

Application For Zoning Exception

Planning and Development Department Info

Application # N/A **Staff Sign-Off/Date** STN / 06/27/2025
Filing Date 07/07/2025 **Number of Signs to Post** 4
Current Land Use Category CGC
Exception Sought RETAIL SALE AND SERVICE OF ALL ALCOHOLIC BEVERAGES INCLUDING LIQUOR, BEER OR WINE FOR ON-PREMISES CONSUMPTION AND OUTSIDE SALE AND SERVICE
Applicable Section of Ordinance Code N/A
Notice of Violation(s) N/A
Hearing Date 08/12/2025
Neighborhood Association KENSINGTON ASSOCIATION, INC., THE WOODS COMMUNITY ASSOC, WEST BEACHES COMMUNITY ASSOCIATION
Overlay N/A

Application Info

Tracking # 6298 **Application Status** PENDING
Date Started 05/21/2025 **Date Submitted** 05/21/2025

General Information On Applicant

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

General Information On Owner(s)

Last Name N/A **First Name** N/A **Middle Name**
Company/Trust Name TURNER HARDWARE HODGES LTD
Mailing Address 13164 ATLANTIC BOULEVARD
City JACKSONVILLE **State** FL **Zip Code** 32225
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed? ☒

If Yes, State Application No(s)

1987-0456-0244

Map	RE#	Council District	Planning District	Current Zoning District(s)
Map	167130 0900	3	2	PUD

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

Total Land Area (Nearest 1/100th of an Acre) 5.81

Current Property Use

COMMERCIAL RETAIL AND SERVICE

Exception Sought

RETAIL SALE AND SERVICE OF ALL ALCOHOLIC BEVERAGES INCLUDING LIQUOR, BEER OR WINE FOR ON-PREMISES CONSUMPTION AND OUTSIDE SALE AND SERVICE

In Whose Name Will The Exception Be Granted

CHIPSHOT PICKLEBALL, LLC

Location Of Property

General Location

SOUTH OF ATLANTIC BOULEVARD AND WEST OF HODGES BOULEVARD

House #	Street Name, Type and Direction	Zip Code
13164	ATLANTIC BLVD	32225

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.

- ☒ 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.

CHIPSHOT PICKLEBALL, LLC ("CHIPSHOT") WILL BE THE TENANT AT 13164 ATLANTIC BOULEVARD, SUITE 2, JACKSONVILLE, FLORIDA 32225 (RE# 167130 0900) (THE

"PROPERTY") AS MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION FILED HERewith. THE PROPERTY IS LOCATED WITHIN THE HARBOUR PLACE PLAZA (THE "PLAZA") WHICH IS LOCATED WITHIN THE SOUTHEAST QUADRANT OF THE HODGES BOULEVARD AND ATLANTIC BOULEVARD INTERSECTION. THE PROPERTY IS LOCATED WITHIN THE CGC LAND USE CATEGORY AND IS ZONED PUD PURSUANT TO ORDINANCE 1987-456 (THE "PUD"). THE PUD PERMITS THE PROPERTY TO BE DEVELOPED ACCORDING TO THE COMMERCIAL GENERAL (CG) ZONING DISTRICT, WHICH MOST RESEMBLES THE CCG-1 ZONING DISTRICT UNDER THE CURRENT ZONING CODE. CHIPSHOT SEEKS TO OPEN A NEW INDOOR RECREATIONAL FACILITY AND HAS PARTNERED WITH STRINGS BREWERY FOR INTEGRATED RESTAURANT AND BEVERAGE SERVICE. THE RECREATIONAL FACILITY WILL INCLUDE PICKLEBALL COURTS, SIMULATORS, AND BASKETBALL LANES SYNONYMOUS WITH THE EXISTING STRINGS LOCATION IN SPRINGFIELD. PURSUANT TO SECTIONS 656.131 AND 656.313 OF THE ZONING CODE, APPLICANT REQUESTS EXCEPTIONS FOR (1) THE RETAIL SALE AND SERVICE OF ALL ALCOHOLIC BEVERAGES INCLUDING LIQUOR, BEER OR WINE FOR ON-PREMISES CONSUMPTION AND (2) OUTSIDE SALE AND SERVICE. AS DEMONSTRATED IN THE ATTACHED LIQUOR LICENSE DISTANCE SURVEY, THE INTERCOASTAL KIDS PRESCHOOL (DAYCARE) IS EIGHT HUNDRED AND FIVE (805) FEET AWAY. PRESCHOOLS ARE NOT CONSIDERED A SCHOOL AS DEFINED IN THE ZONING CODE. ADDITIONALLY, RESTAURANTS MUST BE A MINIMUM OF FIVE HUNDRED (500) FEET AWAY, AND AS A RESULT, A WAIVER OF MINIMUM DISTANCE FOR A LIQUOR LICENSE LOCATION WOULD NOT BE REQUIRED EVEN IF THE PRESCHOOL COUNTED AS A "SCHOOL". THE GRANT OF EXCEPTIONS WOULD BE CONSISTENT WITH THE FUTURE LAND USE ELEMENT ("FLUE") OF THE 2045 COMPREHENSIVE PLAN AND WOULD FURTHER THE FOLLOWING FLUE GOALS, OBJECTIVES AND POLICIES: GOAL 1, OBJECTIVE 1.1, GOAL 3, OBJECTIVE 3.2, POLICY 3.2.1, AND POLICY 3.2.2.

(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.

CHIPSHOT WILL ENHANCE THE MIX OF USES IN THE PLAZA BY OFFERING A FAMILY-FRIENDLY RECREATION OPTION WITH MULTIPLE ACTIVITIES TO SERVE A BROAD RANGE OF INTERESTS IN A CLIMATE-CONTROLLED SETTING. THE PROPERTY IS PART OF A LARGER COMMERCIAL STRIP CENTER AND DESIGNED FOR GENERAL COMMERCIAL USES IN THE PUD. THE RECREATION AND EATERY USES ARE CONSISTENT AND COMPATIBLE WITH THE SURROUNDING GROCER, RESTAURANTS, AND BARS, AND COMMERCIAL RETAIL AND SERVICE ESTABLISHMENTS WITHIN THE PLAZA. THIS PLAZA FEATURES TURNER ACE HARDWARE AND TURNER HOME, PUBLIX, JERRY'S GRILLE, ATLANTIC BALLROOM, MODA NAILS, ATLANTIC CHIROPRACTIC & ACUPUNCTURE, SIENA'S ITALIAN CUISINE, CVS PHARMACY, PAPA MURPHY'S, HAND & STONE MASSAGE AND FACIAL SPA, HALLMARK GOLD CROWN, LUCY'S GIFTS AND BOOKS, MY EYE DR., HUNTINGTON LEARNING CENTER, ORTHODONTIST, CHINA 1, STATE FARM, SPORT CLIPS HAIRCUTS, ANY LAB TEST NOW, HARBOUR PLACE ANIMAL CLINIC, THE LIQUOR STORE II, AND CINCO DE MAYO MEXICAN RESTAURANT, WHICH ALSO FEATURES A FULL KITCHEN AND BAR. JERRY'S GRILLE, SIENA'S ITALIAN CUISINE AND CINCO DE MAYO MEXICAN RESTAURANT HAVE OUTDOOR SEATING.

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

THE PROPOSED USES WILL NOT HAVE AN ENVIRONMENTAL IMPACT INCONSISTENT WITH THE HEALTH, SAFETY OR WELFARE OF THE COMMUNITY. CHIPSHOT ENHANCES THE PLAZA BY PROVIDING A NOVEL INDOOR RECREATIONAL ACTIVITY AND AN ADDITIONAL DINING OPTION.

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

THE REQUESTED EXCEPTIONS WILL NOT HAVE A DETRIMENTAL EFFECT ON VEHICULAR OR PEDESTRIAN TRAFFIC, OR PARKING CONDITIONS, OR RESULT IN THE CREATION OR GENERATION OF TRAFFIC INCONSISTENT WITH THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY. CHIPSHOT WILL PROVIDE AN ADDITIONAL, UNIQUE EXPERIENCE FOR THE PATRONS OF THE PLAZA TO ENJOY AND IS REPLACING A VACANT STOREFRONT. THERE IS AMPLE PARKING AVAILABLE IN THE ESTABLISHED PARKING LOTS INCLUDED IN THE PLAZA.

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

THE REQUESTED EXCEPTIONS WILL NOT HAVE A DETRIMENTAL EFFECT ON THE FUTURE DEVELOPMENT OF CONTIGUOUS PROPERTIES OR THE GENERAL AREA. THE PROPERTY IS LOCATED WITHIN AN ESTABLISHED MIXED-USE CORRIDOR OF ATLANTIC BOULEVARD, WHICH IS ALREADY DEVELOPED WITH OFFICES, RESTAURANTS, BARS, AND OTHER COMMERCIAL RETAIL AND SERVICE ESTABLISHMENTS. CHIPSHOT WILL ENHANCE THE MIX OF USES IN THE AREA AND ATTRACT ADDITIONAL PATRONS THAT OTHERWISE MAY NOT VISIT DUE TO ITS UNIQUE OFFERINGS.

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

THE PROPOSED USES WILL NOT CREATE OBJECTIONABLE OR EXCESSIVE, NOISE, LIGHTS,

VIBRATIONS, FUMES, DUST, OR PHYSICAL ACTIVITY. GYMS, RESTAURANTS, BARS AND OTHER INTENSE COMMERCIAL USES OPERATE OR HAVE OPERATED WITHIN THE PLAZA. THE RECREATIONAL USES WILL BE INDOORS WITH OUTDOOR DINING THAT ALREADY EXISTS ELSEWHERE IN THE PLAZA. THERE ARE SUBSTANTIAL SETBACKS AND BUFFERING BETWEEN THE RESIDENTIAL DWELLINGS TO THE WEST AND SOUTH OF THE PROPERTY, SUCH THAT NO EFFECTS FROM THE PROPOSED USES WOULD BE EXPERIENCED BY THOSE RESIDENCES.

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

THE PROPOSED USES WILL NOT OVERBURDEN EXISTING PUBLIC SERVICES AND FACILITIES. A JEA LETTER CONFIRMING THE AVAILABILITY OF CAPACITY TO PROVIDE SERVICE WILL BE PROVIDED.

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

THE PROPERTY WILL BE SUFFICIENTLY ACCESSIBLE TO PERMIT ENTRY ONTO THE PROPERTY BY FIRE, POLICE, RESCUE AND OTHER SERVICES FROM EACH OF THE ADJACENT STREETS.

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

THE PROPOSED USES WILL BE CONSISTENT WITH THE DEFINITION OF "ZONING EXCEPTION" PROVIDED IN SECTION 656.1601 OF THE CODE: A USE THAT WOULD NOT BE APPROPRIATE GENERALLY OR WITHOUT RESTRICTION THROUGHOUT THE ZONING DISTRICT BUT WHICH, IF CONTROLLED AS TO NUMBER, AREA, LOCATION OR RELATION TO THE NEIGHBORHOOD, COULD PROMOTE THE PUBLIC HEALTH, SAFETY, WELFARE, MORALS, ORDER, COMFORT, CONVENIENCE, APPEARANCE, PROSPERITY OR GENERAL WELFARE. THE PUD PERMITS THE PROPERTY TO BE DEVELOPED ACCORDING TO THE COMMERCIAL GENERAL (CG) ZONING DISTRICT, WHICH MOST RESEMBLES THE CCG-1 ZONING DISTRICT UNDER THE CURRENT ZONING CODE. THE CCG-1 ZONING DISTRICT ALLOWS AN ESTABLISHMENT WITH THE SALE OF ALL ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION AND OUTDOOR SALE AND SERVICE BY EXCEPTION. THE PROPOSED USE WILL BE CONTROLLED ACCORDING TO THE SITE PLAN AND OTHER CONDITIONS DESCRIBED HEREIN CONSISTENT WITH THE CRITERIA ESTABLISHED FOR THE ZONING EXCEPTIONS IN SECTION 656.131 OF THE 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	
30 Notifications @ \$7.00/each:	\$210.00
3) Total Application Cost:	\$1,383.00

* 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.

Proposed Floor Plan

SEAT COUNT

INTERIOR

- 44 DINING
- 38 BAR HEIGHT (10 AT BAR)
- 56 COUNTER HEIGHT (DRINK RAILS)
- 25 LOUNGE
- 22 BENCH (2 PEOPLE PER BENCH)

INTERIOR TOTAL: 185

EXTERIOR

- 19 DINING

OVERALL TOTAL: 204



1 Introduced by Urban Affairs Committee:
2
3

4 ORDINANCE 87-456-244

5 AN ORDINANCE REZONING PROPERTY HEREIN
6 DESCRIBED, OWNED BY FERRER GRANT PARTNERSHIP,
7 ET AL, FROM "PUD" DISTRICT TO "PUD" DISTRICT AS
8 DEFINED AND CLASSIFIED UNDER THE ZONING CODE;
9 PROVIDING AN EFFECTIVE DATE.
10

11 WHEREAS, Ferrer Grant Partnership, et al, the owners of the real property
12 described in this ordinance have applied to the Council for a rezoning and
13 reclassification of that property from PUD District to PUD District; and

14 WHEREAS, the Planning Commission has considered the application and
15 has rendered an advisory opinion; and

16 WHEREAS, the Urban Affairs Committee, after due notice and public
17 hearing, has made its recommendation to the Council; and

18 WHEREAS, taking into consideration the above recommendations, the
19 Council finds that such rezoning is consistent with the comprehensive plan adopted
20 under the Comprehensive Planning Ordinance for future development of the City of
21 Jacksonville; now, therefore

22 WHEREAS, the Council finds that the proposed "PUD" does not affect
23 adversely the orderly development of the City as embodied in the Zoning Code; will
24 not affect adversely the health and safety of residents in the area; will not be
25 detrimental to the natural environment or to the use or development of the adjacent
26 properties in the general neighborhood; and the proposed "PUD" will accomplish the
27
28
29

1 objectives of Section 656.331 (Planned Unit Development) of the Zoning Code of the
2 City of Jacksonville; now, therefore

3 BE IT ORDAINED by the Council of the City of Jacksonville:

4 **Section 1. Property Rezoned.** The real property described in Section 2 is
5 rezoned and reclassified from PUD District to PUD District, as defined and classified
6 under the Zoning Code, City of Jacksonville, Florida.

7 **Section 2. Owner and Description.** The land rezoned by this ordinance is
8 owned by Ferrer Grant Partnership, et al and is described in Exhibit A attached
9 hereto and by this reference made a part hereof.

10 **Section 3. Effective Date.** This ordinance shall become effective upon
11 signature by the Mayor or upon becoming effective without the Mayor's signature.

12
13 Form Approved:

14
15 Phillip D. Cope
16 Legislative Counsel

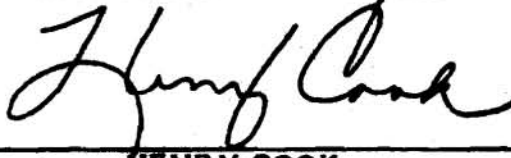
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23 Rezonings6/lmt

ORDINANCE 87-456-244

CERTIFICATE OF AUTHENTICATION

ENACTED BY THE COUNCIL

May 12, 1987



HENRY COOK
COUNCIL PRESIDENT

ATTEST:



CHERYL D. KIDD
ASST. COUNCIL SECRETARY-
LEGISLATIVE RECORDS

APPROVED

May 27, 1987



JAKE M. GODBOLD, MAYOR

THE WOODS PUD
WRITTEN DESCRIPTION

The Woods is a Planned Unit Development located on Atlantic Boulevard which presently contains areas zoned for office, commercial and residential uses. The Woods initially was zoned PUD in 1972 under Ordinance 72-1077-535. The original PUD contained approximately 570 acres and proposed residential uses of various densities, and office and commercial uses. The PUD was subject to minor revisions in 1977 (Ordinance 77-360-104), 1979 (Ordinance 79-600-692) and 1980 (Ordinance 80-429-196). In 1984, the present owner purchased approximately 360 acres of The Woods, representing primarily the undeveloped tracts within The Woods. Shortly thereafter, in 1985, the owner rezoned from PUD to PUD the acreage which it had purchased (Ordinance R-84-1403-784). Like the original PUD, Ordinance R-84-1403-784 proposed residential uses of various densities, and office and commercial uses.

Since that PUD, the owner has sold two parcels designated for multi-family residential use.

The owner proposes the following amendments to Ordinance R-84-1403-784:

- A. Converting the area previously designated as "Office" to an area designated for single-family homes.
- B. Converting all of the areas previously designated as "Patio Homes," to areas either designated for single-family homes or designated for multi-family units.
- C. Reducing the size of the area designated as "Commercial" to 27.19 acres.

These revisions are shown on the site plan attached as Exhibit "2".

As previously, the area designated for commercial use (27.19 acres) shall be developed in accordance with the Commercial General (CG) classification in the Jacksonville Zoning Code.

The areas designated for residential use are placed under four distinct classifications.

1. Several parcels as shown on Exhibit "2" shall fall within the "S-1" classification. These parcels shall be developed in accordance with the Residential, Single-family (RS-D) classification of the Jacksonville Zoning Code. A total of approximately 200 units will be located in the parcels designated as S-1.

EXHIBIT "1"

2. Several parcels as shown on Exhibit "2" shall fall within the "S-2" classification. These parcels shall be developed in accordance with the Residential, Single-family (RS-E) classification in the Jacksonville Zoning Code. A total of approximately 90 units will be developed in the parcels designated as S-2.

3. Several parcels as shown on Exhibit "2" shall fall within the "S-3" classification. These parcels shall be developed in accordance with the Residential, Single-family (RS-F) classification in the Jacksonville Zoning Code. A total of approximately 265 units will be developed in the parcels designated as S-3.

4. One parcel east of Hodges Blvd. as shown on Exhibit "2" shall fall within the "M" classification. This parcel shall be developed in accordance with the Residential, General (RG-B) classification in the Jacksonville Zoning Code. A total of approximately 450 units will be developed in the parcel designated as M.

The total number of units developed in the parcels designated as S-1, S-2, S-3, and M shall not exceed 1,005 units.

The property which is the subject of this rezoning constitutes a portion of the property rezoned in Ordinance R-84-1403-784 and is highlighted on Exhibit "2".

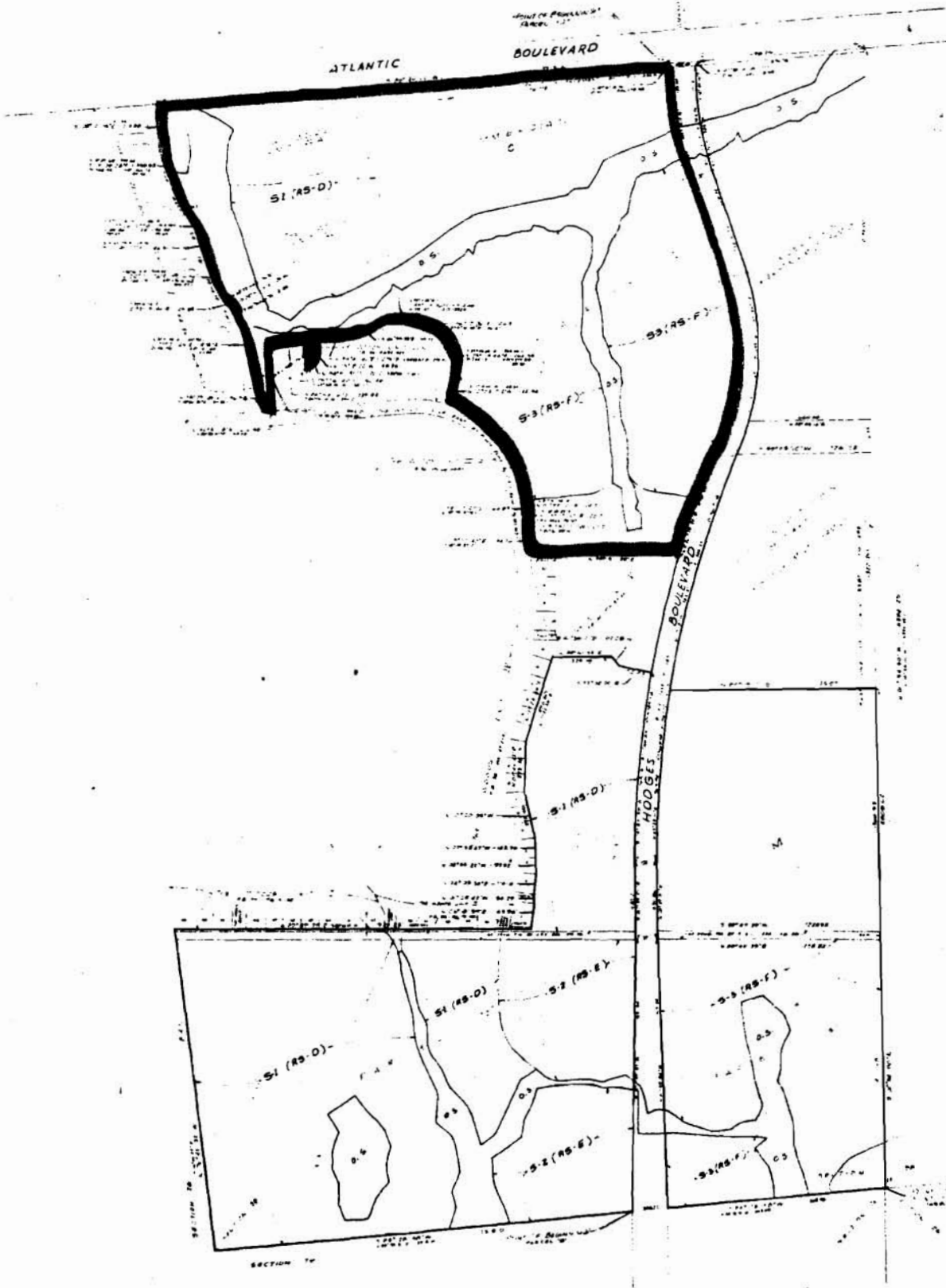


EXHIBIT "2"



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

Turner Hardware Hodges, LTD.

Owner (Affiant) Name

13164 Atlantic Boulevard, Jacksonville, FL 32225

Address(es) for Subject Property

167130 0900

Real Estate Parcel Number(s) for Subject Property

Driver, McAfee, Hawthorne & Diebenow, PLLC

Appointed or Authorized Agent(s)

Zoning exception and waiver of minimum distance for a liquor license location

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:

Michael Turner

1. Affiant is the Vice President of Turner Hardware Hodges, LTD., a Florida Limited Partnership (the "Entity") that is the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above-noted request(s)/application(s) being made to the City of Jacksonville.*
2. Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.
3. That I, the undersigned, as an authorized representative of the Entity, have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on behalf of said Entity in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent the Entity, I attest that the application(s) is/are made in good faith.

4. Affiant further acknowledges that any change in ownership of the Subject Property and/or the designated agent(s) that occur prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require that a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.
5. I acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

FURTHER AFFIANT SAYETH NAUGHT.

Signature: Michael D. Turner

Printed Name: Michael D Turner

Title: VP

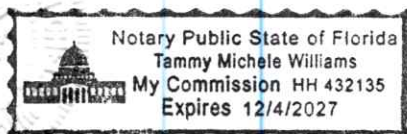
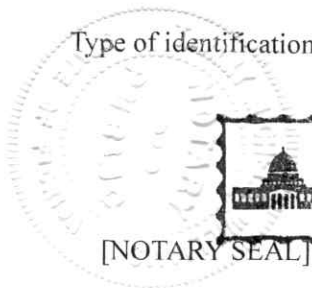
As partner of Turner Hardware Hodges, LTD.

* 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 19, day of MAY, 2025, by Michael D. Turner, who is ☒ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced _____



Tammy Michele Williams
Notary Public Signature

12/4/2027
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.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Partnership
TURNER HARDWARE HODGES, LTD.

Filing Information

Document Number A99000000995
FEI/EIN Number 59-3585186
Date Filed 06/21/1999
State FL
Status ACTIVE

Principal Address

13164 ATLANTIC BOULEVARD
JACKSONVILLE, FL 32225

Changed: 04/08/2011

Mailing Address

13164 ATLANTIC BOULEVARD
JACKSONVILLE, FL 32225

Changed: 04/08/2011

Registered Agent Name & Address

TURNER, MICHAEL D
13164 ATLANTIC BOULEVARD
JACKSONVILLE, FL 32225

Name Changed: 04/20/2012

Address Changed: 03/17/2017

General Partner Detail

Name & Address

Document Number P99000054758

SHELBY AND MARY TURNER, INC.
13164 ATLANTIC BLVD
JACKSONVILLE, FL 32225

Annual Reports

Report Year	Filed Date
2023	02/24/2023
2024	04/16/2024
2025	03/31/2025

Document Images

03/31/2025 -- ANNUAL REPORT	View image in PDF format
04/16/2024 -- ANNUAL REPORT	View image in PDF format
02/24/2023 -- ANNUAL REPORT	View image in PDF format
02/01/2022 -- ANNUAL REPORT	View image in PDF format
04/30/2021 -- ANNUAL REPORT	View image in PDF format
05/21/2020 -- ANNUAL REPORT	View image in PDF format
05/01/2019 -- ANNUAL REPORT	View image in PDF format
04/02/2018 -- ANNUAL REPORT	View image in PDF format
03/17/2017 -- ANNUAL REPORT	View image in PDF format
03/18/2016 -- ANNUAL REPORT	View image in PDF format
04/08/2015 -- ANNUAL REPORT	View image in PDF format
04/01/2014 -- ANNUAL REPORT	View image in PDF format
03/14/2013 -- ANNUAL REPORT	View image in PDF format
04/20/2012 -- ANNUAL REPORT	View image in PDF format
04/08/2011 -- ANNUAL REPORT	View image in PDF format
03/25/2010 -- ANNUAL REPORT	View image in PDF format
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04/18/2008 -- ANNUAL REPORT	View image in PDF format
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04/08/2002 -- ANNUAL REPORT	View image in PDF format
04/12/2001 -- ANNUAL REPORT	View image in PDF format
02/24/2000 -- ANNUAL REPORT	View image in PDF format
06/21/1999 -- Domestic LP	View image in PDF format



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Detail by Entity Name

Florida Profit Corporation
SHELBY AND MARY TURNER, INC.

Filing Information

Document Number	P99000054758
FEI/EIN Number	59-3585184
Date Filed	06/16/1999
Effective Date	06/14/1999
State	FL
Status	ACTIVE

Principal Address

13164 ATLANTIC BLVD.
JACKSONVILLE, FL 32225

Changed: 03/25/2010

Mailing Address

13164 ATLANTIC BLVD.
JACKSONVILLE, FL 32225

Changed: 03/25/2010

Registered Agent Name & Address

TURNER, MICHAEL D
13164 Atlantic Blvd
Jacksonville, FL 32225

Name Changed: 04/20/2012

Address Changed: 03/07/2023

Officer/Director Detail

Name & Address

Title PRESIDENT

TURNER, STEVEN G
13164 ATLANTIC BLVD.
JACKSONVILLE, FL 32225

Title VICE PRESIDENT

TURNER, MICHAEL D
13164 ATLANTIC BLVD.
JACKSONVILLE, FL 32225

Annual Reports

Report Year	Filed Date
2023	03/07/2023
2024	04/16/2024
2025	03/31/2025

Document Images

03/31/2025 -- ANNUAL REPORT	View image in PDF format
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05/16/2000 -- ANNUAL REPORT	View image in PDF format
06/16/1999 -- Domestic Profit	View image in PDF format



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

Turner Hardware Hodges, LTD.

Owner (Affiant) Name

13164 Atlantic Boulevard, Jacksonville, FL 32225

Address(es) for Subject Property

167130 0900

Real Estate Parcel Number(s) for Subject Property

Driver, McAfee, Hawthorne & Diebenow, PLLC

Appointed or Authorized Agent(s)

Zoning exception and waiver of minimum distance for a liquor license location

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:

Michael Turner

1. Affiant is the Vice President of Turner Hardware Hodges, LTD., a Florida Limited Partnership (the "Entity") that is the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above-noted request(s)/application(s) being made to the City of Jacksonville.*
2. Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.
3. That I, the undersigned, as an authorized representative of the Entity, have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on behalf of said Entity in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent the Entity, I attest that the application(s) is/are made in good faith.

4. Affiant further acknowledges that any change in ownership of the Subject Property and/or the designated agent(s) that occur prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require that a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.
5. I acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

FURTHER AFFIANT SAYETH NAUGHT.

Signature: Michael D. Turner

Printed Name: Michael D. Turner

Title: VP

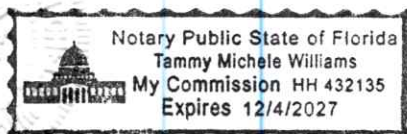
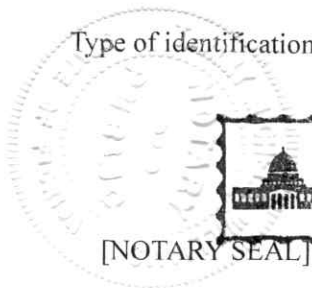
As partner of Turner Hardware Hodges, LTD.

* 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 19, day of MAY, 2025, by Michael D. Turner, who is ☒ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced _____



Tammy Michele Williams
Notary Public Signature

12/4/2027
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.



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Detail by Entity Name

Florida Limited Partnership
TURNER HARDWARE HODGES, LTD.

Filing Information

Document Number	A99000000995
FEI/EIN Number	59-3585186
Date Filed	06/21/1999
State	FL
Status	ACTIVE

Principal Address

13164 ATLANTIC BOULEVARD
JACKSONVILLE, FL 32225

Changed: 04/08/2011

Mailing Address

13164 ATLANTIC BOULEVARD
JACKSONVILLE, FL 32225

Changed: 04/08/2011

Registered Agent Name & Address

TURNER, MICHAEL D
13164 ATLANTIC BOULEVARD
JACKSONVILLE, FL 32225

Name Changed: 04/20/2012

Address Changed: 03/17/2017

General Partner Detail

Name & Address

Document Number P99000054758

SHELBY AND MARY TURNER, INC.
13164 ATLANTIC BLVD
JACKSONVILLE, FL 32225

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Detail by Entity Name

Florida Profit Corporation
SHELBY AND MARY TURNER, INC.

Filing Information

Document Number P99000054758
FEI/EIN Number 59-3585184
Date Filed 06/16/1999
Effective Date 06/14/1999
State FL
Status ACTIVE

Principal Address

13164 ATLANTIC BLVD.
JACKSONVILLE, FL 32225

Changed: 03/25/2010

Mailing Address

13164 ATLANTIC BLVD.
JACKSONVILLE, FL 32225

Changed: 03/25/2010

Registered Agent Name & Address

TURNER, MICHAEL D
13164 Atlantic Blvd
Jacksonville, FL 32225

Name Changed: 04/20/2012

Address Changed: 03/07/2023

Officer/Director Detail

Name & Address

Title PRESIDENT

TURNER, STEVEN G
13164 ATLANTIC BLVD.
JACKSONVILLE, FL 32225

Title VICE PRESIDENT

TURNER, MICHAEL D
13164 ATLANTIC BLVD.
JACKSONVILLE, FL 32225

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Availability Letter

Thomas Walsh

3/31/2025

Chipshot Pickleball, LLC

13164 Atlantic Boulevard

Jacksonville, Florida 32225

Project Name: Chipshot Pickleball, LLC

Availability #: 2025-1107

Attn: Thomas Walsh

Thank you for your inquiry regarding the availability of Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

Point of Connection:

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida.** All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:

https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/

Reservation of Capacity and Capacity Fees:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

If an existing service is to be utilized, the applicant shall contact the Water Preservice Group at 904-665-5260, Option 6 or waterpreservice@jea.com to discuss any additional capacity fees that may be required for the new or modified development.

Otherwise, estimated capacity fees may be calculated at

[https://www.jea.com/Engineering_and_Construction/Water_and_Wastewater_Development/Self-](https://www.jea.com/Engineering_and_Construction/Water_and_Wastewater_Development/Self-Service_Center/Capacity_Fee_Calculator_-_Average_Daily_Flow)

[Service_Center/Capacity_Fee_Calculator_-_Average_Daily_Flow](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: 2025-1107

Request Received On: 3/26/2025

Availability Response: 3/31/2025

Prepared by: Jill Wild

Expiration Date: 03/31/2027

Project Information

Name: Chipshot Pickleball, LLC

Address: 13164 ATLANTIC BLVD, JACKSONVILLE, FL 32225

County: Duval County

Type: Sewer, Water

Requested Flow: 9020.6

Parcel Number: 167130 0900

Location:

Description: Indoor restaurant with pickleball courts and simulators.

Potable Water Connection

Water Treatment Grid: South Grid

Connection Point #1: Existing water service may be utilized if adequately sized, in good condition and does not conflict with proposed improvements.

Connection Point #2: Existing 10-inch water main onsite.

Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

Sewer Connection

Sewer Grid: Arlington East

Connection Point #1: Existing sewer service may be utilized if adequately sized, in good condition and does not conflict with proposed improvements.

Connection Point #2: Existing 8-inch gravity sewer main onsite.

Sewer Special Conditions:

Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA.

If gravity flow cannot be achieved, then Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.).

If needed, a development meeting can be scheduled prior to submitting a plan set. Request development meeting through the JEA Sages program, Step 2, and select Development Meeting.

Any food service establishment or commercial/institutional kitchen that is connected to the JEA sewer system is required to participate in the Fats, Oils and Grease (FOG) program. Please contact 665-7404 or email FOG@jea.com for additional information.

Reclaimed Water Connection

Reclaim Grid: South Grid

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions:

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.

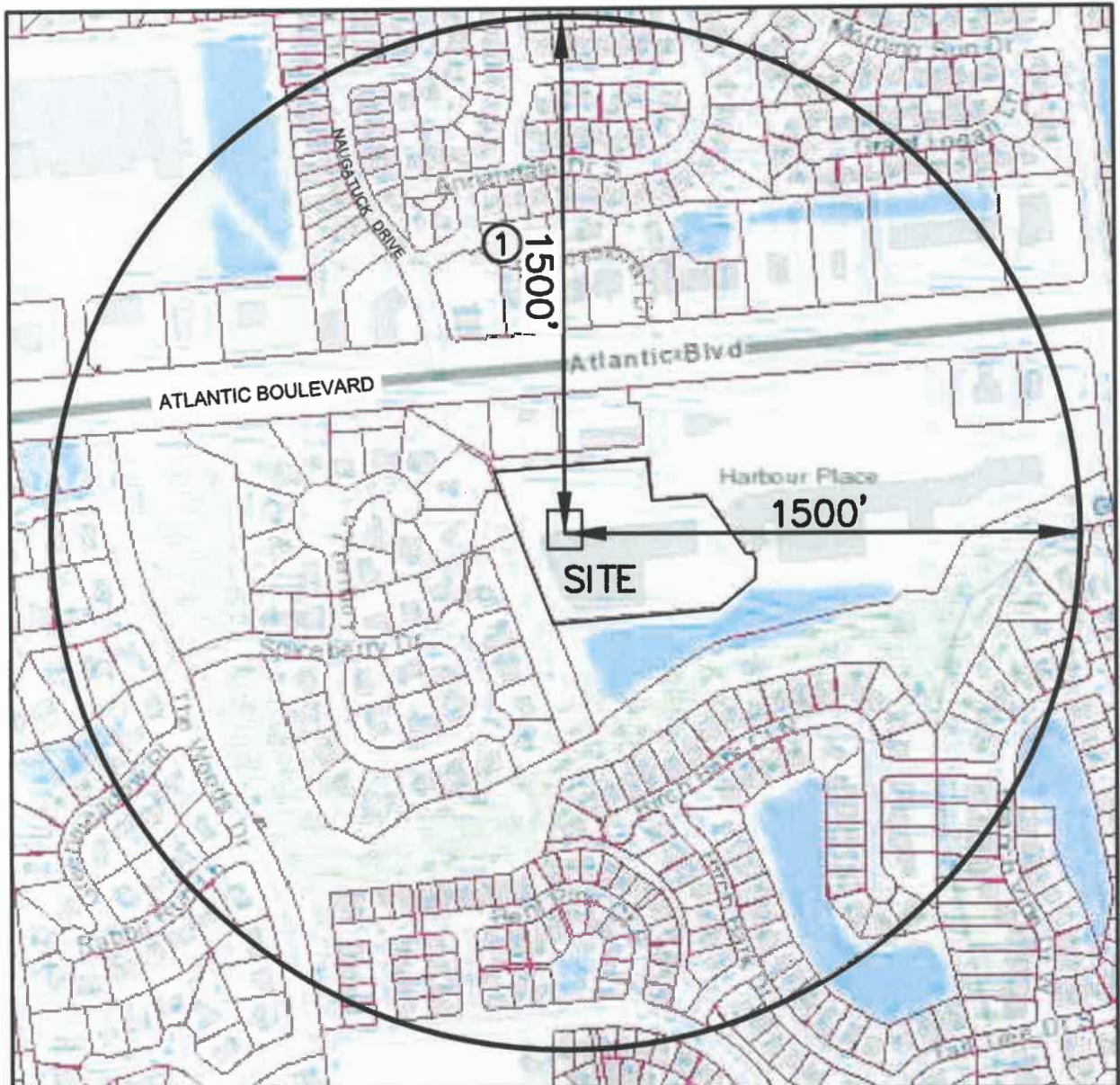
Request a Hydrant Flow Test by going to Step 1 in Sages.

Recommend requesting a Development Meeting with the water/wastewater team by going to Step 2 in Sages to discuss project parameters/plan. If you need representative from the electric or real estate team please indicate that on your application. Don't forget to upload your utility layout with your application.

Submit your plans for water/waste water review by Step 2 in Sages.

MAP SHOWING SURVEY OF

A PART OF THE B. DE CASTRO Y. FERRER GRANT, SECTION 38, BEING IN TOWNSHIP 2 SOUTH, RANGE 28 EAST, OF CITY OF JACKSONVILLE, RECORDED IN OFFICIAL RECORDS BOOK 17508, PAGE 1053 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



VICINITY MAP
SCALE: 1" = 500'

NOTES:

1. THIS IS A MAP ONLY.
2. THE PURPOSE OF THIS MAP IS TO SHOW THE LOCATION OF ANY CHURCHES, SCHOOLS OR ADULT ENTERTAINMENT FACILITIES WITHIN 1500 FEET OF THE SUBJECT SITE, OF WHICH THERE IS/ARE ONE (1).

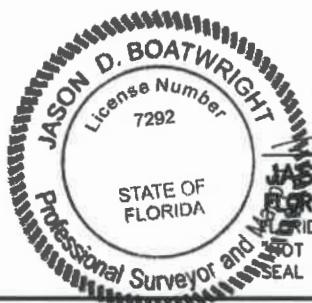
SUBJECT SITE:
13164-2 ATLANTIC BOULEVARD
JACKSONVILLE, FL 32225
R.E.#: 167130-0900

①

INTERCOASTAL KIDS PRESCHOOL (DAYCARE)
13109 PROFESSIONAL DRIVE
JACKSONVILLE, FL 32225 - 805'±

CERTIFIED TO:

- CHIPSHOT PICKLEBALL, LLC.



JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DATE:
MARCH 28, 2025
SHEET 1 OF 1

FILE: 2025-0371
DRAWN BY: ADT
SCALE: 1" = 500'

BOATWRIGHT LAND SURVEYORS, INC.

1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

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Detail by Entity Name

Florida Limited Partnership
TURNER HARDWARE HODGES, LTD.

Filing Information

Document Number	A99000000995
FEI/EIN Number	59-3585186
Date Filed	06/21/1999
State	FL
Status	ACTIVE

Principal Address

13164 ATLANTIC BOULEVARD
JACKSONVILLE, FL 32225

Changed: 04/08/2011

Mailing Address

13164 ATLANTIC BOULEVARD
JACKSONVILLE, FL 32225

Changed: 04/08/2011

Registered Agent Name & Address

TURNER, MICHAEL D
13164 ATLANTIC BOULEVARD
JACKSONVILLE, FL 32225

Name Changed: 04/20/2012

Address Changed: 03/17/2017

General Partner Detail

Name & Address

Document Number P99000054758

SHELBY AND MARY TURNER, INC.
13164 ATLANTIC BLVD
JACKSONVILLE, FL 32225

Annual Reports

Report Year	Filed Date
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2024	04/16/2024
2025	03/31/2025

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Proposed Floor Plan

SEAT COUNT

INTERIOR

- 44 DINING
- 38 BAR HEIGHT (10 AT BAR)
- 56 COUNTER HEIGHT (DRINK RAILS)
- 25 LOUNGE
- 22 BENCH (2 PEOPLE PER BENCH)

INTERIOR TOTAL: 185

EXTERIOR

- 19 DINING

OVERALL TOTAL: 204



RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
167444 2622	WOODWARD CHARLES H III		1847 SPICEBERRY CIR E			JACKSONVILLE	FL	32246-7002
167444 2726	MCCOLLUM RANDALL F		1721 LOQUAT LN			JACKSONVILLE	FL	32246-7000
167444 5345	MURPHY TRACY W		13057 BIRCH BARK CT N			JACKSONVILLE	FL	32246-7026
167444 2628	DEL VALLE JOINT REVOCABLE TRUST		1825 SPICEBERRY CIR E			JACKSONVILLE	FL	32246
167444 5325	SLOCUM TANYA RENE A		13073 BIRCH BARK CT			JACKSONVILLE	FL	32246
167444 2632	L & M BUILDERS OF JACKSONVILLE IND		11630 SANDS AVE			JACKSONVILLE	FL	32246-3941
167444 2728	JOHN WILLIAM PERRY REVOCABLE TRUST		1755 LOQUAT LN			JACKSONVILLE	FL	32246-7000
167444 2650	WELLS DANIELLE R		1834 SPICEBERRY CIR E			JACKSONVILLE	FL	32246
167444 5320	WESTON HOWARD L		13077 BIRCH BARK CT N			JACKSONVILLE	FL	32246-7026
167130 1015	ATLANTIC BELLS II LLC		520 D ST STE C			CLEARWATER	FL	33756
167444 5350	HARRY SHERWOOD HOLT AND BARBARA JEAN HOLT FAMILY T		13053 BIRCH BARK CT N			JACKSONVILLE	FL	32246-7026
167444 5335	COLLINS TIMOTHY RANDAL		13065 N BIRCH BARK CT			JACKSONVILLE	FL	32246
167444 5360	FOFUS LLC		13045 BIRCH BARK CT N			JACKSONVILLE	FL	32246
167444 5340	NICHOLLS ROLIN J		13061 BIRCH BARK CT			JACKSONVILLE	FL	32246
167444 2724	CRANDALL JACKIE A		1713 LOQUAT LN			JACKSONVILLE	FL	32246-7000
167444 2626	DROZDZOWSKI MARIUSZ		1831 SPICEBERRY CIR E			JACKSONVILLE	FL	32246
167444 2634	12967 SPICEBERRY DRIVE LLC		1840 SPICEBERRY CIR W			JACKSONVILLE	FL	32246
167444 2633	HOVIS BRADLEY J		1809 SPICEBERRY CIR E			JACKSONVILLE	FL	32246
167444 5355	GRAY MURPHY K ET AL		13049 BIRCH BARK CT N			JACKSONVILLE	FL	32246
167130 0120	PSM HARBOUR PLACE LLC		PO BOX 32018			LAKELAND	FL	33802
167444 2720	DORVELUS JEANRICHARD		1718 LOQUAT LN			JACKSONVILLE	FL	32246-4183
167444 2648	BOYKIN BRONYA K		PO BOX 2132			HUDSON	OH	44236
167444 2630	WRIGHT DOUGLAS ALLEN JR		1817 SPICEBERRY CIR E			JACKSONVILLE	FL	32246-7002
167444 2702	WOODS COMMUNITY ASSOCIATION INC		2130 THE WOODS DR E			JACKSONVILLE	FL	32246-4167
167444 2624	KUSHNIR ALEXANDER		1839 SPICEBERRY CIR E			JACKSONVILLE	FL	32246-7002
167130 0900	TURNER HARDWARE HODGES LTD		13164 ATLANTIC BLVD			JACKSONVILLE	FL	32225
167444 2718	HAYNES JACQUELINE A		1726 LOQUAT LN			JACKSONVILLE	FL	32246-4183
167130 1000	BRIDGESTONE RETAIL OPERATION LLC		200 4TH AV S			NASHVILLE	TN	37201
167444 5330	ANDERSON ANDREW C		13069 BIRCH BARK CT N			JACKSONVILLE	FL	32246-7026
167444 2723	MOO YOUNG GARY A		1710 LOQUAT LN			JACKSONVILLE	FL	32246-4183
	GREATER ARLINGTON/B	TIM KELLEY	2184 HEALTH GREEN PL S			JACKSONVILLE	FL	32246
	KENSINGTON ASSOCIATION, INC.	MICHAEL MURRAY	920 THIRD ST			JACKSONVILLE	FL	32266
	ARBOR POINTE III	JOHN SNYDER	13245 ATLANTIC BLVD			JACKSONVILLE	FL	32225
	COMMUNITIES OF EAST ARLINGTON	LAD HAWKINS	1924 W HOLLY LAKE RD			JACKSONVILLE	FL	32225
	PABLO POINT CIVIC ASSOCIATION	VALERIE BRITT	71 SAN PABLO RD. N			JACKSONVILLE	FL	32225
	THE WOODS COMMUNITY ASSOC	CARYN SCOTT	4200 MARSH LANDING BLVD			JACKSONVILLE BEACH	FL	32250
	WEST BEACHES COMMUNITY ASSOCIATION							

3162659_T-2025-6310

Duval County, City Of Jacksonville
Jim Overton , Tax Collector
231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Account No: CR777181
User: Nagbe, Stephen - PDCU

Date: 6/9/2025
Email: SNagbe@coj.net

REZONING/VARIANCE/EXCEPTION

Name: Cyndy Trimmer
Address: 1 INDEPENDENT DRIVE, SUITE 1200
Description: Zoning Exception, Z-6298, 13164 Atlantic Blvd, 167130-0900

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	1371.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	1371.00

Control Number: 7557095 | Paid Date: 6/27/2025

Total Due: \$1,371.00

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

Account No: CR777181
REZONING/VARIANCE/EXCEPTION

Date: 6/9/2025

Name: Cyndy Trimmer
Address: 1 INDEPENDENT DRIVE, SUITE 1200
Description: Zoning Exception, Z-6298, 13164 Atlantic Blvd, 167130-0900

Total Due: \$1,371.00