildings and project identity signs within the PUD and may include the logo and name of the PUD identity, if any, the parcel identity, multiple uses, users, tenants and/or owners within the PUD. For predominately vehicle directional signage, such signs shall be a maximum of eight (8) square feet in area per sign face and a maximum of ten (10) such signs will be permitted.

Because all project identity signs, as identified above, and directional signs are architectural features intended to be compatible with and complimentary of the buildings within the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs, as well as wall and projecting signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

Temporary signs such as leasing signs, model units and construction signs are permitted. Temporary signs shall be limited to twenty-four (24) square feet in area per sign face and only one temporary sign per parcel within the PUD shall be permitted on the Property.

To the extent that the signage regulations in this PUD differ from the signage regulations allowed for the CCG zoning districts in the Zoning Code, the more permissive regulations shall apply. To the extent that a medical-related facility is proposed on Parcel A, the required signage for such facility (in part pursuant to applicable regulations) may be proposed through the minor modification application detailed in Section IV.H below, even if more permissive than the signage regulations in this PUD.

F. Architectural Guidelines

Buildings, structures, and signage shall be architecturally compatible within each parcel of the PUD, whether currently existing or created in the future, respectively.

G. Construction offices/model units/real estate rental or sales

On-site, temporary construction offices/trailers/model units/modular office buildings/rental or sales offices will be permitted in any lot, "unit," or "phase" until that lot, "unit," or "phase" is built out. Rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.

H. Minor Modification for Development on Parcel A

Prior to commencement of development on Parcel A, a minor modification shall be submitted to incorporate a site plan for the proposed Parcel A development that complies with the requirements of Section 656.341(c)(2)(i) of the Zoning Code.

I. Modifications

Amendment to this approved PUD district may be accomplished through an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code.

J. Waivers

A waiver of minimum distance for on and off-premises consumption of alcohol, beer and/or wine, as detailed in Section 656.805 of the Zoning Code, will not be required. The Property is less than 1,500 feet from at least one church, located across Interstate 295 to the west of the PUD (Spanish Seventh Day Adventist located at 5545 Firestone Road, Jacksonville, FL 32244) and two schools, located on the eastern side of Interstate 295 (Kipp Jax Impact Academy located at 7000 103rd Street, Jacksonville, FL 32210) and across 103rd Street to the north (Oak Hill Academy located at 6910 Daughtry Blvd S, Jacksonville, FL 32210); however, the proposed alcoholic beverage uses are designed to be an integral part of a planned unit development and redevelopment of an underutilized site in an intensively commercial area; the PUD is within the thriving commercial corridor at the intersection of 103rd Street and Interstate 295; and the uses will not be directly visible along the line of measurement defined in Section 656.806 due to the fact that roadways, landscaping and several other businesses and properties are located in between the proposed site and the aforementioned church and schools.

Other nearby establishments with alcohol sale and/or service within a similar proximity to neighboring churches and schools include: Crafty Crab located at 6733 103rd Street #28, Jacksonville, FL 32210; Prime Liquors located at 6810 103rd Street, Jacksonville, FL 32210; Wal Mart Liquors located at 6767 103rd Street, Jacksonville, FL 32210; Randevou Caribbean Bar & Grill located at 7403 103rd Street, Jacksonville, FL 32210; Exxon located at 7206 103rd Street, Jacksonville, FL 32210; and The Liquor Store located at 7457 103rd Street, Jacksonville, FL 32210.

A waiver of minimum street frontage, as detailed in Sections 656.133 and 656.407 of the Zoning Code, will not be required for the parcels, whether currently existing or created in the future, within the PUD.

K. Phasing

Verifications of compliance or modifications may be sought for the entire Property, individual parcels, whether currently existing or created in the future, or portions of parcels, as they are developed. The PUD may be developed in phases as the market dictates. The Property may be developed in a single phase by a single developer, in multiple phases by a single developer, or in multiple phases by multiple developers.

L. Parking, Loading & Bicycle Requirements

Parking shall be provided within the PUD in accordance with Part 6 of the Zoning Code, with the following additional and superseding provisions.

1. Parking requirements shall be applied taking into consideration all proposed uses and the entire PUD site as a whole. For individual uses or parcels, the owners of which may or may not own their sites in fee simple, required parking, including bicycle parking, may be provided "off-site" within the PUD, and may be shared with other uses, as long as the PUD in its entirety provides sufficient parking for all proposed uses. Parking standards shall be applied within the PUD without regard to property ownership boundaries which may exist, currently or in the future, among individual uses.

2. A maximum of (twelve) 12 parking spaces shall be required for a personal property storage use on Parcel B, which shall include a total of two (2) ADA compliant parking spaces.

3. Parking for multi-family residential uses shall be provided at a rate of 1.35 spaces per dwelling unit.

4. Two (2) off-street, surface or garage parking spaces shall be provide for each townhouse or rowhouse unit. Guest parking shall not be required.

5. The number of loading spaces for non-residential uses shall conform with Section 656.605 of the Zoning Code. For multi-family, townhouse or rowhouse uses, specified loading spaces shall not be provided, however, there will be sufficient drive aisle width and vehicular use area to allow for the loading and unloading of vehicles in close proximity to each building.

6. Bicycle rack(s) for at least seven (7) bicycles shall be required within the PUD. If Parcel A is developed with residential uses, the Developer may, at its option, provide additional bicycle parking spaces.

7. The PUD permits a mix of surface parking, enclosed parking garages or parking structures, and attached garage parking.

8. Up to thirty-five percent (35%) of the parking spaces may be compact spaces.

M. Lighting

Lighting within the PUD shall be designed and arranged such that light shall be directed away from adjacent properties and toward/into the PUD.

N. Stormwater Retention

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

O. Utilities

The Property is served by JEA.

V. JUSTIFICATION FOR THE PUD REZONING

The proposed PUD will provide for the development of the Property with a variety of commercial uses permitted in the CGC land use category. The PUD will allow the Owner to maximize the potential of the Property in order to continue positive growth in this area and take advantage of an underutilized site in a prime location. The PUD provides for flexibility in site design and configuration that could otherwise not be accomplished through conventional zoning.

VI. PUD DIFFERENCES FROM USUAL APPLICATION OF ZONING CODE

The PUD differs from the usual application of the Zoning Code in the following respects:

1. It binds the owner and successor(s) to this Written Description and the PUD Site Plan, unless modified.

2. It provides for site-specific access requirements.

3. It provides for signage tailored to the uses proposed in the PUD.

4. It provides for site-specific lot and yard requirements.

5. It includes variations from the parking standards otherwise applicable to accommodate the design of this PUD and satisfy the actual needs of the proposed uses.

6. It provides for site-specific and landscaping and buffering requirements.

7. It provides for site-specific performance standards and development criteria.

8. It provides for a waiver of minimum distance for on and off-premises consumption of alcohol.

9. It provides for a waiver of minimum street frontage for the parcels within the PUD.

10. It permits on-site, temporary construction offices/models unit/sales and leasing offices.

11. And it limits permitted uses on the property, as compared to those uses permitted in the CGC land use category.

VII. MISCELLANEOUS

A. Names of Development Team

- Owner: 6916 103rd St LLC
- Developer: Icon Real Estate Holdings, LLC
- Engineer: Almond Engineering, P.A.
- Landscape Architect: A & K Land Planning
- Agent/Applicant: Rogers Towers, P.A.

B. Land Use Table

A Land Use Table is attached hereto as **Exhibit "F."**

C. Pre-Application Conference

A pre-application conference was held regarding this application on June 11, 2024.

VIII. PUD REVIEW CRITERIA

A. Consistency with the 2045 Comprehensive Plan

As described above, uses proposed herein are consistent with the Suburban development area and the CGC land use category of the 2045 Comprehensive Plan. Specific policies and objectives are listed below:

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.

FLUE Objective 1.3
Continue to improve coordination between transportation and land use planning in order to optimize transportation system capacity, promote quality site design, and facilitate access to employment and daily goods and services.

FLUE Policy 1.1.9
Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

FLUE Policy 1.1.24
The City will encourage the use of such smart growth practices as:

1. Interconnectivity of transportation modes and recreation and open space areas;
2. A range of densities and types of residential developments;
3. A mix of uses including office, commercial, and residential which encourage internal capture of trips;
4. Use of the Development Areas;
5. Revitalization of older areas and the downtown;
6. Use of site design features that engage and enhance the pedestrian experience abutting collector roads and higher (public art, social connection, recreation and open spaces, pedestrian entries and transparency); and
7. Create walkable neighborhoods.

FLUE Policy 2.10.3
The Land Development Regulations and Code of Subdivision Regulations shall be amended to include urban development characteristics to ensure consistency with the intent of the land use categories and development areas. Development located within commercial categories, Business Park, and High Density Residential designations within the Urban Area and Urban Priority Area shall incorporate urban development characteristics.

FLUE 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.

FLUE 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.

FLUE 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.

FLUE Policy 3.2.14
The City has established and will continue to implement design guidelines through the Planning and Development Department that will encourage development and redevelopment of the City's major office and commercial activity centers as pedestrian places (e.g., signage, landscaping, public art, public spaces).

FLUE Policy 3.2.27
Compatibility of new non-residential developments or high density residential developments with adjacent and abutting residential neighborhoods shall be achieved through the implementation of site design techniques including but not limited to: transitions in uses; buffering; setbacks; the orientation of open space; and graduated height restrictions to affect elements such as height, scale, mass and bulk of structures, pedestrian accessibility, vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise and odor.

B. Consistency with the Concurrency Management System

The PUD will comply with the Concurrency and Mobility Management System.

C. Internal Compatibility

The PUD provides for integrated design and compatible uses within the PUD. The Site Plan addresses access and circulation within the site. Final engineering plans will be subject to review and approval by the City Traffic Engineer.

D. External Compatibility/Intensity of Development

The PUD is consistent with and comparable to planned and permitted development in the area. The PUD includes specific design and site planning features complementary to the surrounding uses and general character of the area. As explained above, the proposed PUD is compatible in intensity with the surrounding zoning districts and property uses.

E. Maintenance of Common Areas and Infrastructure

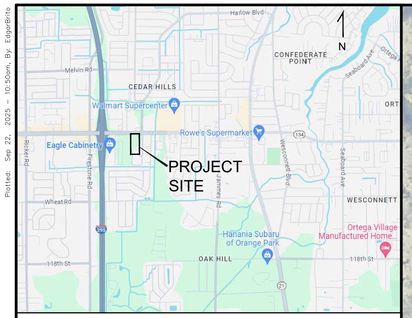
All common areas and infrastructure, including internal roadways and stormwater systems, among other things, will be maintained by the owner, a maintenance company and/or one or more owners'association(s).

F. Impact on Wetlands

Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

Commercial 103rd. St.

6916 103rd Street, Jacksonville, Fl 32210



VICINITY MAP
N.T.S.

PROJECT CONTACTS

OWNER / DEVELOPER:
6916 103Rd St LLC
6924 NW 113Th Pl.
Doral, Fl. 33178
(786) 818-1198

CIVIL ENGINEERS:
Almond Engineering, P.A.
6279 Dupont Station Court
Jacksonville, FL 32217
904.306.0162

Attn: Eric J. Almond, P.E.
ealmond@almondengineering.com

Attn: David O. Dostie, P.E.
ddostie@almondengineering.com

SURVEYOR:
SAM
10250 Normandy Blvd, Suite 604
Jacksonville, FL 32221
904.619.6630

LANDSCAPE ARCHITECT:
A & K Land Planning
426 Tortoise Trace
Jacksonville, FL 32259
904.476.9692
Attn: Kris Reed
aklandplanning@comcast.net

SITE DATA SUMMARY

Site:	
Total Site Area:	5.54 ac
Ex. Wetland Area:	0.00 ac
Wetland Area to Remain	0.0 ac
Wetland Buffer Area:	N/A
Exist / Proposed Zoning:	CCG-1 & CCG-2 / PUD
Exist / Proposed Land Use:	CGC / CGC
Section, Township, Range:	13, 3S, 25E
Zoning Requirements:	
Minimum Lot Width:	N/A
Minimum Lot Area:	N/A
Impervious Surface Ratio:	85%
Minimum Yard Requirements:	
Front Setback:	0'
Side Setback:	0'
Rear Setback:	0'

LEGEND

- PROPERTY BOUNDARY
- NEW CONCRETE
- NEW PAVEMENT
- NEW LANDSCAPE

GENERAL PROJECT INFORMATION

General	
Property Appraiser Number (RE #)	014426 0002
Exist / Proposed Zoning	CCG-1 & CCG-2 / PUD
FIRM – Panel	12031C0507H
Flood Zones (Show in Plans)	X
Base Flood Elevation	N/A
Vertical Datum Used for Project	NAVD 88

6970 103RD STREET
RE#: 014427 0020
ZONING: CCG-2
LAND USE: CGC

6952 103RD STREET
RE#: 014428 0000
ZONING: CO
LAND USE: CGC

6929 103RD STREET
RE#: 014384 0005
ZONING: CCG-2
LAND USE: CGC

6913 103RD STREET
RE#: 014383 0000
ZONING: PUD
LAND USE: CGC

6870 103RD STREET
RE#: 014425 0000
ZONING: RMD-D
LAND USE: MDR

6861 ALCONA COURT
RE#: 096616 0000
ZONING: RLD
LAND USE: LDR

6850 103RD STREET
RE#: 014421 0100
ZONING: CCG-2
LAND USE: CGC

ZONING: CCG-2

SWFM-1
0.56 AC

PARCEL "A"

PARCEL "B"

3-STORY STORAGE
BUILDING
28,500 SF (FOOTPRINT)
85,500 SF (BUILDING)

10' LANDSCAPE BUFFER

CONVEYANCE SWALE

10' BUILDING SET BACK LINE

WATER METER BANK

TIE INTO PROPOSED DRIVEWAYS PER SEPARATE PERMIT (FUTURE)

HARLOW BLVD.

103RD STREET
(STATE ROAD No. 134)
(104' R/W)

SIDEWALK

PARKING

2 STORY APARTMENT BUILDING #1

2 STORY APARTMENT BUILDING #2

2 STORY APARTMENT BUILDING #3

2 STORY APARTMENT BUILDING #4

N02°06'33"E 506.41'

N02°06'33"E 207.06'

S89°55'30"E 187.83'

S89°55'30"E 148.45'

S89°25'21"W 342.25'

N

0 40 80
SCALE IN FEET

9/22/2025
DAVID O. DOSTIE, P.E.
FL# 93742

REVISION

DATE

AE JOB NO.: 23-09
DESIGN: DOD
DRAWN: PJK
CHECKED: CAK
PLOT DATE: 9/22/2025

ICON REAL ESTATE HOLDINGS

MASTER SITE PLAN

COMMERCIAL 103RD. ST.
6916 103RD STREET,
JACKSONVILLE, FL 32210

ALMOND ENGINEERING
CONSULTING CIVIL ENGINEERS
6279 DUPONT STATION COURT
JACKSONVILLE, FL 32217
(904) 306-0162 PHONE

C-010

FULL SIZE = 22x34
HALF SIZE = 11x17

Copyright © 2024 Almond Engineering, All rights reserved

Plotted: Sep 22, 2025 - 10:50am, By: EdgarBrito

P:\ae projects\2023\23-09 commercial 6916 103rd st - ft lauderdale\design - civil\BASE\SITE-BASE_23-09.dwg

EXHIBIT F

PUD Name: 6916 103rd Street PUD

Land Use Table

Total gross acreage	5.54	Acres	100 %
Amount of each different land use by acreage			
Single family	0	Acres	0 %
Total number of dwelling units	0	D.U.	
Multiple family	0	Acres	0 %
Total number of dwelling units	0	D.U.	
Commercial	2.73	Acres	49 %
Industrial	0	Acres	0 %
Other land use	0	Acres	0 %
Active recreation and/or open space	1.5	Acres	27 %
Passive open space	0	Acres	0 %
Public and private right-of-way	0	Acres	0 %
Maximum coverage of buildings and structures	57,210	Sq. Ft.	24 %

EXHIBIT K

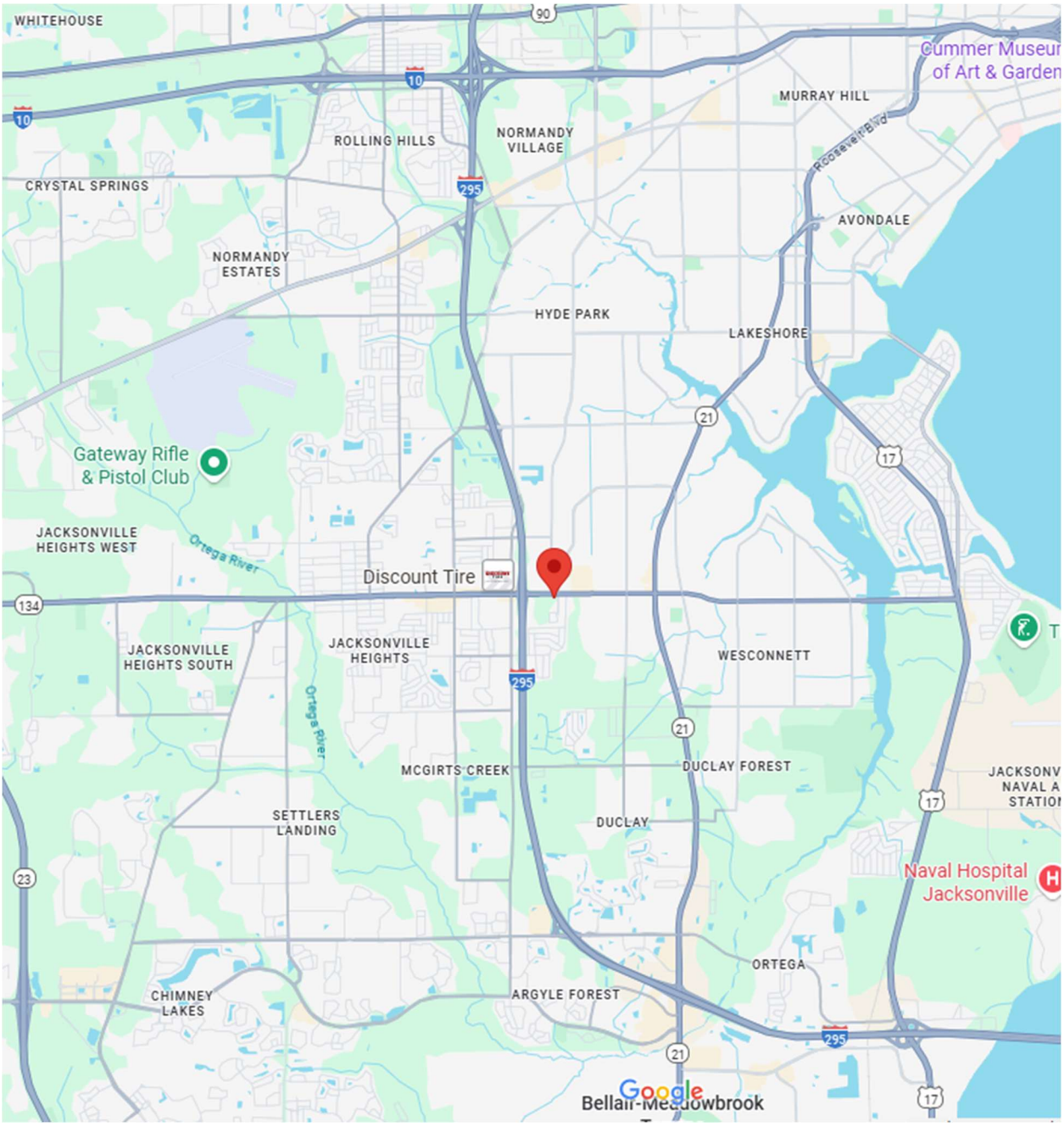
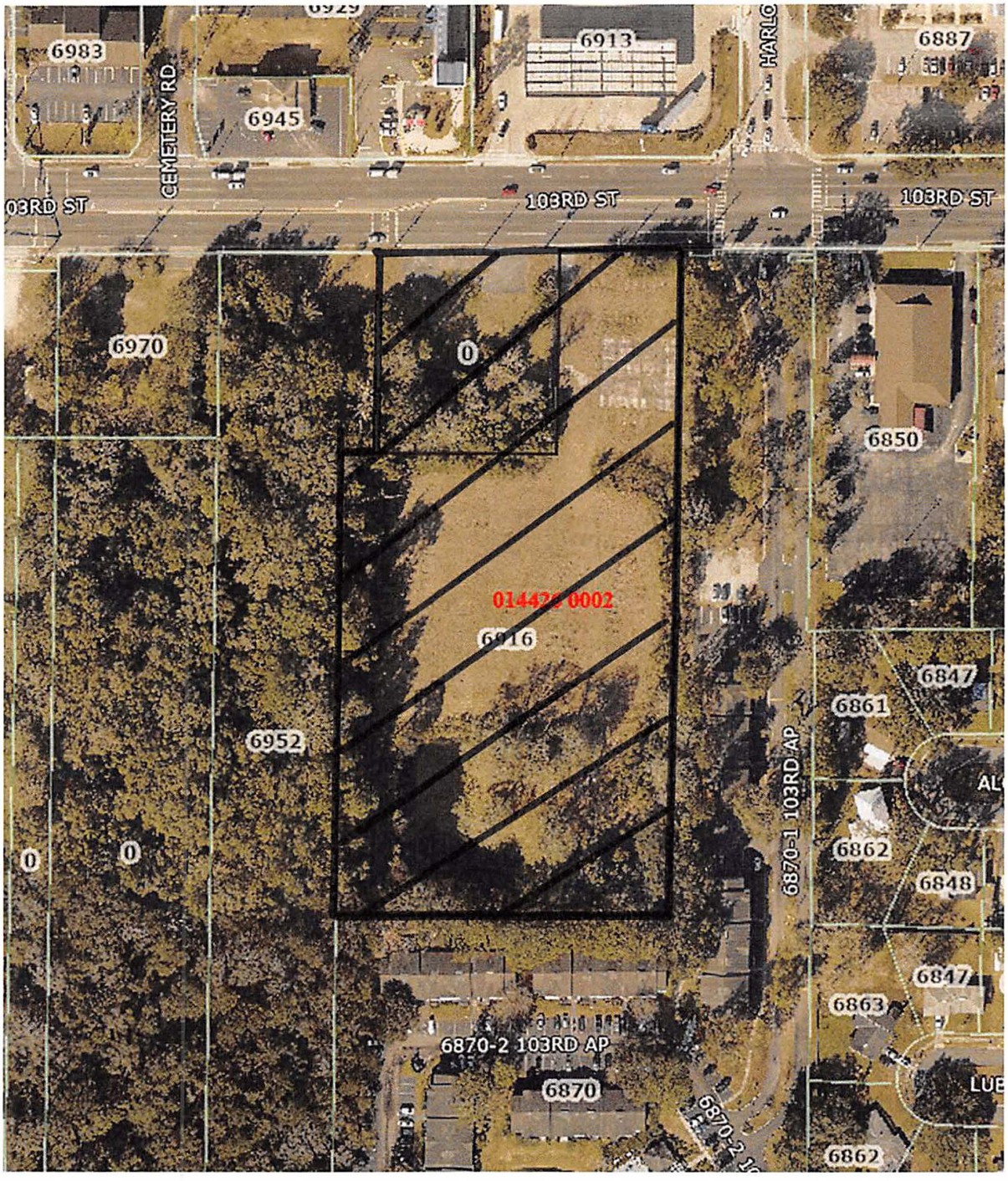

WHITEHOUSE
ROLLING HILLS
NORMANDY VILLAGE
MURRAY HILL
CRYSTAL SPRINGS
NORMANDY ESTATES
AVONDALE
HYDE PARK
LAKESHORE
Gateway Rifle & Pistol Club
JACKSONVILLE HEIGHTS WEST
Ortega River
Discount Tire
JACKSONVILLE HEIGHTS SOUTH
JACKSONVILLE HEIGHTS
WESCONNETT
MCGIRTS CREEK
DUCLAY FOREST
SETTLERS LANDING
DUCLAY
Naval Hospital Jacksonville
ORTEGA
CHIMNEY LAKES
ARGYLE FOREST
Google
Bellair-Meadowbrook

EXHIBIT J


6983
CEMETERY RD
6945
6913
HARLO
6887
103RD ST
103RD ST
103RD ST
6970
0
6850
014429 0002
6916
6847
6861
6952
6870-1 103RD AP
6862
6848
0
0
6847
6863
6870-2 103RD AP
6870
6862

2025-0827

REPORT OF THE PLANNING DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2025-0827 TO

PLANNED UNIT DEVELOPMENT

DECEMBER 4, 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 **2025-0827** to Planned Unit Development.

Location:	137 Brookview Drive North, between Atlantic Boulevard and Atlas Drive
Real Estate Numbers:	162975 0010
Current Zoning Districts:	Commercial Community/ General-1 (CCG-1)
Proposed Zoning District:	Planned Unit Development (PUD)
Current Land Use Category:	Community/General Commercial (CGC)
Planning District:	District 2 – Greater Arlington/ Beaches
Council District:	District 1
Applicant/Agent:	Kelly Delmonico Land Development Strategies 355 Spoonbill Lane Melbourne Beach, FL 32951
Owner:	Besso, LLC 655 NE 178th Street Miami, FL 33162
Staff Recommendation:	**APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2025-0827** seeks to rezone approximately 1.38± acres of land from Commercial Community/General-1 to Planned Unit Development (PUD). The rezoning to a PUD is being sought to allow for a flex-warehouse/mixed-use development.

The proposed PUD will allow for all CCG-1 uses, along with additional CCG-2 and IBP uses such as plant nurseries, medical and dental laboratories, and small-scale wholesaling and warehousing.

The proposed PUD differs from the conventional zoning code by entitling additional commercial uses but not allowing less desired uses that are typically found in the conventional CCG-2 zoning district.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(A) Is the proposed zoning district consistent with the 2045 Comprehensive Plan?

Yes. The 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.

Community General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and neighborhoods in order to reduce the number of Vehicle Miles Traveled. Development within the category should be compact and connected and should support multi-modal transportation. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods.

CGC in the Urban Area is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure. Development that includes residential uses is encouraged to provide support for commercial and other uses.

All permitted and permissible uses in the PUD written description are consistent with the allowed uses, density and intensity requirements of the CGC land use category described in the 2045 Comprehensive Plan.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?

Yes. The proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan and furthers the following goals, objectives and policies contained herein, including:

Goal 1
To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

Policy 1.1.22
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 nonresidential areas.

(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The written description and the site plan of the intended development meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2045 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Community/General Commercial (CGC). The Planning Department finds that the proposed PUD is consistent with the 2045 Comprehensive Plan, as evaluated in Criteria (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). The agent/owner will be required to submit a Mobility application & a CRC application to the Concurrency Office's.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to permit a mixed use commercial development. Moreover, this proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2045 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan.

(4) ***Internal compatibility***

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

The use and variety of building groupings: The submitted site plan shows the property developed with two flex warehouse buildings. One is proposed at 9,500 square feet and the other is proposed at 4,625 square feet.

The use and variety of building sizes and architectural styles: The applicant intends to develop the site with flex warehouses and provides architectural examples in the written description.

The treatment of pedestrian ways: Sidewalks shall be provided as required in the 2045 Comprehensive Plan and the Subdivision Regulations, Chapter 654, Ordinance Code.

The use of existing and proposed landscaping: Per the submitted written description, the site will be developed in accordance with Part 12 of the Zoning Code. The application was routed to the Landscaping Section of the Development Services Division, and the following comments were received:

- Landscape has reviewed the referenced PUD application and has no objections to the written description, as stated, it will follow part 12 – landscape in the zoning code. That being said, the attached landscape plan that was submitted as part of the package has some deficiencies as drawn.

(5) External Compatibility

Based on the written description of the intended plan for development and site plan, the Planning Department finds that external compatibility is achieved by the following:

The type, number and location of surrounding external uses: The proposed development is in an area with a variety of uses, including commercial uses to the south and west and residential uses to the north. The subject property is near the intersection of Brookview Drive North and Atlantic Boulevard, a major commercial corridor. Nearby commercial uses include a Waffle House, Denny's, Tire Kingdom, motorcycle sales store and outdoor training area, Beauty Depot, and a Dunkin Donuts. The nearby residential is primarily single-family dwellings, however the property

to the north is entitled to

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	MDR	PUD 2007-0083-E	Vacant (entitled to 15 townhomes)
South	CGC	CCG-2	Restaurant
East	CGC	CCG-1	Vacant
West	CGC/ MDR	PUD 2006-0623-E / RMD-A	Outdoor motorcycle rider training, single-family dwellings

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category and will allow for a variety of commercial uses primarily found in the CCG-1 zoning district, along with additional uses found in CCG-2 and IBP. The PUD is appropriate at this location because it allows for a gradual transition between the CCG-2 zoning district to the south and the RMD-A zoning district to the north.

The existing residential density and intensity of use of surrounding lands: The surrounding residential to the north of the subject site is single-family dwellings. The PUD directly north of the site was rezoned in 2007 to permit up to 15 townhomes, however, the property has not been developed. The uses to the south of the subject site are commercial uses that include restaurants and commercial retail.

The availability and location of utility services and public facilities and services: The subject site will be serviced by JEA for city water and sewer. Water, sewer and electric connections to be consistent with JEA design standards, processes, and procedures. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval.

Additional service and design elements will be addressed following applicant's construction plan review submittal.

(7) Usable open spaces plazas, recreation areas.

There will be no open space plazas or recreational areas provided as the proposed PUD is commercial in nature.

(8) Impact on wetlands

Review of City's GIS and the applicant's site plan to the St. Johns River Water Management District indicates the existence of wetlands on the subject site and as such, indicates the location, size, quality and functional value of all wetlands located within the boundaries of the application

site. More information on the review can be found in the attached Land Use Memorandum. Based on the information noted below, the proposed rezoning is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(10) Off-street parking including loading and unloading areas.

Off street parking will be provided in accordance with Part 6 of the City's Zoning Code.

(11) Sidewalks, trails, and bikeways

Sidewalks shall be provided as required in the 2045 Comprehensive Plan.

SUPPLEMENTARY INFORMATION

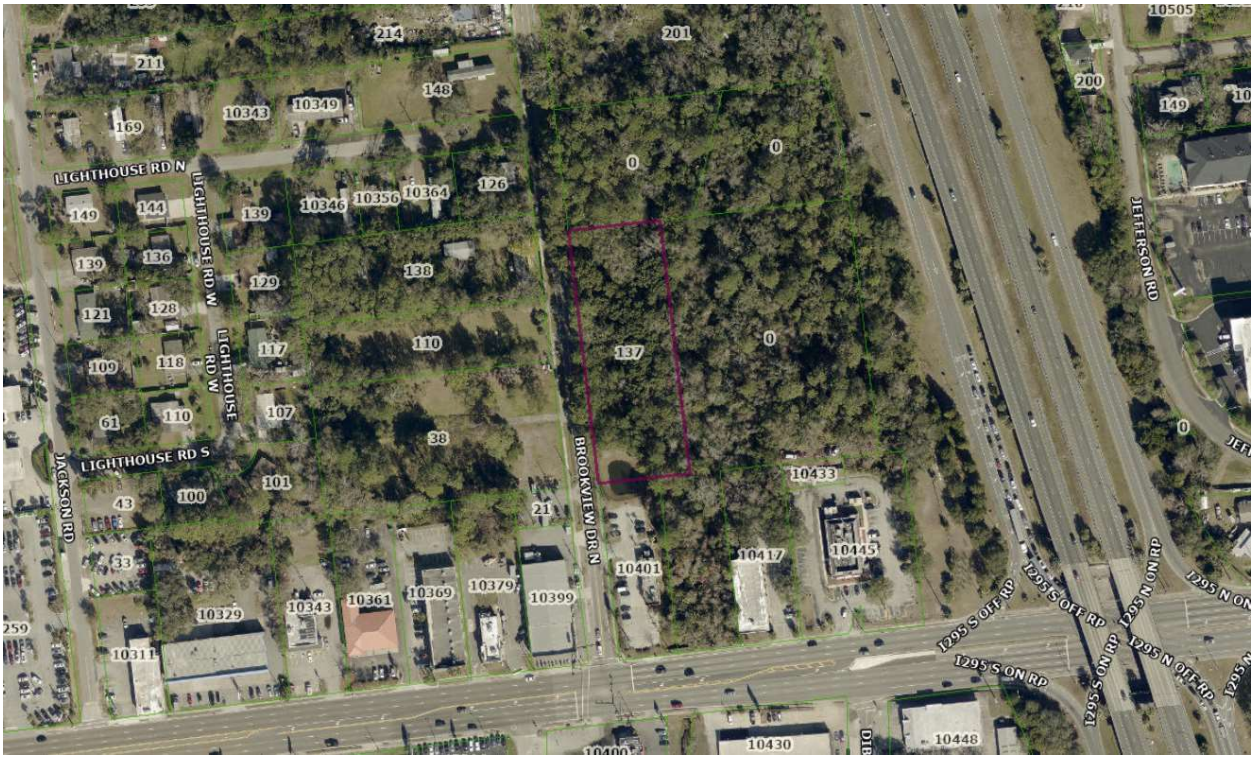
The applicant provided proof of posting of November 3, 2025 to the Planning Department, that the Notice of Public Hearing signs **were** posted.

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning Ordinance **2025-0827** be **APPROVED with the following exhibits:**

1. **The original legal description dated August 5, 2025**
2. **The original written description dated October 15, 2025**
3. **The original site plan dated July 11, 2025**

Based on the foregoing, it is the recommendation of the Planning Department that the application for Rezoning **2025-0827** be **APPROVED.**



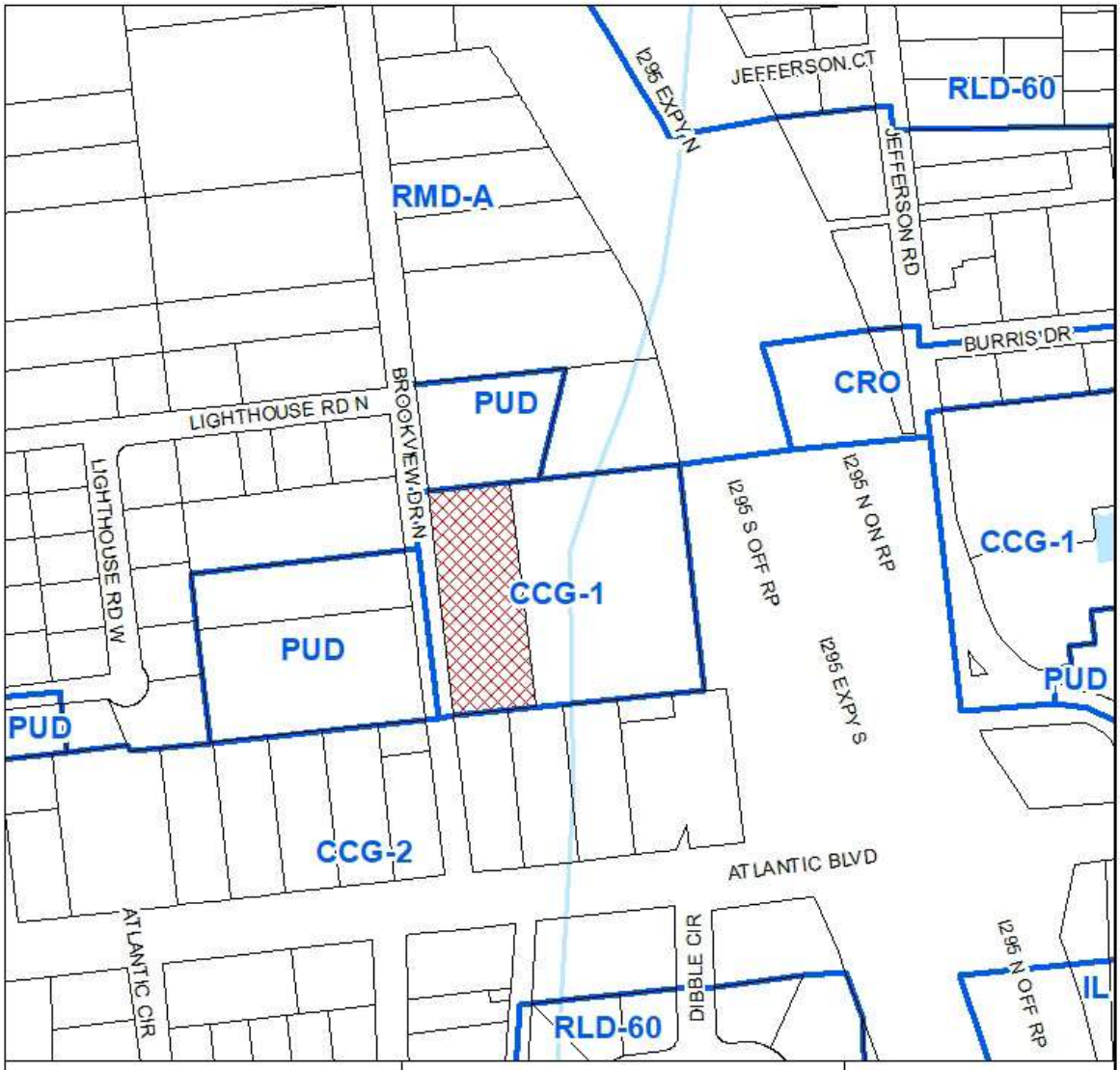
Aerial view of the subject property, facing north.

View of the subject property from Brookview Drive North.

View of neighboring property, located west of the subject property.

View of neighboring property, located south of the subject property.

View of neighboring residential property, located west of the subject property.

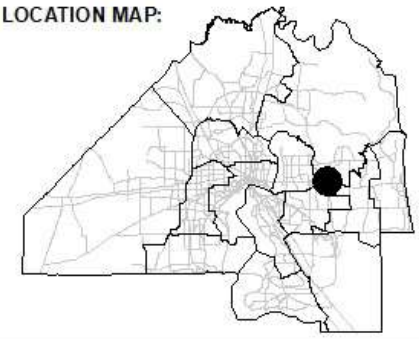


REQUEST SOUGHT:

FROM: CCG-1

TO: PUD

LOCATION MAP:



N
W
E
S

0 100 200 400
Feet

COUNCIL DISTRICT:
1

ORDINANCE NUMBER
ORD-2025-0827

TRACKING NUMBER
T-2025-6451

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: Kaysie Cox
Current Planning Division

FROM: Eric Hinton
Community Planning Division

RE: 2025-827 – Brookview Business Park PUD

DATE: November 25, 2025

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

Description of Proposed Rezoning Application

Current Land Use	Community / General Commercial (CGC)
Proposed Land Use	N/A
LU Companion Application	N/A
Current Zoning	Commercial Community / General – 1 (CCG-1)
Proposed Zoning	Planned Unit Development (PUD)
Development Area	Urban Development Area (UA)
Acres	1.38 Acres

ZONING REQUEST:
The applicant seeks the rezoning request from CCG-1 to PUD to establish land uses and development standards suitable for flex-warehouse developments, while maintaining the option for development similar to CCG-1 zoning if market conditions change.

LAND USE FINDINGS:
All permitted and permissible uses in the PUD written description are consistent with the allowed uses, density and intensity requirements of the CGC land use category described in the 2045 Comprehensive Plan.

Land Use Category Review
The 1.38-acre subject site is located at 137 Brookview Drive North, approximately 650 feet northwest of the intersection of Atlantic Boulevard (SR-10) and I-295 (SR-9A) and 300 feet directly north of Atlantic Boulevard. According to the City's Functional Highway Classification Map, Brookview Drive North is a local road and Atlantic Boulevard is an FDOT Principal Arterial

Roadway. The site is within the Community / General Commercial (CGC) land use category in the Urban Development Area. The site is in Council District 1, in close proximity of Council Districts 2 and 4, and Planning District 2 (Greater Arlington / Beaches). The site abuts the Suburban Development Area to the north and west, but the site itself is in the UA.

Community General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and neighborhoods in order to reduce the number of Vehicle Miles Traveled. Development within the category should be compact and connected and should support multi-modal transportation. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods.

CGC in the Urban Area is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure. Development that includes residential uses is encouraged to provide support for commercial and other uses.

Comprehensive Land Use Policy Analysis

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.

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

Policy 1.1.9 — Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site-specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:

- Potential for the development of blighting or other negative influences on abutting properties
- Traffic impacts
- Site Access

- Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
- Configuration and orientation of the property
- Natural or man-made buffers and boundaries
- Height of development
- Bulk and scale of development
- Building orientation
- Site layout
- Parking layout
- Opportunities for physical activity, active living, social connection and access to healthy food.

Policy 1.1.22 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:

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

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

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of 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

A majority of 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.

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.

Airport Environment Zone – Height Restriction Zone

The site is located within the 150-foot Height and Hazard Zone for Craig Municipal Airport. Zoning will limit development to a maximum height of 150 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

Future Land Use Element

Objective 2.6 Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that

all adjacent development be compatible with aviation-related activities in accordance with the requirements of Section 163.3177, F.S.

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

Flood Zones

Approximately 0.02 of an acre of the subject site is within the AE-Floodway and 0.50 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.

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

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.

All flood zones within the application site are associated with Ginhouse Creek.

<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.

Wetlands

Review of City's GIS and the applicant's site plan to the St. Johns River Water Management District indicates the existence of wetlands on the subject site and as such, 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.

Wetlands Characteristics:

Approximate Size:	0.04 of an acre
General Location(s):	The Category II wetlands in the southeastern portion of the application site buffers Ginhouse Creek.
Quality/Functional Value:	The Category II wetlands have an extremely high functional value for water filtration attenuation and flood water capacity, are located within the 100-year AE Floodway has a direct impact on the City's waterways.
Soil Types/ Characteristics:	(62) Rutlege mucky fine sand, 0 to 2% slopes, frequently flooded – The Rutlege series consists of nearly level, very poorly drained, sandy soils. They formed in thick sandy marine sediments. They are on flood plains. The soil is rapidly permeable. The high water table generally is at or near the surface, and areas are subject to frequent flooding for brief periods
Wetland Category:	Category II.
Consistency of Permitted Uses:	Category II Wetlands: Uses permitted subject to the limitations of CCME Policy 4.1.5 shown below.
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:	According to the PUD site plan, none proposed on the wetlands a proposed 25-foot setback away from the AE-Floodway.
Associated Impacts:	The Category II wetland areas coincide with the AE-Floodway Zone.
Relevant Policies:	CCME Policies 4.1.3 and 4.1.5

CCME Policy 4.1.3

The following performance standards shall apply to all 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 4.1.5

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, providd the following standards are met:
   a. Dredge and fill

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

   b. Vegetation

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

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

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

   a. Density / Dredge and fill
      Where lots, except for lots of record as defined in the Future Land Use Element, are located totally within the wetlands:
      i. Density shall not exceed one (1) dwelling unit per five (5) acres; and

      ii. Buildings shall be clustered together to the maximum extent practicable; and

      iii. Dredging or filling shall not exceed 5% of the wetlands on-site; and

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

      For Category II wetlands:

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

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

   a. Vegetation

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

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

   b. Boat facilities siting and operation

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

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

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

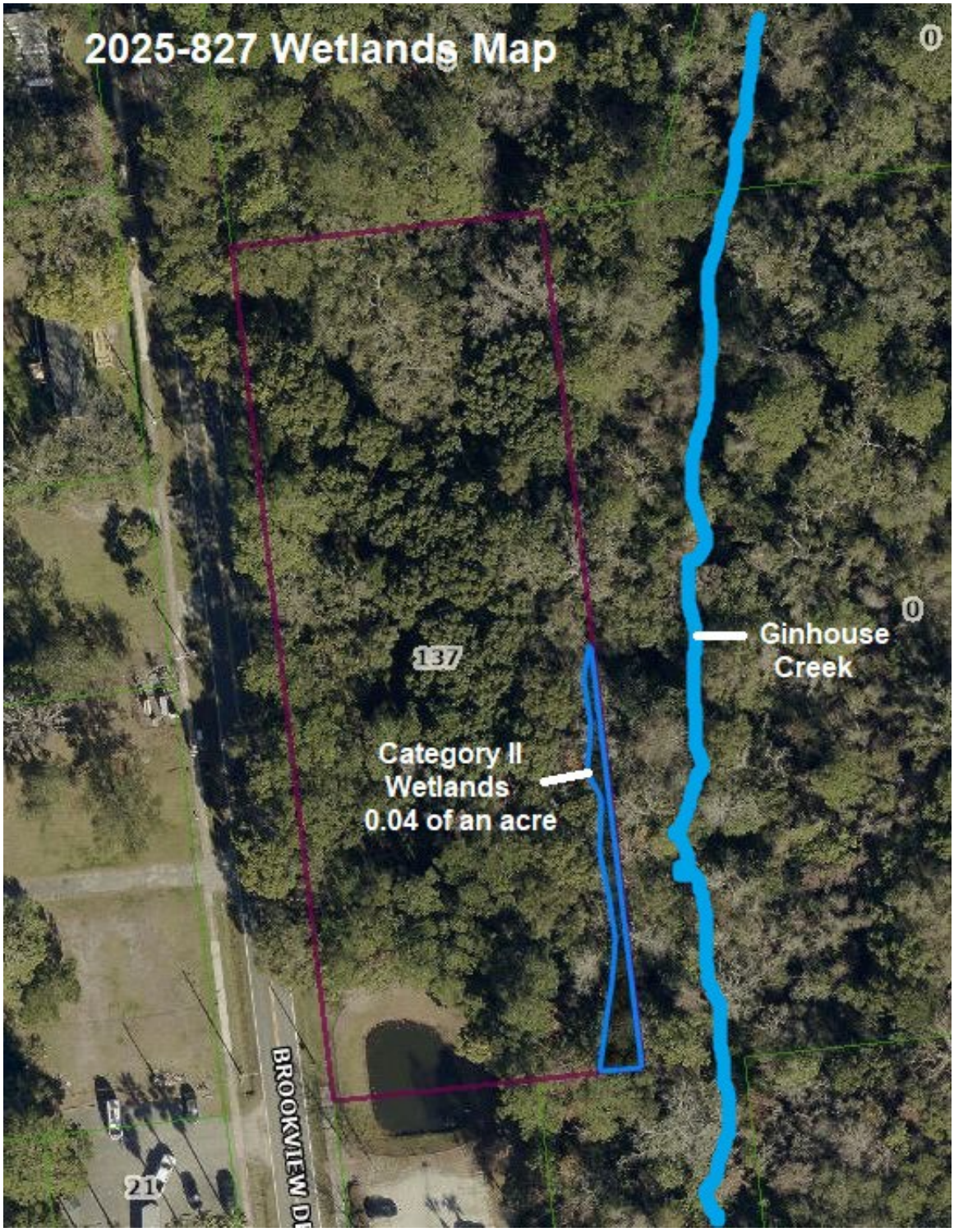
6) For Category II wetlands only, silvicultural uses are allowed, provided the following standards are met:

   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.

Flood Zone Map

Wetlands Map



Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2025-0827 **Staff Sign-Off/Date** KPC / 09/16/2025
Filing Date 10/30/2025 **Number of Signs to Post** 2

Hearing Dates:
1st City Council 12/09/2025 **Planning Commission** 12/04/2025
Land Use & Zoning 01/06/2026 **2nd City Council** N/A

Neighborhood Association COMMUNITIES OF EAST ARLINGTON; GREATER ARLINGTON CIVIC COUNCIL
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 6451 **Application Status** FILED COMPLETE
Date Started 08/05/2025 **Date Submitted** 08/05/2025

General Information On Applicant

Last Name DELMONICO **First Name** KELLY **Middle Name**
Company Name LAND DEVELOPMENT STRATEGIES
Mailing Address 355 SPOONBILL LANE
City MELBOURNEBEACH **State** FL **Zip Code** 32951
Phone 6127109296 **Fax** **Email** KELLY@LANDSTRATEGY.DEV

General Information On Owner(s)

☐ **Check to fill first Owner with Applicant Info**

Last Name BESSO **First Name** YAMIT **Middle Name**
Company/Trust Name BESSO, LLC
Mailing Address 655 NE 178TH STREET
City MIAMI **State** FL **Zip Code** 33162
Phone 9044530934 **Fax** **Email** BESSOGROUP1@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	162975 0010	1	2	CCG-1	PUD

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

Existing Land Use Category CGC
Land Use Category Proposed? ☐
If Yes, State Land Use Application #
Total Land Area (Nearest 1/100th of an Acre) 1.38
Development Number
Proposed PUD Name BROOKVIEW BUSINESS PARK PUD

Justification For Rezoning Application

THE PROPOSED PROJECT IS CONSISTENT WITH THE GENERAL PURPOSE AND INTENT OF THE CITY OF JACKSONVILLE 2030 COMPREHENSIVE PLAN AND LAND USE REGULATIONS, INCLUDING FUTURE LAND USE ELEMENT (FLU) 1.1.10. THE PROPOSED PROJECT WILL BE BENEFICIAL TO THE SURROUNDING NEIGHBORHOOD AND COMMUNITY THROUGH THE LIMITATION OF USES AND THE PROVISION OF FLEX-SPACE THAT WOULD OFFER A VARIETY

OF DESIRABLE BUSINESSES AN IDEAL LOCATION TO OPERATE FROM. ADDITIONAL NARRATIVE AND JUSTIFICATION CAN BE FOUND IN SECTIONS 1(

Location Of Property

General Location

EAST SIDE OF BROOKVIEW CIRCLE

House #	Street Name, Type and Direction	Zip Code
137	BROOKVIEW DR N	32225

Between Streets

and

Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- **Exhibit 1** ☑ A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- **Exhibit A** ☐ Property Ownership Affidavit – Notarized Letter(s).
- **Exhibit B** ☐ Agent Authorization - Notarized letter(s) designating the agent.
- **Exhibit C** ☑ Binding Letter.
- **Exhibit D** ☑ Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- **Exhibit E** ☑ Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- **Exhibit F** ☑ Land Use Table
- **Exhibit G** ☑ Copy of the deed to indicate proof of property ownership.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

- **Exhibit H** ☑ Aerial Photograph.
- **Exhibit I** ☐ Listed Species Survey (If the proposed site is greater than fifty acres).
- **Exhibit J** ☐ Other Information as required by the Department (i.e.-*building elevations, *signage details, traffic analysis, etc.).
- **Exhibit K** ☑ Site Location Map.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent MUST BE PRESENT at the public hearings. The required SIGN(S) must be POSTED on the property BY THE APPLICANT within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish PROOF OF PUBLICATION to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed

order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

☑ Agreed to and submitted

Filing Fee Information

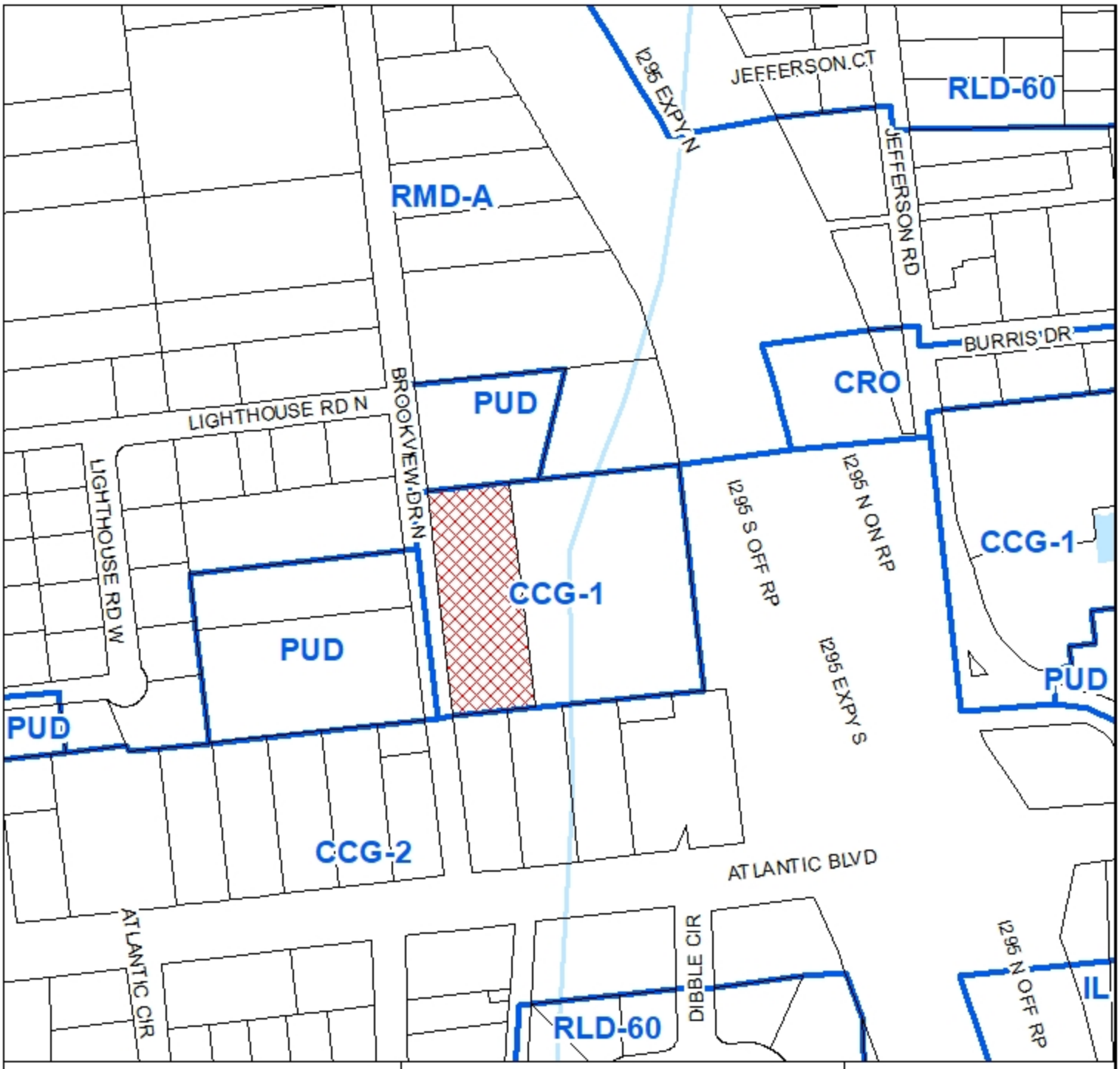
1) Rezoning Application's General Base Fee:	$2,269.00
2) Plus Cost Per Acre or Portion Thereof	
1.38 Acres @ $10.00 /acre:	$20.00
3) Plus Notification Costs Per Addressee	
20 Notifications @ $7.00 /each:	$140.00
4) Total Rezoning Application Cost (Not to Exceed $15,000.00):	$2,429.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

LEGAL DESCRIPTION

August 5, 2025

THE WEST ONE HUNDRED FIFTY (150) FEET OF LOTS 22 AND 23, ATLANTIC BOULEVARD ESTATES SECTION THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGE 23, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

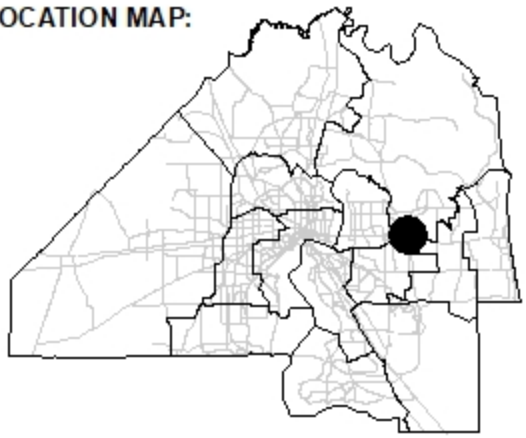


REQUEST SOUGHT:

FROM: CCG-1

TO: PUD

LOCATION MAP:



N
W E
S

0 100 200 400
Feet

COUNCIL DISTRICT:

1

TRACKING NUMBER

T-2025-6451

EXHIBIT 2
PAGE 1 OF 1

Exhibit D – Written Description

Brookview Business Park PUD

October 15, 2025

1) Project Description

a) The +/-1.377 acre subject property is located at 137 Brookview Drive N, Jacksonville, Florida, which is one parcel north of the intersection of Brookview Drive N and Atlantic Boulevard. This intersection is just west of the I-295/Atlantic Blvd interchange. The property is vacant and undeveloped and is intersected by Ginhouse Creek at its southeast corner. Surrounding uses include vacant undeveloped land to the north and east, a Waffle House restaurant to the south, and vacant residential land and manufactured homes to the west.

The purpose of this PUD is to establish land uses and development standards suitable for flex-warehouse developments, while maintaining the option for development similar to CGC-1 zoning if market conditions change. This PUD permits all uses allowed within the current CCG-1 zoning district, as well as select uses from the CCG-2 and IL districts. Uses drawn from the CGC-2 and IL zoning districts are intended for flex-warehouse development on small properties located near residential areas. The PUD aims to provide a range of permitted uses that acknowledge the existing neighborhood context and accommodate office space, retail storefronts, and warehousing or storage needs for small businesses. Section 3(a) below contains further details about flex-warehousing, including illustrative building examples.

b) Project name: Brookview Business Park PUD

c) Project planner: Kelly Delmonico, AICP with Land Development Strategies, LLC

d) Project engineering designer: Vanessa Ballard with V Ballard Consulting, LLC

e) Project developer/owner: Yamit Besso with BESSO, LLC

f) Current land use designation: CGC (Community/General Commercial)

g) Current zoning district: CCG-1 (Commercial Community/General-1 District)

h) Requested zoning district: PUD

i) Real estate number: 162975 0010

2) Quantitative Data

a) Total acreage: +/- 1.377 acres

b) Total number of dwelling units: None

c) Total amount of non-residential floor area: Maximum of 18,000 square feet (SF)

d) Total amount of recreation area: None

e) Total amount of open space: Minimum of 30% passive open space

f) Total amount of public/private rights-of-way: No on-site right-of-way proposed, however, the site

connects directly to the existing 50' Brookview Drive North right-of-way

g) Total amount of land coverage of all buildings and structures: Maximum of 18,000 SF

h) Phase schedule of construction (include initiation dates and completion dates): Construction to occur in one phase with construction beginning second quarter of 2026 and anticipated completion in 2027.

3) Statements

a) How does the proposed PUD differ from the usual application of the zoning code?

Flex-space, or flex-warehouse, is a versatile type of commercial real estate that combines warehouse space with office areas or retail space, within a single unit. This type of building is designed to accommodate a variety of business needs and allow for future customization or adaptation. Each unit of a flex-warehouse development would have a front facing roll up door, a storefront entrance into an office area, a restroom, and a large flex area that could be used for any of the business needs.

This multi-purpose design includes roll up doors on the front façade for each unit where the tenant is able to customize their space to fit their specific needs. Flex spaces are popular with growing businesses, service-based companies, and those needing a blend of office functionality with storage or assembly needs.

Typical application of the zoning code would allow for <u>all</u> uses that are listed as permitted uses in the zoning district. Rather than seek a CGC-2 zoning classification for this property that would allow both highly-desired and less-desired uses, a PUD is proposed to limit the additional permitted uses to only those that are desired for the flex-space building type at this location. The PUD will ensure that the additional permitted uses are compatible with adjacent properties and the overall neighborhood that is located in close proximity to an interchange.

It is the intent of this PUD to prohibit any outdoor sale, display, preparation, or storage. Company vehicles (not including heavy equipment) would be permitted to park on-site, including overnight as needed.

Illustrative flex-warehouse building examples:

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 privately owned improvements, including internal drive aisles, parking areas, landscape buffers, stormwater management facilities, and any sidewalks on the property, will be operated and maintained by the property owner or future tenant(s). Maintenance responsibilities will include regular upkeep, repair, landscaping, and compliance with applicable codes and permit conditions. These areas will not be the responsibility of the City of Jacksonville.

4) Uses and Restrictions

a) Permitted uses: All uses permitted in the CCG-1 district, plus the following limited uses from the CGC-2 and IBP districts:

i) Retail sales of dairy supplies, feed, fertilizer, plant nurseries, lumber and building supplies and similar products

ii) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses

iii) Medical or dental laboratories

iv) Pest control, carpenter or cabinet shops, home equipment rentals, job printing or newspapers, radio or television offices, studios, and transmitters

v) Art galleries, dance, art, gymnastics, fitness center, martial arts, music and photography studios, and theaters for stage performances (but not motion picture theaters)

vi) Fruit, vegetable, poultry, or fish markets

vii) Small scale operations including wholesaling, warehousing, storage, distributorship business

where the total operation does not require more than 10,000 square feet of floor space, no vehicle is used in excess of one and one-half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises.

viii) Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating (examples of this type of use include, but are not limited to, 3D printing and electronic assembly).

ix) Vocational, technical, business, trade, or industrial schools and similar use.

b) Permissible uses by Exception: All uses permitted by exception in the CCG-1 district.

c) Limitations on permitted or permissible uses by exception:

i) Sale, display, preparation and storage shall be conducted within a completely enclosed building.

d) Permitted accessory uses and structures: Subject to regulations in Section 656.403.

e) Restrictions on uses: n/a

5) Design Guidelines

a) Lot Requirements

i) Minimum Lot Area: None

ii) Minimum Lot Width: None

iii) Maximum Lot Coverage by Buildings: 35%

iv) Maximum impervious surface ratio: 70%

v) Minimum Front Yard: 25’

vi) Minimum Side Yard: 10’

vii) Minimum Rear Yard: None

viii) Maximum height of structures: 35’

b) Ingress, Egress and Circulation

i) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

ii) Vehicular access.

(1) Vehicular access to the Property shall be by way of private driveway(s) connecting to

Brookview Drive, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.

(2) Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

iii) *Pedestrian Access.* Pedestrian access shall be provided by sidewalks installed in accordance with the 2045 Comprehensive Plan.

c) Signs:

i) One (1) street frontage sign per lot, not to exceed one (1) square foot for each linear foot of street frontage, to a maximum size of two hundred (200) square feet in area for every two hundred (200) linear feet of street frontage or portion thereof, is permitted provided such signs are located no closer than two hundred (200) feet apart, as provided in the Zoning Code. Such freestanding signs shall be of a pole or monument style or as otherwise approved by the Planning and Development Department, not to exceed 25 feet in height.

ii) Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.

iii) One (1) under-the-canopy sign per occupancy, not exceeding a maximum of 8 square feet in area per sign, is permitted, provided that any square footage used for an under-the-canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question.

iv) Directional signs shall not exceed 4 square feet in area and 4 feet in height

d) Landscaping: The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

e) Recreation and Open Space: Recreation and active open space are not proposed as part of this non-residential PUD.

f) Utilities

i) Water will be provided by JEA

ii) Sanitary sewer will be provided by JEA

iii) Electric will be provided by JEA

g) Wetlands: Wetlands will be permitted according to local, state and federal requirements. Wetlands are located to the rear/east side of the property and have been delineated by an environmental consultant. An environmental assessment has been performed on the property.

6) Development Plan Approval

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

7) Justification for Planned Unit Development Classification for this Project

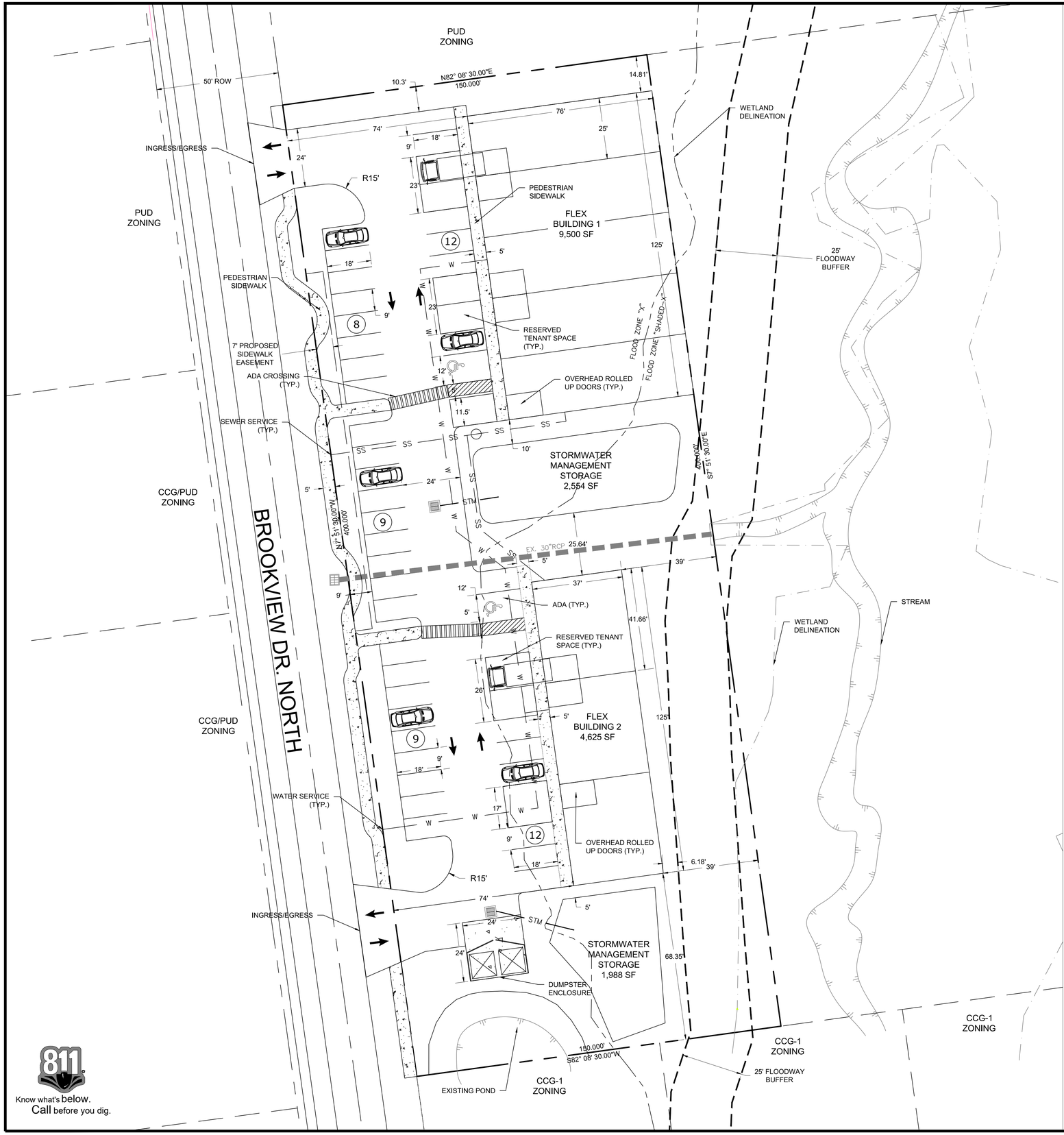
The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2045 Comprehensive Plan and Land Use Regulations, including Future Land Use Element (FLU) 1.1.10. The proposed project will be beneficial to the surrounding neighborhood and community through the limitation of uses and the provision of flex-space that would offer a variety of desirable businesses an ideal location to operate from.

Additional narrative and justification can be found in Sections 1(a) and 3(a) above.

a) This PUD is more efficient than would be possible through strict application of the Zoning Code;

b) Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;

c) Will promote the purposes of the City of Jacksonville 2045 Comprehensive Plan.



Know what's below.
Call before you dig.

DEVELOPER:

CONTACT: YAMIT BESSO
EMAIL: BESSOGROUP1@GMAIL.COM

GENERAL NOTES:

JURISDICTION: CITY OF JACKSONVILLE
CURRENT ZONING: CCG-1 COMMERCIAL COMMUNITY/GENERAL-1
PROPOSED ZONING: PUD PLANNED UNIT DEVELOPMENT
SITE AREA: ± 60,000 SF (± 1.377 AC)
TOTAL BUILDING FOOTPRINT: ± 14,125 SF (± 0.324 AC)

PROPERTY NOTES:

REAL ESTATE # 162975 0010
ADDRESS: 137 BROOKVIEW DR. N, JACKSONVILLE, FL 32225

DATA TABLE		
TOTAL GROSS ACREAGE	1.377 AC	100
AMOUNT OF EACH DIFFERENT LAND USE BY ACREAGE	1.377 AC	100
TOTAL NUMBER AND TYPE OF DWELLING UNITS BY EACH TYPE OF SAME	N/A	N/A
TOTAL AMOUNT OF ACTIVE RECREATION AND/OR OPEN SPACE	0 AC	0%
TOTAL AMOUNT OF PASSIVE OPEN SPACE	0.58 AC	42.1
AMOUNT OF PUBLIC AND PRIVATE RIGHTS-OF-WAY	0.023	1.7%
MAXIMUM COVERAGE OF BUILDINGS AND STRUCTURES AT GROUND LEVEL	14,125 SF	23.5
IMPERVIOUS SURFACE RATIO AS REQUIRED BY SECTION 654.129	-	57.9

ZONE: PLANNED UNIT DEVELOPMENT (PUD)	PUD REQUIRED	PROVI
MAX. BLDG COVERAGE	30%	23.5
MAX. IMPERVIOUS COVERAGE	70%	57.9
MAX. BUILDING HEIGHT	35 FT	30 F
FRONT SETBACK	25 FT	74 F
SIDE SETBACK	10 FT	14 F
REAR SETBACK	0 FT	0 F

- THE PLANNED UNIT DEVELOPMENT (PUD) REGULATIONS OUTLINE GUIDE AND GOVERN THE SITE LAYOUT AND DESIGN OF THIS DEVE TO ALIGN WITH THE INTENDED LAND USE, RESPOND TO SITE-SPE THE OVERALL VISION AND DEVELOPMENT GOALS OF THE PROJEC

SITE LAYOUT NOTES:

1. VERIFY WITH THE CITY OF THE FIRE CODE ORDINANCE FOR THE FOOTAGE FOR A BUILDING BEFORE THE MANDATORY INSTALLAT SYSTEMS.
2. NEED TO CONFIRM UTILITY LOCATIONS WITH THE UTILITY PROVI
3. FLEX SPACE BUILDABLE AREA IS 23.5%
4. BUILDING FOOTPRINT
- FLEX SPACE BUILDING 1 FOOTPRINT MEASURES 9,500 SF WITH 5
- FLEX SPACE BUILDING 2 FOOTPRINT MEASURES 4,625 SF WITH 3

POST-DEVELOPMENT PROPERTY CO			
BUILDING =	14,125 SF	0.32 AC	23.5
ASPHALT =	18223 SF	0.42 AC	30.4
CONCRETE =	2366 SF	0.05 AC	3.9
LANDSCAPING=	25286 SF	0.58 AC	42.1

PARKING CALCULATIO		
Building Use		
Business, Commerical, or Personal Service Establishments	*3 spaces*	*pe*
	14,125 *90%	=
	12,713/1,000 * 3	=
Professional and Business Offices	*3 spaces*	*pe*
	14,125 *10%	=
	1413/1,000 * 3	=

PARKING NOTES:
1. IT IS ASSUMED THAT BUILDINGS ARE 10% OFFICE AND 90% WARE

0' 20' 40'

SCALE:
1" = 20'
24" x 36" paper size

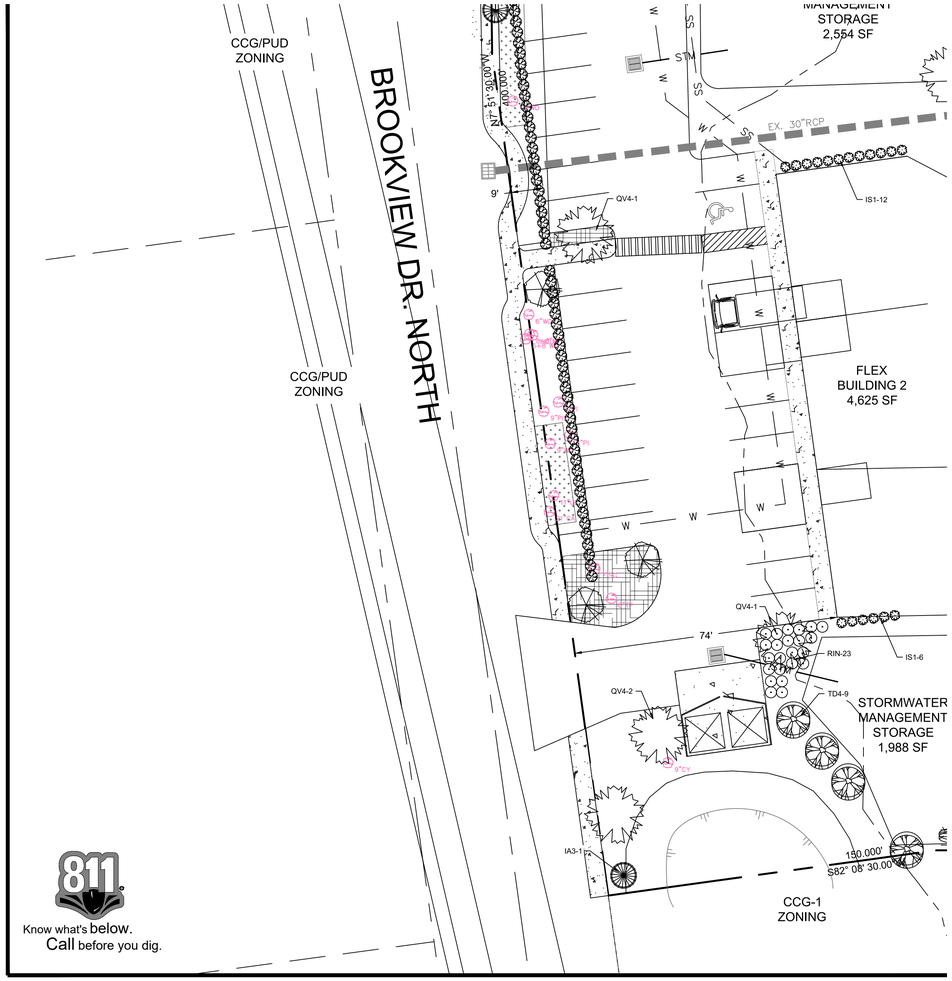
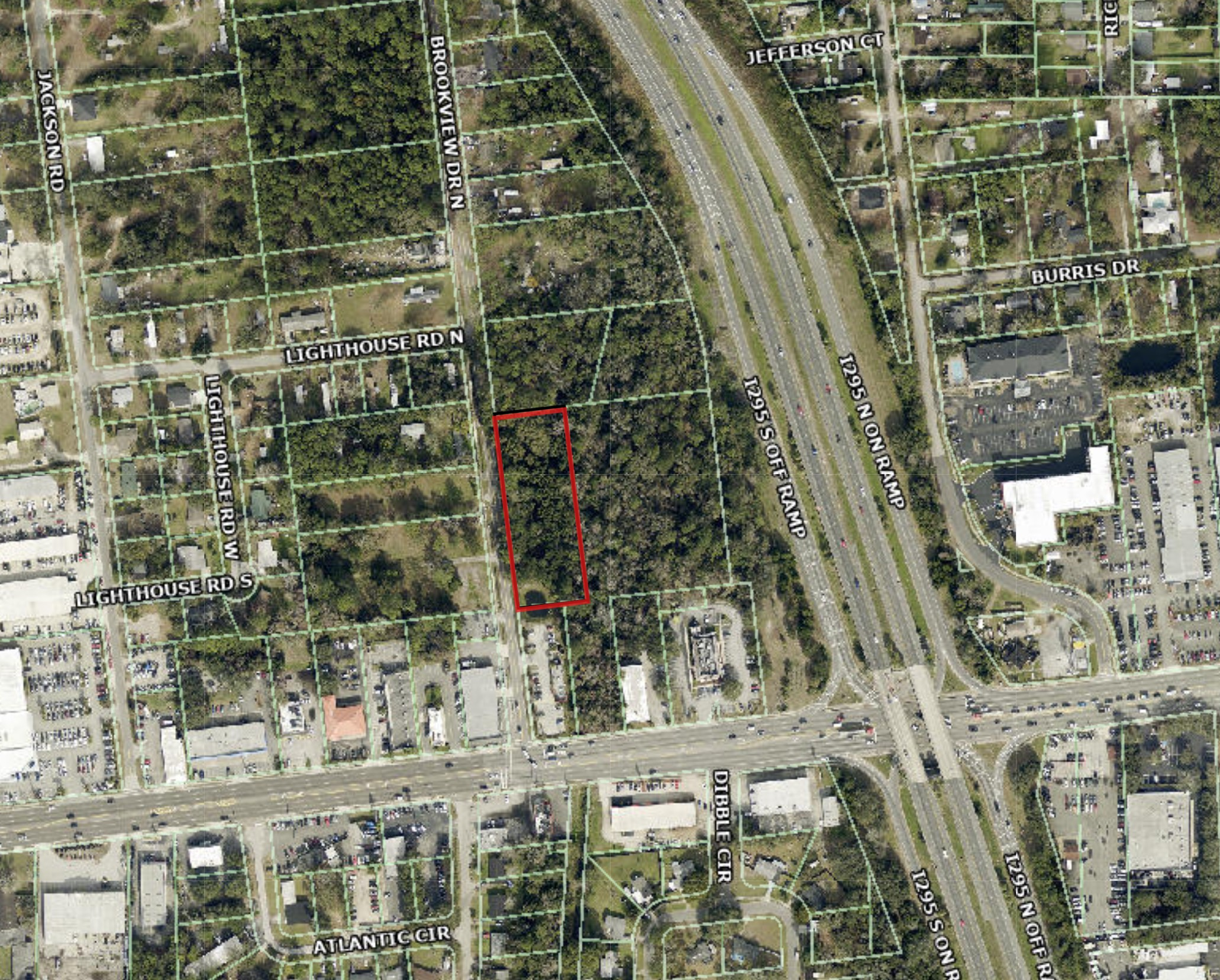

CCG/PUD
ZONING
BROOKVIEW DR. NORTH
CCG/PUD
ZONING
MANAGEMENT
STORAGE
2,554 SF
STM
SS
W
EX. 30"RCP
IS1-12
QV4-1
9'
FLEX
BUILDING 2
4,625 SF
W
74'
QV4-1
RIN-23
IS1-6
QV4-2
TD4-9
STORMWATER
MANAGEMENT
STORAGE
1,988 SF
IA3-12
130.000'
S82° 08' 30.00"W
CCG-1
ZONING
Know what's below.
Call before you dig.

EXHIBIT F

PUD Name **Brookview Business Park PUD**

Land Use Table

Total gross acreage	1.377	Acres	100 %	
Amount of each different land use by acreage				
Single family	0	Acres	0	%
Total number of dwelling units	0	D.U.		
Multiple family	0	Acres	0	%
Total number of dwelling units	0	D.U.		
Commercial	1.377	Acres	100	%
Industrial	0	Acres	0	%
Other land use	0	Acres	0	%
Active recreation and/or open space	0	Acres	0	%
Passive open space	0.41	Acres	30	%
Public and private right-of-way	0	Acres	0	%
Maximum coverage of buildings and structures	18,000	Sq. Ft.	30	%


JACKSON RD
BROOKVIEW DR N
JEFFERSON CT
BURRIS DR
LIGHTHOUSE RD N
LIGHTHOUSE RD W
LIGHTHOUSE RD S
I295 S OFF RAMP
I295 N ON RAMP
DIBBLE CIR
ATLANTIC CIR
I295 S ON R
I295 N OFF R

Ordinances

Old Business

New Business

Appeals Update

Information

Adjournment