

# City of Jacksonville, Florida

*Lenny Curry, Mayor*

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

November 5, 2020

The Honorable Tommy Hazouri, President  
The Honorable Michael Boylan, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report  
Ordinance No.: 2020-603**

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan 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**

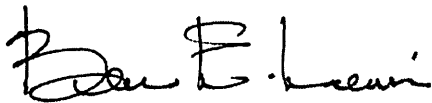
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: 6-0

Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Absent
Ian Brown	Aye
Alex Moldovan	Aye
Jason Porter	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 2020-0603**

**NOVEMBER 5, 2020**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2020-0603**.

***Location:*** 0 Clapboard Creek; Between Boney Road and Rooster Spur Circle

***Real Estate Number:*** Portion of 159865-0035

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

***Proposed Zoning District:*** Agriculture (AGR)

***Current Land Use Categories:*** Rural Residential (RR)  
Agriculture-IV (AGR-IV)

***Proposed Land Use Category:*** Agriculture-IV (AGR-IV)

***Planning District:*** 6-North

***Applicant/Owner:*** Christine Joy Spencer  
105 Windsorville Court  
Jacksonville, Florida 32225

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

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2020-0603** seeks to rezone 2.70± acres of land from Residential Rural-Acre (RR-Acre) to Agriculture (AGR). The request is being sought to allow for agricultural uses on the subject property.

There is a companion Small-Scale Land Use Amendment L-5464-20C (**Ordinance 2020-0602**) that seeks to amend the land use on the property from Rural Residential (RR) and Agriculture III (AGR-III) to Agriculture-IV (AGR-IV).

**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. In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the Planning and Development Department finds that with the approval of companion Small Scale Land Use Amendment L-5464-20C (**Ordinance 2020-0602**), the subject property will be located in the Agriculture-IV (AGR-IV) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan.

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

Yes. The proposed rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. The request is for a rezoning from RR-Acre to AGR to ensure the property can be used for agricultural purposes. According to the Future Land Use Element (FLUE), the Rural Residential (RR) land use category is intended to provide rural estate residential opportunities in the suburban and rural areas of the City. Generally, single-family detached housing will be the predominant land uses in this category. The maximum gross density for the RR land use category in the Rural Area is 1 DU/acre when the site is served with on-site potable water and wastewater.

According to the Future Land Use Element (FLUE), Agriculture (AGR) is a category 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 or as a component of Rural Villages where uses are clustered to limit their

impact on surrounding character. AGR-3 allows a maximum density of 1 DU/10 acres and AGR-4 allows a maximum density of 1 DU/2.5 acres

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

**Future Land Use Element:**

**Policy 1.1.2**

As depicted on the FLUM series, Development Areas have been established to determine appropriate locations for land uses and densities and consist of five tiers of development intensities ranging from high density infill development in the historic core to very low density in the outlying rural areas. These include: the Central Business District (CBD); the Urban Priority Area (UPA); the Urban Area (UA); the Suburban Area (SA); and the Rural Area (RA). These Development Areas determine differing development characteristics and a gradation of densities for each land use plan category as provided in the Operative Provisions of this element.

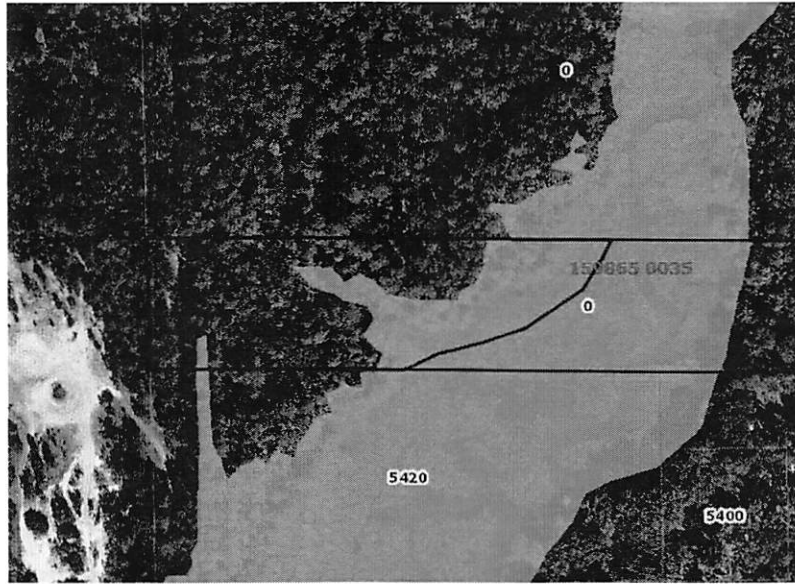
The proposed rezoning would permit for agricultural uses within the Rural Development Area.

**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 and Development Department, the subject property will be rezoned from RR-Acre to AGR in order to allow for agricultural uses—all while adhering to local, state, and federal regulations:

**Coastal High Hazard Area (CHHA) and Adaptation Action Area (AAA):**

Approximately 0.93 acres of the subject site is located within a Coastal High Hazard Area (CHHA) and Adaptation Action Area (AAA), as defined by Sections 163.3178(2)(h) and 163.3164(1), Florida Statutes. The companion land use amendment request for the subject site is to change the land use designation from AGR-III and RR to AGR-IV. This change would reduce development potential from three (3) dwelling units to two (2) dwelling units.

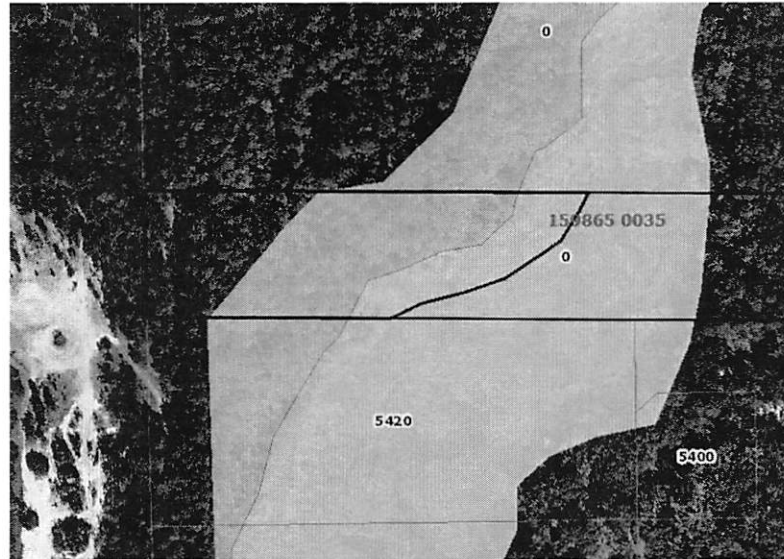


**CHAA Map**

For more information regarding the Coastal High Hazard Area (CHHA) and Adaptation Action Area (AAA), please see the attached memo from Community Planning Division.

**Wetlands:**

Approximately 1.89 acres of land in center of the property around Bogey Branch is located within category I and II wetlands. Agricultural uses are permitted within category III wetlands to compliance with the performance standards provided in Conservation/Coastal Management Element (CCME) **Policies 4.1.3** and **4.1.6** of the 2030 Comprehensive Plan.



**Wetlands Map**

For more information regarding wetlands, please see the attached memo from Community Planning Division.

**SURROUNDING LAND USE AND ZONING**

The subject property is located south of Cedar Point Road between Nungezer Road and Rooster Spur Circle. The rezoning request to the AGR Zoning District will allow for the property owners to use their land for agricultural purposes (i.e., tractor use, storage) as intended. Nonetheless, adjacent land uses and zoning districts are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use(s)</b>
North	RR	RR-Acre	Undeveloped
East	AGR-III	AGR	Undeveloped
South	AGR-IV	AGR/RR-Acre	Single-Family Dwellings
West	RR	PUD 2003-0574	Single-Family Dwellings

It is the opinion of the Planning and Development Department that the requested rezoning to AGR will be consistent and compatible with the surrounding uses.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **October 21, 2020** by the Planning and Development Department, 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 **2020-0603** be **APPROVED**.



**Figure A:**



Source: Planning & Development Dept, 09/25/20

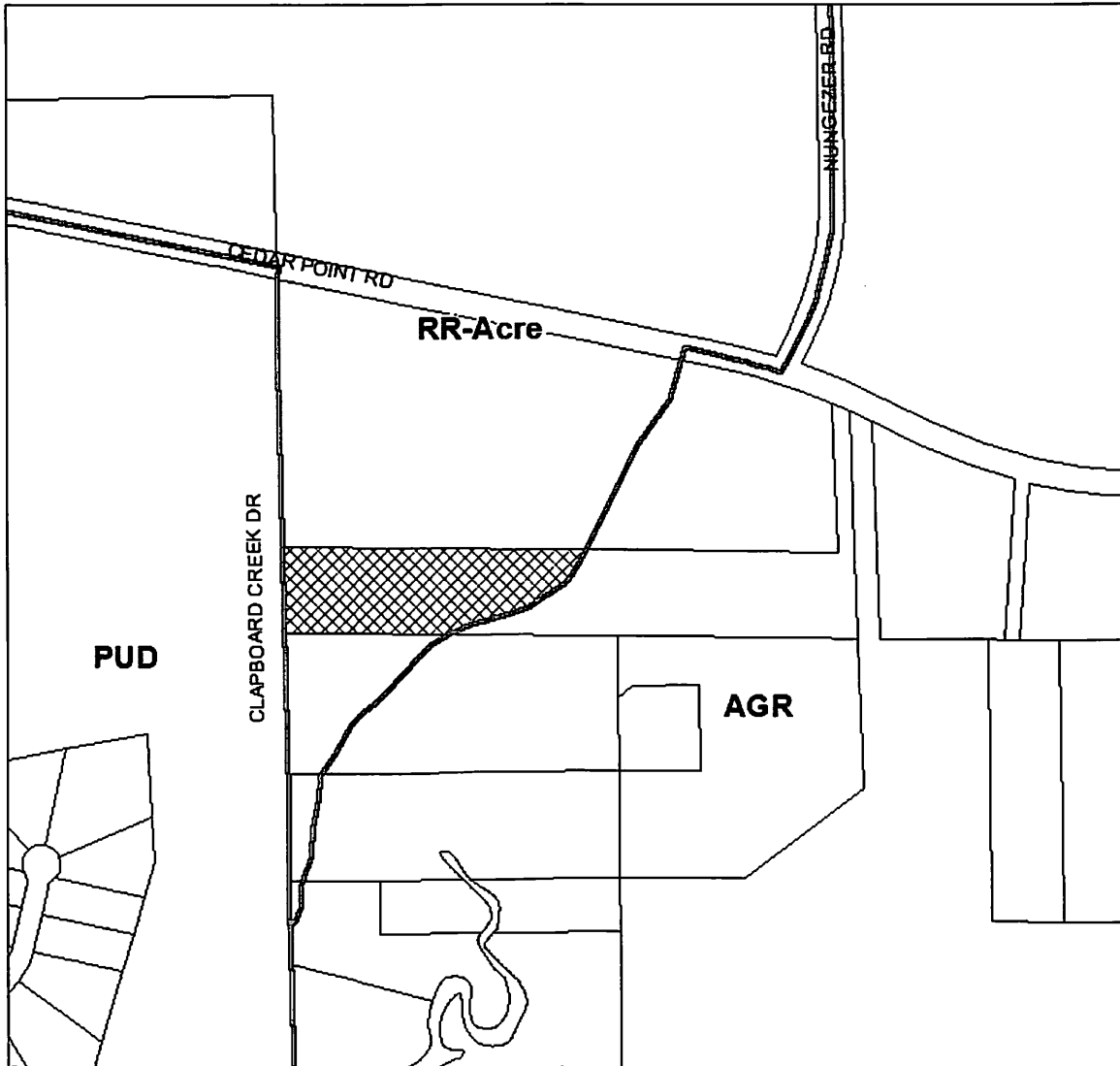
Aerial view of the subject site and parcel, facing north.

**Figure B:**



Source: Planning & Development Dept, 09/22/20

View of the entrance to the subject property, facing east on Cedar Point Road.

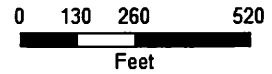
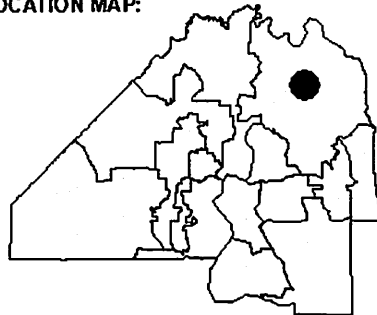


**REQUEST SOUGHT:**

**FROM: RR-ACRE**

**TO: AGR**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**2**

**TRACKING NUMBER**

**T-2020-3113**

**EXHIBIT 2  
PAGE 1 OF 1**

**Application For Rezoning To Conventional Zoning District****Planning and Development Department Info**

Ordinance # 2020-0603 Staff Sign-Off/Date ATW / 09/25/2020

Filing Date 10/07/2020 Number of Signs to Post 1

**Hearing Dates:**

1st City Council 11/10/2020 Planning Commission 11/05/2020

Land Use &amp; Zoning 11/17/2020 2nd City Council 11/24/2020

Neighborhood Association M &amp; M DAIRY INC / THE EDEN GROUP INC. / NPS TIMUCUAN ECOLOGICAL AND HISTORIC PRE

Neighborhood Action Plan/Corridor Study N/A

**Application Info**

Tracking # 3113

Application Status FILED COMPLETE

Date Started 09/07/2020

Date Submitted 09/07/2020

**General Information On Applicant**

Last Name

SPENCER

First Name

CHRISTINE

Middle Name

JOY

Company Name

Mailing Address

105 WINDSORVILLE CT

City

JACKSONVILLE

State

FL

Zip Code

32225

Phone

9043047573

Fax

904

Email

JOYSPENCER@GMAIL.COM

**General Information On Owner(s)** Check to fill first Owner with Applicant Info

Last Name

SPENCER

First Name

CHRISTINE

Middle Name

JOY

Company/Trust Name

Mailing Address

105 WINDSORVILLE CT

City

JACKSONVILLE

State

FL

Zip Code

32225

Phone

9043047573

Fax

904

Email

JOYSPENCER@GMAIL.COM

**Property Information**Previous Zoning Application Filed For Site? 

If Yes, State Application No(s)

Map

RE# 159865 0030

Council District

2

Planning District

6

From Zoning District(s)

RR-ACRE

To Zoning District

AGR

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

**Existing Land Use Category**

AGR-III

**Land Use Category Proposed?****If Yes, State Land Use Application #**

5464

**Total Land Area (Nearest 1/100th of an Acre)** 2.70**Justification For Rezoning Application**

REAL ESTATE PARCEL # 159865 0035 IS THE ACTUAL NUMBER; HOWEVER, THE PROGRAM WAS NOT RECOGNIZING IT. THE JUSTIFICATION FOR REZONING IS TO ALLOW FOR A RESIDENTIAL HOUSE AND METAL BUILDINGS FOR TRACTOR AND MISC. EQUIPMENT TO BE BUILT ON PROPERTY.

**Location Of Property****General Location**

NEAR INTERSECTION OF ROOSTER SPUR AND CEDAR POINT RD. (FATHER-IN-LAWS ADD)

House #	Street Name, Type and Direction	Zip Code
5400	CEDAR POINT RD	32226

**Between Streets**

ROOSTER SPUR CIR. and CLAPBOARD CREEK DR

**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

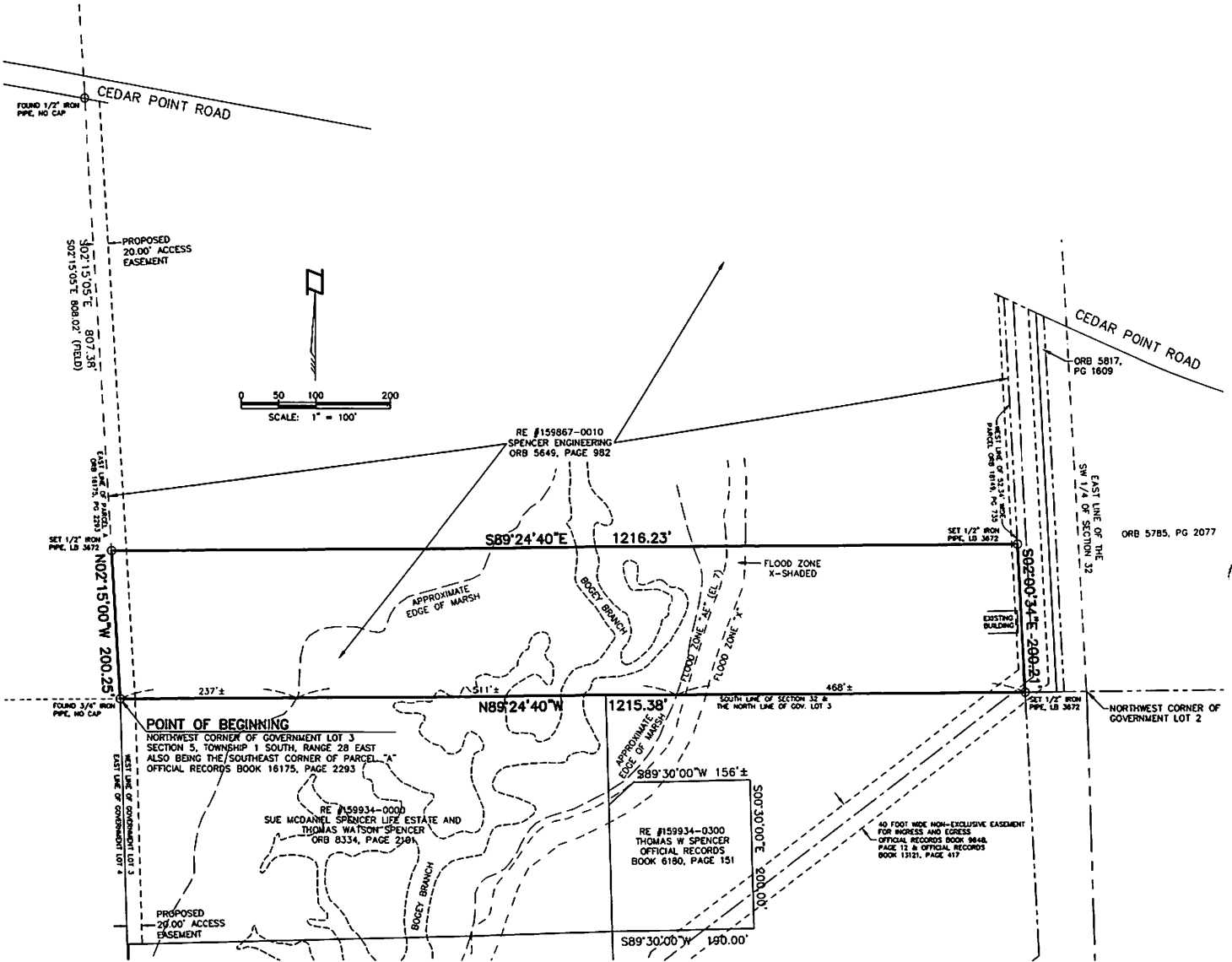
- 1) Rezoning Application's General Base Fee: \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof  
2.70 Acres @ \$10.00 /acre: \$30.00
- 3) Plus Notification Costs Per Addressee  
Notifications @ \$7.00 /each:
- 4) Total Rezoning Application Cost:

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

# MAP SHOWING SURVEY OF

A PARCEL OF LAND, BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 28 EAST AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5649, PAGE 982 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE NORTHWEST CORNER OF GOVERNMENT LOT 3, OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 28 EAST, SAID POINT LYING ON THE SOUTH LINE OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 28 EAST, SAID POINT BEING THE SOUTHEAST CORNER OF PARCEL "A" OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 16175, PAGE 2293 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 02°15'00" WEST, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 200.25 FEET; THENCE DEPARTING SAID EAST LINE SOUTH 89°24'40" EAST, ALONG A LINE 200.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 1216.23 FEET TO THE WEST LINE OF A 52.43 FOOT WIDE PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 18149, PAGE 735 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTHERLY ALONG SAID WEST LINE, SOUTH 02°00'34" EAST, A DISTANCE OF 200.21 FEET TO THE SOUTH LINE OF AFORESAID SECTION 32; THENCE NORTH 89°24'40" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1215.38 FEET TO THE POINT OF BEGINNING, CONTAINING 243,161 SQUARE FEET OR 5.58 ACRES MORE OR LESS, LESS AND EXCEPT AREA ALREADY ZONED AGR.



- NOTES:
1. THIS IS A BOUNDARY SURVEY.
  2. BEARINGS BASED ON THE SOUTH LINE OF SECTION 32, BEING NORTH 89°24'40" WEST.
  3. MEAN HIGH WATER LINE NOT DETERMINED BY THIS SURVEY.
  4. EDGE OF MARSH ESTABLISHED BY CITY OF JACKSONVILLE GIS AERIAL.
  5. ORB DENOTES OFFICIAL RECORDS BOOK.
  6. PG DENOTES PAGE.
  7. GOV. DENOTES GOVERNMENT.

Site Plane  
August 31, 2020  
Page 1 of 2

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), FLOOD ZONE "X"-SHADED AND FLOOD ZONE "AE" (EL 7) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0210J, REVISED NOVEMBER 02, 2018

THIS SURVEY WAS MADE FOR THE BENEFIT OF LANDMARK TITLE, LLC; FIDELITY TITLE; THOMAS MCDANIEL SPENCER AND CHRISTINE JOY SPENCER.

\*NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.\*

DONN W. BOATWRIGHT, P.S.M.  
FLORIDA LIC. SURVEYOR and MAPPER No. LS 3295  
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

# MAP OF

## 20 FOOT ACCESS EASEMENT

A PARCEL OF LAND, BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 28 EAST AND A PORTION OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 28 EAST AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5649, PAGE 982 AND OFFICIAL RECORDS BOOK 8334, PAGE 2101 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE NORTHWEST CORNER OF GOVERNMENT LOT 3, OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 28 EAST, SAID POINT LYING ON THE SOUTH LINE OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 28 EAST, SAID POINT BEING THE SOUTHEAST CORNER OF PARCEL "A" OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 16175, PAGE 2293 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 02°15'00" WEST, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 807.8 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CEDAR POINT ROAD; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 78°33'49" EAST, A DISTANCE OF 20.58 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 02°15'00" EAST, A DISTANCE OF 803.50 FEET TO THE SOUTH LINE OF AFORESAID SECTION 32, SAID POINT BEING THE NORTH LINE OF THOSE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 8334, PAGE 2101; THENCE SOUTH 00°35'09" EAST, A DISTANCE OF 329.75 FEET TO A POINT ON THE SOUTH LINE OF SAID OFFICIAL RECORDS BOOK 8334, PAGE 2101; THENCE ALONG SAID SOUTH LINE, SOUTH 89°30'00" WEST, A DISTANCE OF 20.00 FEET TO THE AFORESAID WEST LINE OF GOVERNMENT LOT 3; THENCE NORTHWESTERLY ALONG SAID WEST LINE, NORTH 00°35'09" WEST, A DISTANCE OF 330.13 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT AREA ALREADY ZONED AGR.

### NOTES:

1. THIS IS A MAP ONLY.
2. BEARINGS BASED ON THE SOUTH LINE OF SECTION 32, BEING NORTH 89°24'40" WEST.
3. ORB DENOTES OFFICIAL RECORDS BOOK.
4. PG DENOTES PAGE.
5. GOV. DENOTES GOVERNMENT.

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), FLOOD ZONE "X"-SHADED AND FLOOD ZONE "AE" (EL 7) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0210J, REVISED NOVEMBER 02, 2018

Site Plane  
August 31, 2020  
Page 2 of 2

THIS MAP WAS MADE FOR THE BENEFIT OF  
LANDMARK TITLE, LLC; FIDELITY TITLE; THOMAS  
MCDANIEL SPENCER AND CHRISTINE JOY SPENCER.

SEE SHEET 2 OF 2 FOR MAP TO  
ACCOMPANY THIS DESCRIPTION.

\*NOT VALID WITHOUT THE SIGNATURE AND  
THE ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER.\*

\_\_\_\_\_  
DONN W. BOATWRIGHT, P.S.M.  
FLA. LIC. SURVEYOR AND MAPPER No. LS 3295  
FLA. LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

CHECKED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_ DAF \_\_\_\_\_  
FILE #: 2019-1110

BOATWRIGHT LAND SURVEYORS, INC.  
1500 ROBERTS DRIVE  
JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: JULY 11, 2019  
SHEET 1 OF 2

# MAP OF

A PARCEL OF LAND, BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 28 EAST AND A PORTION OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 28 EAST AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5649, PAGE 982 AND OFFICIAL RECORDS BOOK 8334, PAGE 2101 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

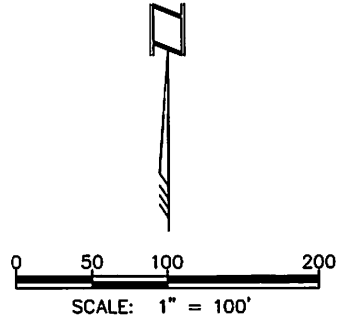
LESS AND EXCEPT AREA ALREADY ZONED AGR.

CEDAR POINT ROAD

S78°33'49"E 20.58'

20.00' ACCESS EASEMENT

S02°15'00"E 803.50'  
 N02°15'00"W 807.38' EAST LINE OF PARCEL A  
ORB 16175, pg 2293



SOUTH LINE OF SECTION 32 & THE NORTH LINE OF GOV. LOT 3

**POINT OF BEGINNING**

NORTHWEST CORNER OF GOVERNMENT LOT 3  
 SECTION 5, TOWNSHIP 1 SOUTH, RANGE 28 EAST  
 ALSO BEING THE SOUTHEAST CORNER OF PARCEL "A"  
OFFICIAL RECORDS BOOK 16175, PAGE 2293

RE #159934-0000  
 SUE MCDANIEL SPENCER LIFE ESTATE  
 AND THOMAS WATSON SPENCER  
ORB 8334, PAGE 2101

September 25, 2020

Exhibit 1  
 Page 3 of 8

SEE SHEET 1 OF 2 FOR DESCRIPTION,  
 GENERAL NOTES AND SIGNATURE OF  
 SURVEYOR.

S00°35'09"E 329.75'  
 WEST LINE OF GOVERNMENT LOT 3  
 N00°35'09"W 330.13'  
 EAST LINE OF GOVERNMENT LOT 4

20.00' ACCESS EASEMENT

S89°30'00"W 20.00'

CHECKED BY: \_\_\_\_\_  
 DRAWN BY: DAF  
 FILE #: 2019-1110

BOATWRIGHT LAND SURVEYORS, INC.  
 1500 ROBERTS DRIVE  
 JACKSONVILLE BEACH, FLORIDA 241-8550

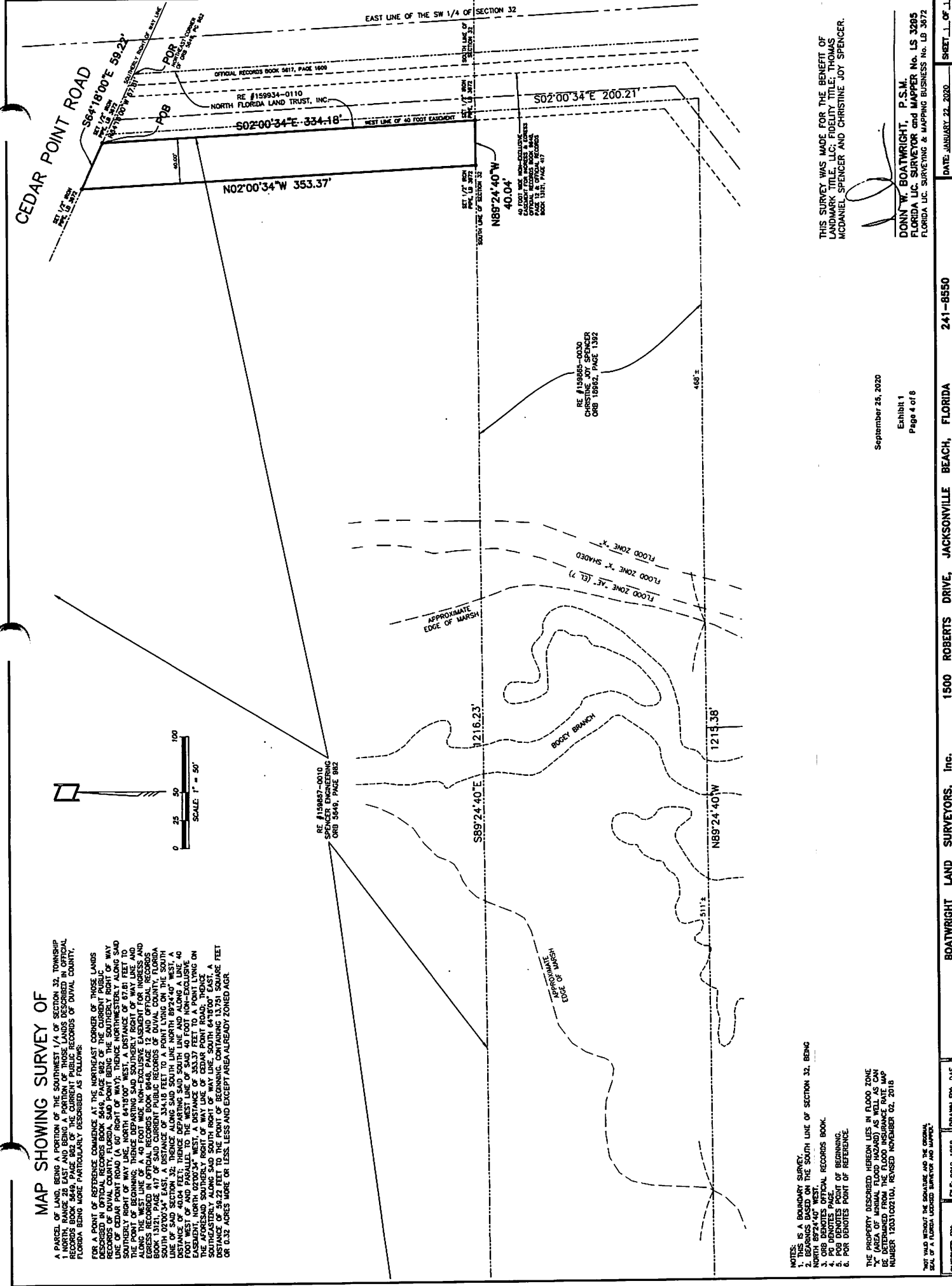
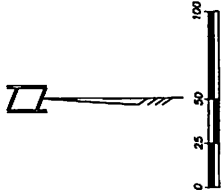
DATE: JULY 11, 2019  
 SHEET 2 OF 2



# MAP SHOWING SURVEY OF

A PARCEL OF LAND, BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 28 EAST, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 9848, PAGE 982, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 9848, PAGE 982, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 28 EAST, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 9848, PAGE 982, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 1. BEARING NORTH 02°00'34" EAST, A DISTANCE OF 353.37 FEET TO THE POINT OF BEGINNING, THERE DEPARTING SAID SOUTH LINE AND ALONG A LINE 40 FEET WEST OF AND PARALLEL TO THE WEST LINE OF SAID 40 FOOT NON-EXCLUSIVE EASEMENT, NORTH 02°00'34" WEST, A DISTANCE OF 353.37 FEET TO A POINT BEING ON SAID SOUTHEASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 64°18'00" EAST, A DISTANCE OF 584.18 FEET TO THE POINT OF BEGINNING, THERE DEPARTING SAID SOUTH LINE AND ALONG A LINE 40 FEET WEST OF AND PARALLEL TO THE WEST LINE OF SAID 40 FOOT NON-EXCLUSIVE EASEMENT, NORTH 02°00'34" WEST, A DISTANCE OF 353.37 FEET TO A POINT BEING ON SAID SOUTHEASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 64°18'00" EAST, A DISTANCE OF 584.18 FEET TO THE POINT OF BEGINNING, CONTAINING 13.751 SQUARE FEET OR 0.32 ACRES MORE OR LESS, LESS AND EXCEPT AREA ALREADY ZONED AGR.



RE #159867-0010  
SPENCER ENGINEERING  
ORD 3646, PAGE 982

RE #159834-0110  
NORTH FLORIDA LAND TRUST, INC.  
OFFICIAL RECORDS BOOK 9817, PAGE 1600

RE #159856-0030  
CHRISTINE JOY SPENCER  
ORD 18962, PAGE 1392

**NOTES:**  
 1. THIS IS A BOUNDARY SURVEY.  
 2. BEARINGS BASED ON THE SOUTH LINE OF SECTION 32, BEING NORTH 89°24'40" WEST.  
 3. ORD DENOTES OFFICIAL RECORDS BOOK.  
 4. P.M. DENOTES POINT OF BEGINNING.  
 5. POB DENOTES POINT OF BEGINNING.  
 6. POM DENOTES POINT OF BEGINNING.

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD HAZARD MAP NUMBER 128010610A, REVISED NOVEMBER 02, 2018.

THIS SURVEY WAS MADE FOR THE BENEFIT OF JACOB W. BOATWRIGHT, P.S.M., DONN W. BOATWRIGHT, P.S.M., FLORIDA L.C. SURVEYOR AND MAPPING NO. LS 3285

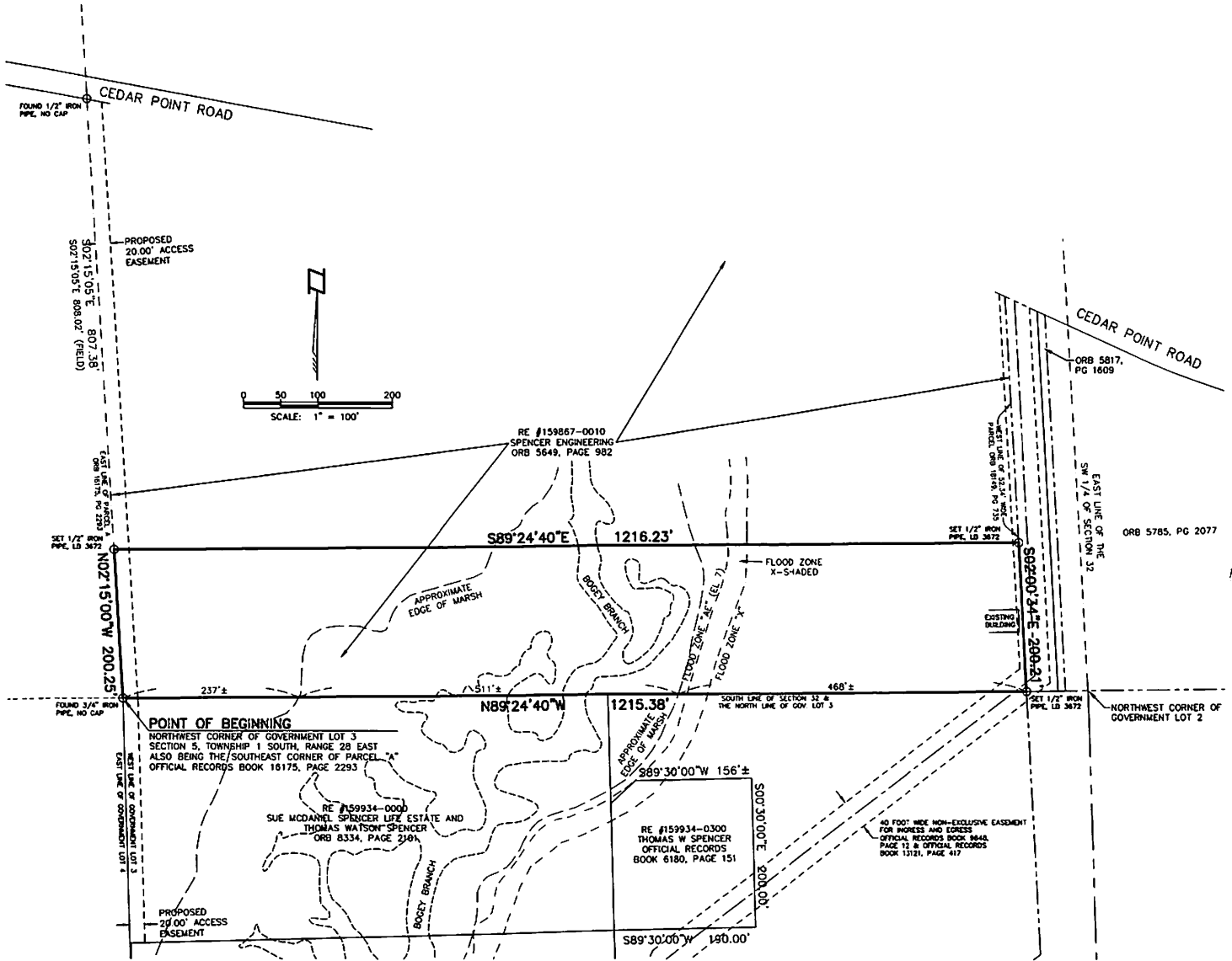
FLORIDA L.C. SURVEYOR AND MAPPING BUSINESS NO. LD 3672

September 25, 2020  
 Exhibit 1  
 Page 4 of 6

# MAP SHOWING SURVEY OF

A PARCEL OF LAND, BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 28 EAST AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5649, PAGE 982 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE NORTHWEST CORNER OF GOVERNMENT LOT 3, OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 28 EAST, SAID POINT LYING ON THE SOUTH LINE OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 28 EAST, SAID POINT BEING THE SOUTHEAST CORNER OF PARCEL "A" OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 16175, PAGE 2293 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 02°15'00" WEST, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 200.25 FEET; THENCE DEPARTING SAID EAST LINE SOUTH 89°24'40" EAST, ALONG A LINE 200.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 1216.23 FEET TO THE WEST LINE OF A 52.43 FOOT WIDE PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 18149, PAGE 735 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTHERLY ALONG SAID WEST LINE, SOUTH 02°00'34" EAST, A DISTANCE OF 200.21 FEET TO THE SOUTH LINE OF AFORESAID SECTION 32; THENCE NORTH 89°24'40" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1215.38 FEET TO THE POINT OF BEGINNING. CONTAINING 243,161 SQUARE FEET OR 5.58 ACRES MORE OR LESS. LESS AND EXCEPT AREA ALREADY ZONED AGR.



- NOTES:
1. THIS IS A BOUNDARY SURVEY.
  2. BEARINGS BASED ON THE SOUTH LINE OF SECTION 32, BEING NORTH 89°24'40" WEST.
  3. MEAN HIGH WATER LINE NOT DETERMINED BY THIS SURVEY.
  4. EDGE OF MARSH ESTABLISHED BY CITY OF JACKSONVILLE GIS AERIAL.
  5. ORB DENOTES OFFICIAL RECORDS BOOK.
  6. PG DENOTES PAGE.
  7. GOV. DENOTES GOVERNMENT.

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), FLOOD ZONE "X"-SHADED AND FLOOD ZONE "AE" (EL. 7) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0210J, REVISED NOVEMBER 02, 2018

THIS SURVEY WAS MADE FOR THE BENEFIT OF LANDMARK TITLE, LLC, FIDELITY TITLE, THOMAS MCDANIEL SPENCER AND CHRISTINE JOY SPENCER.

September 25, 2020

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

Exhibit 1  
Page 5 of 8

DONN W. BOATWRIGHT, P.S.M.  
FLORIDA LIC. SURVEYOR and MAPPER No. LS 3295  
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

# MAP OF

## 20 FOOT ACCESS EASEMENT

A PARCEL OF LAND, BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 28 EAST AND A PORTION OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 28 EAST AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5649, PAGE 982 AND OFFICIAL RECORDS BOOK 8334, PAGE 2101 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE NORTHWEST CORNER OF GOVERNMENT LOT 3, OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 28 EAST, SAID POINT LYING ON THE SOUTH LINE OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 28 EAST, SAID POINT BEING THE SOUTHEAST CORNER OF PARCEL "A" OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 16175, PAGE 2293 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 02°15'00" WEST, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 807.8 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CEDAR POINT ROAD; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 78°33'49" EAST, A DISTANCE OF 20.58 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 02°15'00" EAST, A DISTANCE OF 803.50 FEET TO THE SOUTH LINE OF AFORESAID SECTION 32, SAID POINT BEING THE NORTH LINE OF THOSE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 8334, PAGE 2101; THENCE SOUTH 00°35'09" EAST, A DISTANCE OF 329.75 FEET TO A POINT ON THE SOUTH LINE OF SAID OFFICIAL RECORDS BOOK 8334, PAGE 2101; THENCE ALONG SAID SOUTH LINE, SOUTH 89°30'00" WEST, A DISTANCE OF 20.00 FEET TO THE AFORESAID WEST LINE OF GOVERNMENT LOT 3; THENCE NORTHWESTERLY ALONG SAID WEST LINE, NORTH 00°35'09" WEST, A DISTANCE OF 330.13 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT AREA ALREADY ZONED AGR.

### NOTES:

1. THIS IS A MAP ONLY.
2. BEARINGS BASED ON THE SOUTH LINE OF SECTION 32, BEING NORTH 89°24'40" WEST.
3. ORB DENOTES OFFICIAL RECORDS BOOK.
4. PG DENOTES PAGE.
5. GOV. DENOTES GOVERNMENT.

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), FLOOD ZONE "X"—SHADED AND FLOOD ZONE "AE" (EL 7) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0210J, REVISED NOVEMBER 02, 2018

September 25, 2020

Exhibit 1  
Page 6 of 8

THIS MAP WAS MADE FOR THE BENEFIT OF LANDMARK TITLE, LLC; FIDELITY TITLE; THOMAS MCDANIEL SPENCER AND CHRISTINE JOY SPENCER.

SEE SHEET 2 OF 2 FOR MAP TO ACCOMPANY THIS DESCRIPTION.

\*NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.\*

\_\_\_\_\_  
DONN W. BOATWRIGHT, P.S.M.  
FLA. LIC. SURVEYOR AND MAPPER No. LS 3295  
FLA. LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

CHECKED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_ DAF  
FILE # 2019-1110

BOATWRIGHT LAND SURVEYORS, INC.  
1500 ROBERTS DRIVE  
JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: JULY 11, 2019  
SHEET 1 OF 2

# MAP OF

A PARCEL OF LAND, BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 28 EAST AND A PORTION OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 28 EAST AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5649, PAGE 982 AND OFFICIAL RECORDS BOOK 8334, PAGE 2101 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LESS AND EXCEPT AREA ALREADY ZONED AGR.

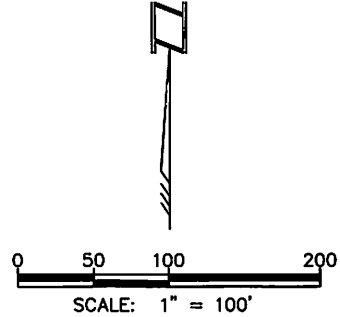
CEDAR POINT ROAD

S78°33'49"E 20.58'

20.00' ACCESS EASEMENT

S02°15'00"E 803.50'

N02°15'00"W 807.38' EAST LINE OF PARCEL A ORB 16175, PG 2293



SOUTH LINE OF SECTION 32 & THE NORTH LINE OF GOV. LOT 3

**POINT OF BEGINNING**

NORTHWEST CORNER OF GOVERNMENT LOT 3 SECTION 5, TOWNSHIP 1 SOUTH, RANGE 28 EAST ALSO BEING THE SOUTHEAST CORNER OF PARCEL "A" OFFICIAL RECORDS BOOK 16175, PAGE 2293

RE #159934-0000  
SUE MCDANIEL SPENCER LIFE ESTATE  
AND THOMAS WATSON SPENCER  
ORB 8334, PAGE 2101

S00°35'09"E 329.75'

WEST LINE OF GOVERNMENT LOT 3 EAST LINE OF GOVERNMENT LOT 4

N00°35'09"W 330.13'

20.00' ACCESS EASEMENT

S89°30'00"W 20.00'

September 25, 2020

Exhibit 1  
Page 7 of 8

SEE SHEET 1 OF 2 FOR DESCRIPTION, GENERAL NOTES AND SIGNATURE OF SURVEYOR.

CHECKED BY: \_\_\_\_\_  
DRAWN BY: DAF  
FILE #: 2019-1110

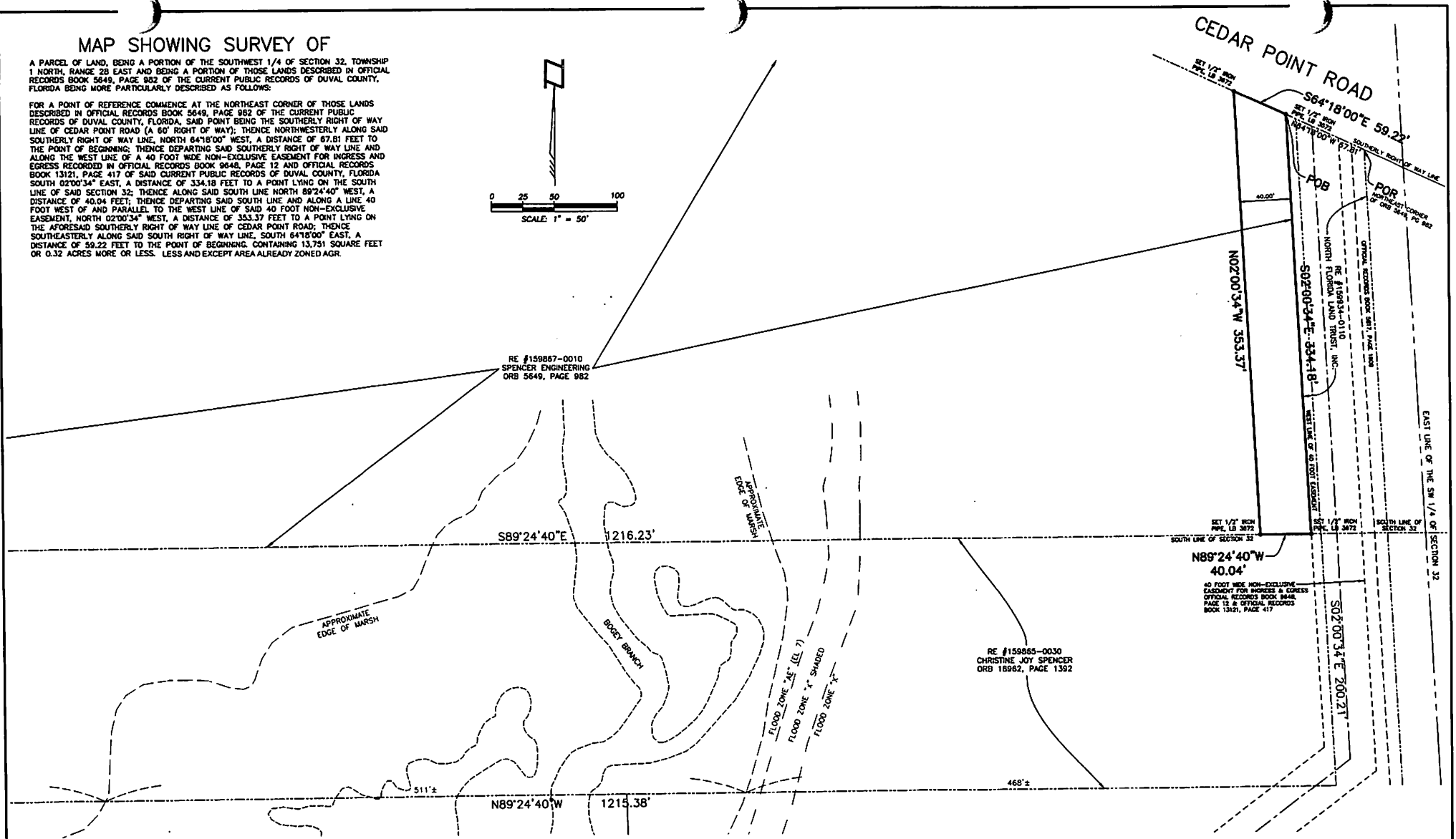
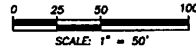
BOATWRIGHT LAND SURVEYORS, INC.  
1500 ROBERTS DRIVE  
JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: JULY 11, 2019  
SHEET 2 OF 2

# MAP SHOWING SURVEY OF

A PARCEL OF LAND, BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 28 EAST AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8649, PAGE 982 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8649, PAGE 982 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT BEING THE SOUTHERLY RIGHT OF WAY LINE OF CEDAR POINT ROAD (A 60' RIGHT OF WAY); THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 64°18'00" WEST, A DISTANCE OF 67.81 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE WEST LINE OF A 40 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RECORDED IN OFFICIAL RECORDS BOOK 9648, PAGE 12 AND OFFICIAL RECORDS BOOK 13121, PAGE 417 OF SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA SOUTH 02°00'34" EAST, A DISTANCE OF 334.18 FEET TO A POINT LYING ON THE SOUTH LINE OF SAID SECTION 32; THENCE ALONG SAID SOUTH LINE NORTH 89°24'40" WEST, A DISTANCE OF 40.04 FEET; THENCE DEPARTING SAID SOUTH LINE AND ALONG A LINE 40 FOOT WEST OF AND PARALLEL TO THE WEST LINE OF SAID 40 FOOT NON-EXCLUSIVE EASEMENT, NORTH 02°00'34" WEST, A DISTANCE OF 353.37 FEET TO A POINT LYING ON THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF CEDAR POINT ROAD; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE, SOUTH 64°18'00" EAST, A DISTANCE OF 59.22 FEET TO THE POINT OF BEGINNING, CONTAINING 13,751 SQUARE FEET OR 0.32 ACRES MORE OR LESS. LESS AND EXCEPT AREA ALREADY ZONED AGR.



- NOTES:
1. THIS IS A BOUNDARY SURVEY.
  2. BEARINGS BASED ON THE SOUTH LINE OF SECTION 32, BEING NORTH 89°24'40" WEST.
  3. DRB DENOTES OFFICIAL RECORDS BOOK.
  4. PG DENOTES PAGE.
  5. POB DENOTES POINT OF BEGINNING.
  6. POR DENOTES POINT OF REFERENCE.

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0210J, REVISED NOVEMBER 02, 2018

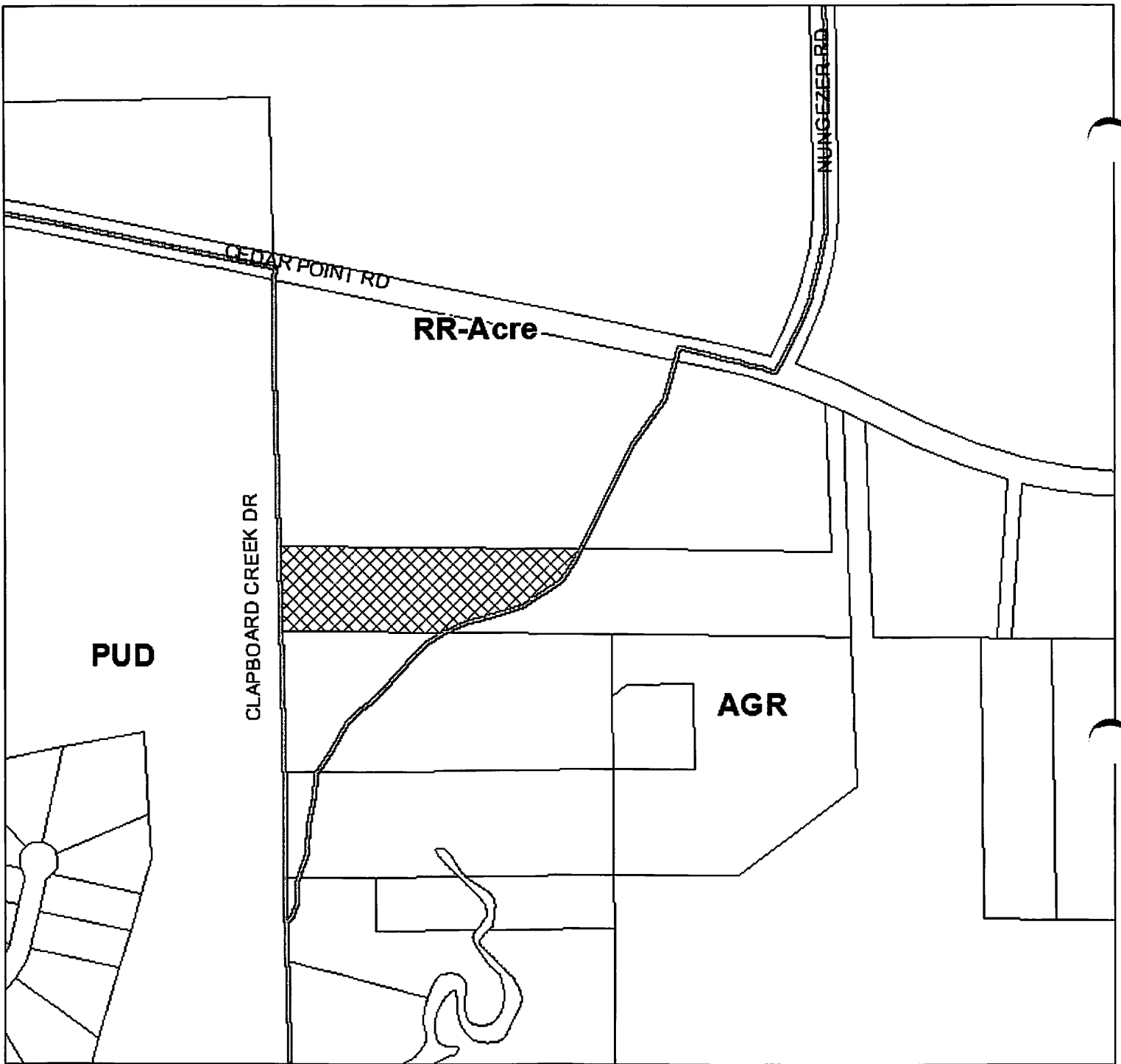
\*NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.\*

THIS SURVEY WAS MADE FOR THE BENEFIT OF LANDMARK TITLE, LLC; FIDELITY TITLE; THOMAS MCDANIEL SPENCER AND CHRISTINE JOY SPENCER.

September 25, 2020

Exhibit 1  
Page 8 of 8

*[Signature]*  
DONN W. BOATWRIGHT, P.S.M.  
FLORIDA LIC. SURVEYOR and MAPPER No. LS 3295  
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3872

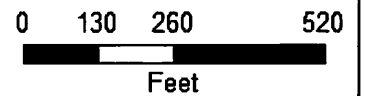
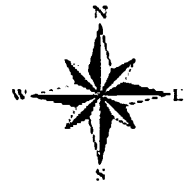
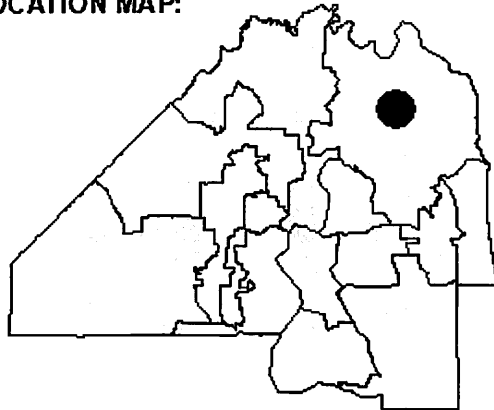


**REQUEST SOUGHT:**

**FROM: RR-ACRE**

**TO: AGR**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**2**

**TRACKING NUMBER**

**T-2020-3113**

**EXHIBIT 2  
PAGE 1 OF 1**