

# City of Jacksonville, Florida

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*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
www.coj.net

November 3, 2022

The Honorable Terrance Freeman, President  
The Honorable Kevin Carrico, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report  
Ordinance No.: 2022-749**

Dear Honorable Council President Freeman, Honorable Council Member and LUZ Chairperson Carrico and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

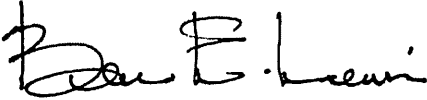
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: 7-0

Alex Moldovan, Chair	Aye
Ian Brown, Vice Chair	Aye
Jason Porter, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Jordan Elsbury	Aye
Joshua Garrison	Absent
David Hacker	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in black ink that reads "Bruce E. Lewis". The signature is written in a cursive style with a large initial "B" and "L".

Bruce E. Lewis  
City Planner Supervisor – Current Planning Division  
City of Jacksonville - Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
(904) 255-7820  
blewis@coj.net

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR****APPLICATION FOR REZONING ORDINANCE 2022-0749****NOVEMBER 3, 2022**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2022-0749.

***Location:*** 3160 Edgewood Avenue West (SR 111), between Poitier Drive and Vernon Road

***Real Estate Numbers:*** 041948 0000

***Current Zoning District:*** Commercial Residential Office (CRO)

***Proposed Zoning District:*** Commercial Community General – 1 (CCG-1)

***Current Land Use Category:*** Residential Professional Institutional (RPI)

***Proposed Land Use Category:*** Community / General Commercial (CGC)

***Planning District:*** Northwest, District 5

***Applicant/Agent:*** Courtney Wilson, Goodbread Funeral Home  
PO Box 2148  
Jacksonville, Florida 32203

***Owner:*** Cullins, Dawkins, Hunter and McIntosh  
3283 Edgewood Avenue West  
Jacksonville, Florida 32209

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Rezoning Ordinance 2022-0749 seeks to rezone 2.0 acres from Commercial Residential Office (CRO) to Community/Commercial General-1 (CCG-1). There is an existing approximately 12,000 square foot medical/building constructed in 1978. The owner requests the zoning to allow for a funeral home use on the subject property.

## STANDARDS, CRITERIA AND FINDINGS

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

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

Yes. The Planning and Development Department finds that the subject property is located in the Residential 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 2030 Comprehensive Plan. However, there is a companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series L-5699-22C (Ordinance 2022-748) that seeks to amend the portion of the site that is within the Residential Professional Institutional (RPI) land use category to Community General Commercial (CGC). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5699-22C be approved. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

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

Yes. The proposed amendment is consistent with the following objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan:

**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.

**FLUE Policy 1.1.11** 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.

**FLUE 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.

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

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

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

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

**FLUE Policy 3.2.7:** The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands

The applicant is proposing a change from RPI to CGC to allow for the development of a funeral home. The Edgewood Avenue West corridor contains a variety of uses, including churches, a shopping center, an apartment complex, and a school. The proposed land use change to CGC would allow for a logical extension of commercial uses along a mixed-use arterial roadway. The proposed amendment would also allow for a broader mix of uses while maintaining compatibility with the existing developments along the corridor, consistent with FLUE Goals 1 and 3 and Policies 1.1.22 and 3.2.7.

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

No. The applicant is proposing a change from RPI to CGC to allow for the development of a funeral home. The Edgewood Avenue West corridor contains a variety of uses, including churches, a shopping center, an apartment complex, and a school. The proposed land use change to CGC would allow for a logical extension of commercial uses along a mixed-use arterial roadway. The proposed amendment would also allow for a broader mix of uses while maintaining compatibility with the existing developments along the corridor, consistent with FLUE Goals 1 and 3 and Policies 1.1.22 and 3.2.7.. The subject

property is an appropriate location for more intensive commercial uses which are found in the proposed CCG-1 Zoning District

### SURROUNDING LAND USE AND ZONING

The surrounding uses, land use category and zoning are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use(s)</b>
North	RPI/LDR	CO/CRO	School, Church, Vacant, Single-family home
East	RPI/CGC	CRO/CCG-1	Church, retail center
South	LDR	RLD-60	Single-family homes
West	CGC	PUD	Multi-family residential

The subject site is 2.0 acres and is located on the south side of Edgewood Avenue West (SR 111), between Poitier Drive and Vernon Road. The site is a former medical office. The applicant is proposing to allow for use of the site as a funeral home.

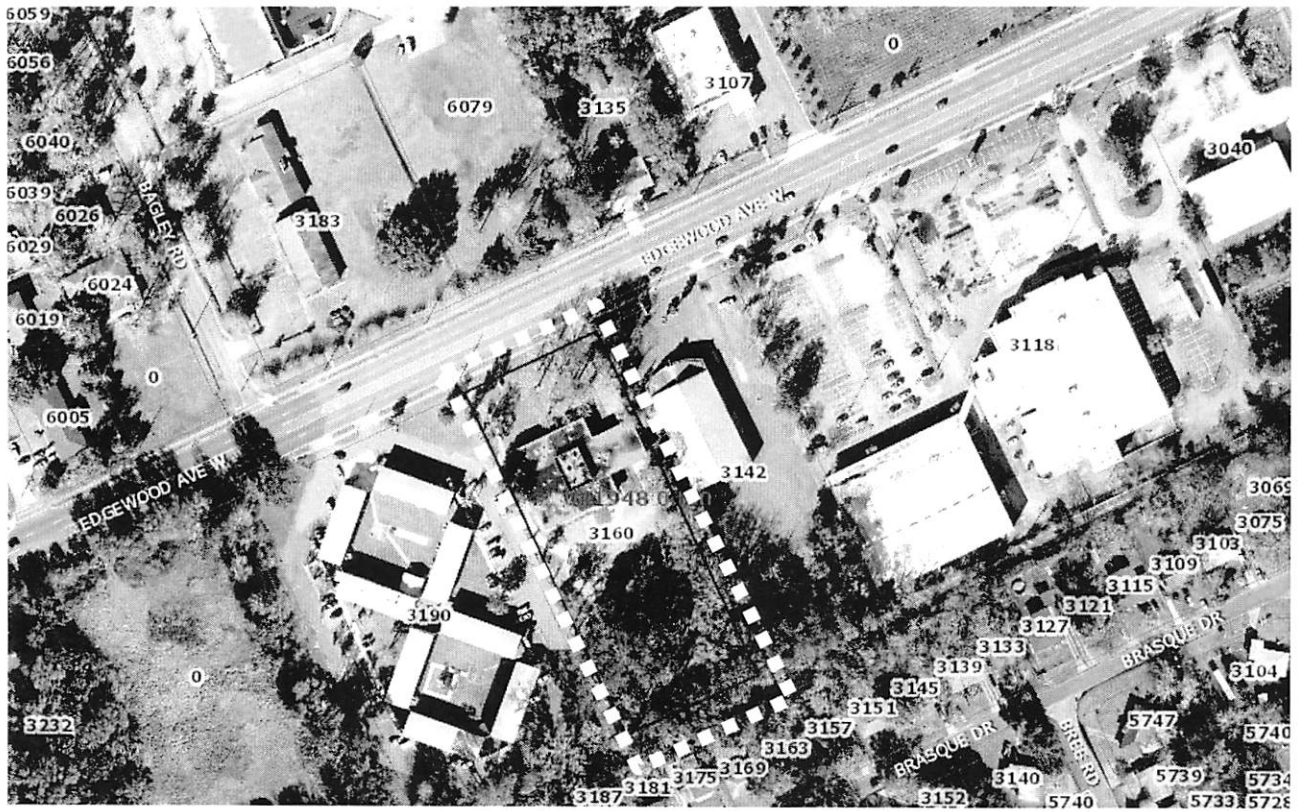
### SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on October 24, 2022, the required Notice of Public Hearing sign was posted.



### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **20202-0749** be **APPROVED**.



Aerial view of subject property

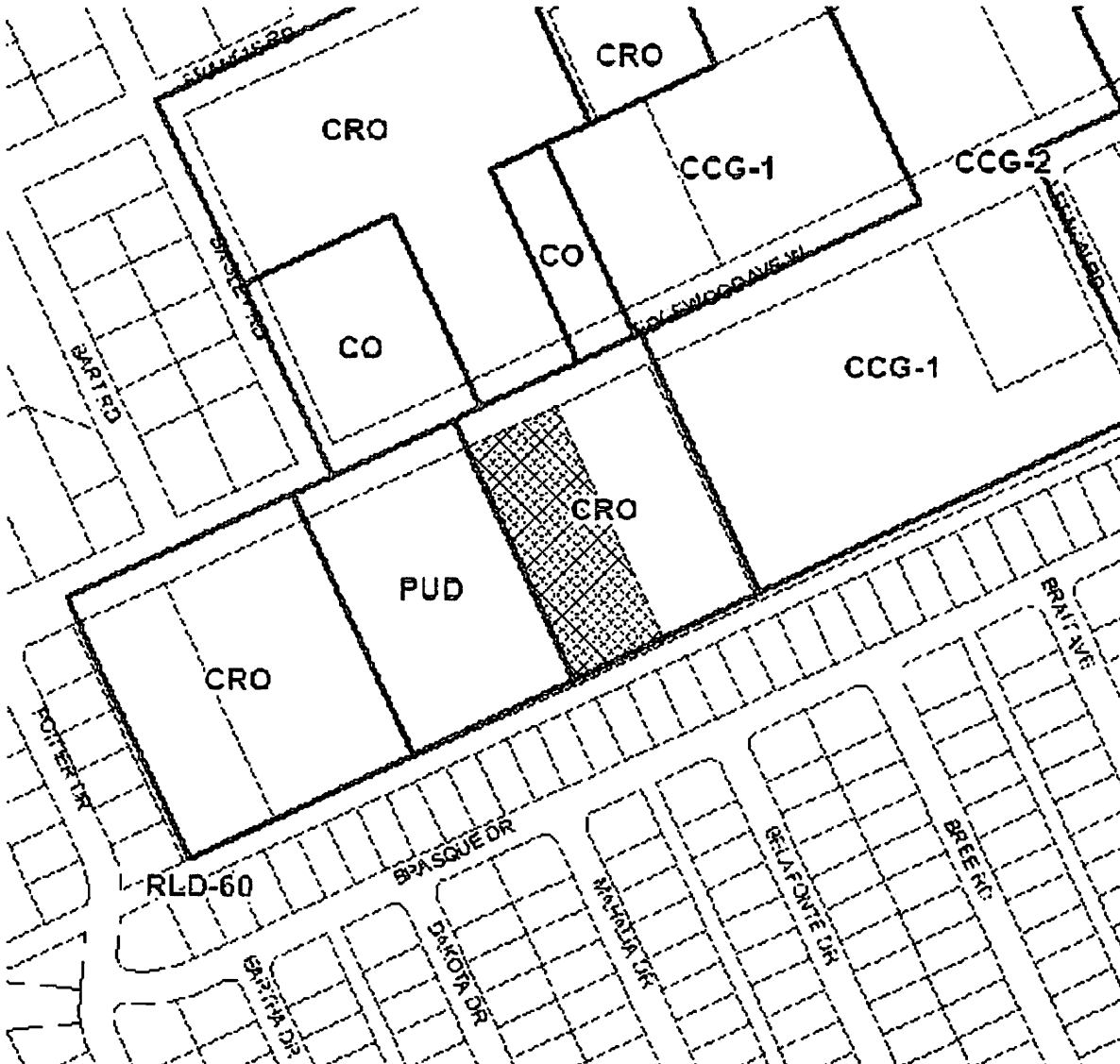


View of subject property facing south from Edgewood Avenue W.



View of subject property on the right facing west along Edgewood Avenue W.





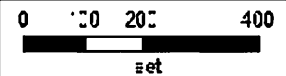
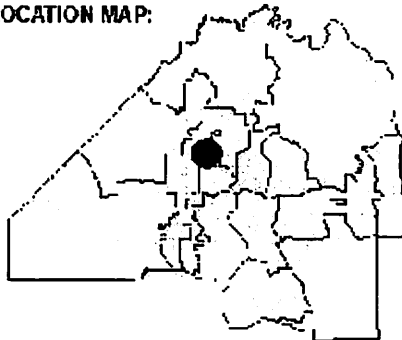
REQUEST SOURCE:

FROM: CRO

TO: CCG-1

ORD 2022-0749

LOCATION MAP:



COUNCIL DISTRICT:

10

TRACKING NUMBER

T-2022-4182

EXHIBIT 2  
PAGE 1 OF 1

# Application For Rezoning To Conventional Zoning District

## Planning and Development Department Info

**Ordinance #** 2022-0749 **Staff Sign-Off/Date** AH / 09/09/2022

**Filing Date** 05/25/2022 **Number of Signs to Post** 1

**Hearing Dates:**

**1st City Council** 11/09/2022 **Planning Commission** 11/03/2022

**Land Use & Zoning** 11/15/2022 **2nd City Council** 11/22/2022

**Neighborhood Association** KINNARD NEIGHBORHOOD ASSOCIATION; KINLOCK CIVIC ASSOCIATION

**Neighborhood Action Plan/Corridor Study**

## Application Info

**Tracking #** 4182

**Application Status** PENDING

**Date Started** 03/24/2022

**Date Submitted** 03/24/2022

## General Information On Applicant

**Last Name**

WILSON

**First Name**

COURTNEY

**Middle Name**

D

**Company Name**

GOODBREAD FUNERAL HOME

**Mailing Address**

P.O BOX 2148

**City**

JACKSONVILLE

**State**

FL

**Zip Code**

32203

**Phone**

3524279180

**Fax**

904

**Email**

CWILS34478@AOL.COM

## General Information On Owner(s)

Check to fill first Owner with Applicant Info

**Last Name**

CULLINS

**First Name**

VANESSA

**Middle Name**

**Company/Trust Name**

PARTNERSHIP OF CULLINS, DAWKINS, HUNTER AND MCINTOSH

**Mailing Address**

3283 EDGEWOOD AVE WEST

**City**

JACKSONVILLE

**State**

FL

**Zip Code**

32209

**Phone**

9048594959

**Fax**

**Email**

VECULLINS@AOL.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 041948 0000	10	5	CRO	CCG-1

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

**Existing Land Use Category**

RPI

**Land Use Category Proposed?**

**If Yes, State Land Use Application #**

5699

**Total Land Area (Nearest 1/100th of an Acre)** 2.00

**Justification For Rezoning Application**

**Location Of Property**

**General Location**

3160 EDGEWOOD AVE WEST

House #	Street Name, Type and Direction	Zip Code
3160	EDGEWOOD AVE W	32209

**Between Streets**

NEW KINGS ROAD and VERNON 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  
2.00 Acres @ \$10.00 /acre: \$20.00
- 3) Plus Notification Costs Per Addressee  
36 Notifications @ \$7.00 /each: \$252.00
- 4) Total Rezoning Application Cost: \$2,272.00

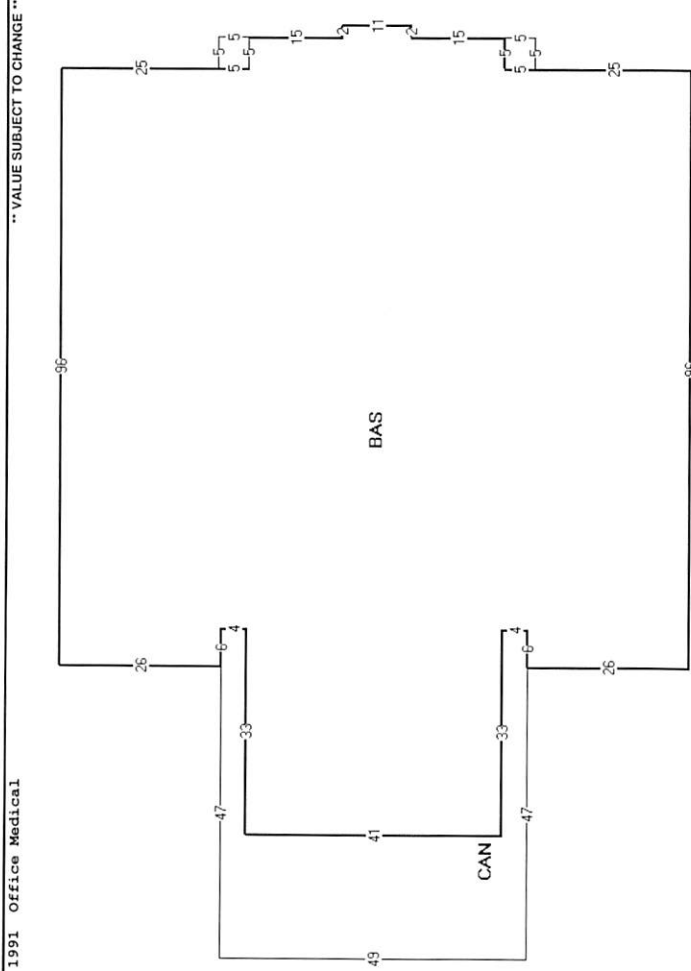
**NOTE: Advertising Costs To Be Billed to Owner/Agent**

Map Id: 6332 511600.01 1.00 1.00 1.00 CENSUS TRACT 116.00

\*\* VALUE SUBJECT TO CHANGE \*\*

Divul County Property Appraisers Office Tax Dist GS

BUILDING CHARACTERISTICS		UNITS		PTS	
CATEGORY	TYPE	%	ADJ		
Exterior Wall	20 FACE BRICK	100	36.00	100	36.00
Roof Struct	9 RIGID FR/BR J	100	9.00	100	9.00
Roofing Cover	4 BUILT UP/TgG	100	3.00	100	3.00
Interior Wall	5 DRYWALL	50	12.00	50	12.00
Interior Wall	8 DECORATIVE CVR	75	9.00	75	9.00
Int Flooring	14 SHEET VINYL	25	3.00	25	3.00
Int Flooring	4 CARPET	100	1.00	100	1.00
Heating Fuel	4 ELECTRIC	100	4.00	100	4.00
Heating Type	4 FORCED-DUCTED	100	5.00	100	5.00
Air Cond	4 PACKAGED UNIT	100	1.00	100	1.00
Ceiling Wall	6 NS CEIL WALL	100	1.00	100	1.00
Comm Htg & AC	1 NOT ZONED	100	3.00	100	3.00
Comm Frame	4 D-WOOD FRAME	100	3.00	100	3.00



BASE RATE ADJ		ADJ	
Category	Value	Category	Value
Quality Adjustment	1.0000		
Mkt/Design Factor	1.0000		
<b>TOTAL ADJUSTED POINTS</b>	<b>99</b>		
<b>DEPRECIATION ADJ</b>	<b>ADJ</b>		

TYPE		CLS		QUA		HX %		NHX %		LOC		% COMP	
1901	04	4	03	0.00	100.00	1.00	100						
REPL COST NEW	AVB	EYB	DT	NORM	%GOOD								
1,312,284	1978	1930	C4	74.00	26.00%								
SAR AREA	B	H	PofB	EFF AREA	DPR VALUE								
BAS 10,982	X	100	10,982	331,446	9,748								
CAN 1,294	X	25	323										
<b>12,276</b>	<b>10,982</b>	<b>11,305</b>	<b>\$341,194</b>										
<b>ACREAGE</b>	<b>0.00</b>	<b>PRICE/SF</b>	<b>30.18</b>										

L	N	OBXF	CODE	DESCRIPTION	BLD	HX %	NHX %	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OBXF MKT VALUE	APPRAISAL DATE	APPRAISED BY
1	FCLC1			Fence Chain Link	1	0.00	100.00	0	0	71.00	1	100	19.55	19.55	100	1978	1978	20	208	5/11/1992	DHF	
2	FCLC1			Fence Chain Link	1	0.00	100.00	0	0	1,157.00	3	100	19.55	19.55	100	1978	1978	20	4,524	7/6/2016	CNF	
3	LPWCL			Light Pole Metal	1	0.00	100.00	0	0	2.00	4	100	2,120.75	2,544.90	100	1982	1982	20	1,018	7/16/2019	CNF	
4	LITC1			Lighting Fixtures	1	0.00	100.00	0	0	4.00	3	100	1,079.50	1,079.50	100	1982	1982	20	864	5/18/2017	MAP	
5	PVACL			Paving Asphalt	1	0.00	100.00	0	0	26,581.0	3	100	3.41	3.41	100	1982	1982	20	18,142	6/1/2021	CNF	
6	PVACL			Paving Concrete	1	0.00	100.00	0	0	969.00	3	100	5.95	5.95	100	1980	1980	20	1,384			
7	LPWCL			Light Pole Wood	1	0.00	100.00	0	0	1.00	1	100	867.00	867.00	100	2000	2000	20	130			
8	LITC1			Lighting Fixtures	1	0.00	100.00	0	0	1.00	1	100	1,079.50	809.63	100	2000	2008	20	162			

L	N	USE	LAND USE DESCRIPTION	HX %	NHX %	R	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	D	DPFH	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
C	1	1200	COMM/RES/OFF	0.00	100.00		CHO	0.00	0.00	100.00	87,115.00	S	0	1.00	1.00	87,115.00	87,115.00	87,115

L	N	DATE	BLD	USER ID	CD

PARCEL NOTES

BUILDING NOTES

AGAPE COMMUNITY HEALTH CENTER

OFFICE MEDICAL

AGAPE COMMUNITY HEALTH CENTER

AGAPE COMMUNITY HEALTH CENTER

"Exhibit A"

PARCEL A: That certain tract or parcel of land, being a part of the Fred Hartley Grant, Section 44, Township 1 South, Range 26 East, Duval County, Florida, more particularly described as commencing at the intersection of the East right of way line of State Road No. 4 (a 120 foot right of way) with the southerly right of way line of Edgewood Avenue (a 100-foot right of way) thence North 65 degrees 30 minutes East along said southerly right of way line of Edgewood Avenue, 1934.8 feet to a point for the point of beginning; thence continuing North 65 degrees 30 minutes East along said Edgewood Avenue, 91.7 feet; thence South 25 degrees 04 minutes East, 475 feet; thence South 65 degrees 30 minutes West, 91.7 feet; thence North 25 degrees 04 minutes West, 475 feet to point of beginning.

PARCEL B: That certain tract or parcel of land, being a part of the Fred Hartley Grant, Section 44, Township 1 South, Range 26 East, Duval County, Florida, more particularly described as commencing at the intersection of the East right of way line of State Road No. 4 (a 120 foot right of way) with the southerly right of way line of Edgewood Avenue (a 100-foot right of way) thence North 65 degrees 30 minutes East along said southerly right of way line of Edgewood Avenue, 2026.5 feet to a point for the point of beginning; thence continuing North 65 degrees 30 minutes East along said Edgewood Avenue, 91.7 feet; thence South 25 degrees, 04 minutes East; 475 feet; thence South 65 degrees 30 minutes West, 91.7 feet; thence 25 degrees 04 minutes West, 475 feet to the point of beginning,

VOL 4217 PG 229

Warranty Deed

OFFICIAL RECORDS

THIS INSTRUMENT PREPARED BY:  
GRAY C. RAMSAUR  
1609 BARNETT BANK BUILDING  
JACKSONVILLE, FLORIDA 32202

THIS INDENTURE, made this 30th day of July 1976 between

NORTHWEST JAX., INC., a Florida corporation

hereinafter called the grantor, which term shall include, wherever the context permits or requires, singular or plural, heirs, personal representatives, successors or assigns, and

JACKSONVILLE FLORIDA  
NORTHWEST MEDICAL COMPLEX, A PARTNERSHIP  
post-office address, 5406 Avenue "B", Jacksonville, Florida 32209

hereinafter called the grantee, which term shall include, wherever the context so permits or requires, singular or plural, heirs, personal representatives, successors or assigns,

*Handwritten notes:*  
10/9/76  
10/30/76  
10/31/76  
11/1/76  
11/2/76  
11/3/76  
11/4/76  
11/5/76  
11/6/76  
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11/23/76  
11/24/76  
11/25/76  
11/26/76  
11/27/76  
11/28/76  
11/29/76  
11/30/76

WITNESSETH, That the said grantor for and in consideration of the sum of One Dollar, lawful money of the United States of America, and other valuable consideration to the grantor in hand paid by the grantee, at or before the ensembling and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remise, released, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the said grantee forever all of that certain property situate, lying and being in the County of DUVAL State of Florida, described as follows:

See Schedule "A" attached hereto made by reference a part hereof.



TO HAVE AND TO HOLD the same, together with the hereditaments and appurtenances, unto the said grantee in fee simple.

And the said grantor does hereby fully warrant the title to said above granted and described property and will warrant and defend the same against the lawful claims of all persons whomsoever.

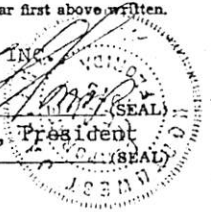
This conveyance is subject to ad valorem taxes levied or which may become a lien subsequent to the 31st day of December of the calendar year next preceding the date hereof.

IN WITNESS WHEREOF, the grantor has executed this deed under seal, the day and year first above written.

Signed, sealed and delivered in the presence of:

*Handwritten signatures of witnesses.*

NORTHWEST JAX., INC.  
BY: *Signature of Earl T. Cullins*  
Earl T. Cullins, President



STATE OF FLORIDA  
COUNTY OF

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared

to me known to be the person described in and who executed the foregoing deed, and acknowledged to and before me that executed the same.

WITNESS my hand and official seal in said County and State this \_\_\_\_\_ day of \_\_\_\_\_ 19

Notary Public in and for the County and State aforesaid  
My commission expires:

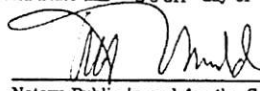
RECORD and RETURN TO GRANTEE

STATE OF FLORIDA  
COUNTY OF DUVAL

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared

EARL T. CULLINS

~~xxx~~ to me known to be the persons described in and who  
executed the foregoing deed as President ~~xxx~~ Secretary ~~xxx~~ of  
NORTHWEST JAX., INC., a Florida corporation the corporation named therein,  
and severally acknowledged to and before me that they executed the same as the act and deed of said corporation.  
WITNESS my hand and official seal in said County and State this 30th day of July 1976.

  
Notary Public in and for the County and State aforesaid  
My commission expires: 1/20/78

On

From

Warranty Deed



"EXHIBIT A"

OFFICIAL RECORDS

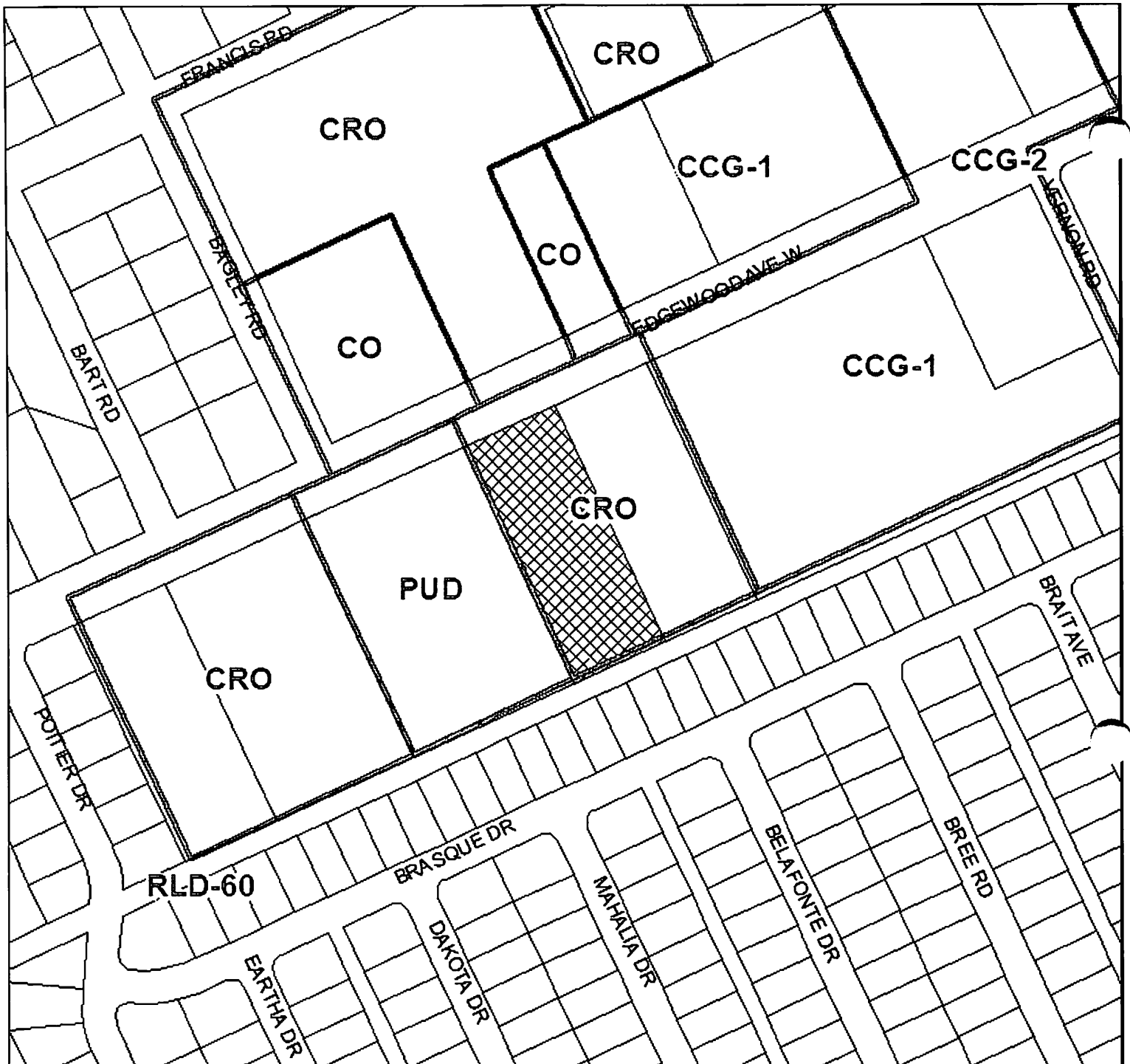
PARCEL A: That certain tract or parcel of land, being a part of the Fred Hartley Grant, Section 44, Township 1 South, Range 26 East, Duval County, Florida, more particularly described as commencing at the intersection of the East right of way line of State Road No. 4 (a 120 foot right of way) with the Southerly right of way line of Edgewood Avenue (a 100 foot right of way) thence North 65 degrees 30 minutes East along said Southerly right of way line of Edgewood Avenue, 1934.8 feet to a point for the point of beginning; thence continuing North 65 degrees 30 minutes East along said Edgewood Avenue, 91.7 feet; thence South 25 degrees 04 minutes East, 475 feet; thence South 65 degrees 30 minutes West, 91.7 feet; thence North 25 degrees 04 minutes West, 475 feet to the point of beginning.

PARCEL B: That certain tract or parcel of land, being a part of the Fred Hartley Grant, Section 44, Township 1 South, Range 26 East, Duval County, Florida, more particularly described as commencing at the intersection of the East right of way line of State Road No. 4 (a 120 foot right of way) with the Southerly right of way line of Edgewood Avenue (a 100 foot right of way); thence North 65 degrees 30 minutes East along said Southerly right of way line of Edgewood Avenue, 2026.5 feet to a point for the point of beginning; thence continuing North 65 degrees 30 minutes East along said Edgewood Avenue, 91.7 feet; thence South 25 degrees 04 minutes East, 475 feet; thence South 65 degrees 30 minutes West, 91.7 feet; thence North 25 degrees 04 minutes West, 475 feet to the point of beginning.



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FILED AND RECORDED IN PLATS  
 RECORDS OF DUVAL COUNTY, FLA  
*Hayward*  
 CLERK OF DISTRICT COURT

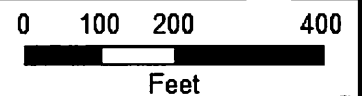
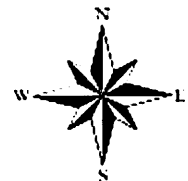
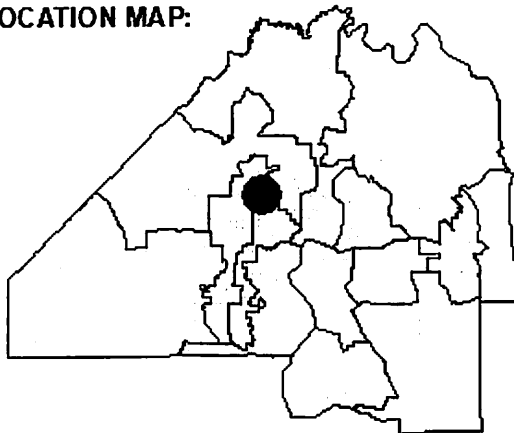


**REQUEST SOUGHT:**

**FROM: CRO**

**TO: CCG-1**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**10**

**TRACKING NUMBER**

**T-2022-4182**

**EXHIBIT 2  
PAGE 1 OF 1**