



OFFICE OF CITY COUNCIL  
DIVISION OF LEGISLATIVE SERVICES

JESSICA MATTHEWS  
CHIEF, LEGISLATIVE SERVICES  
(904) 255-5122

117 W. DUVAL STREET, SUITE 430  
4TH FLOOR, CITY HALL  
JACKSONVILLE, FLORIDA 32202  
JMATTHEWS@COJ.NET

February 23, 2022  
(5:00 PM)

**MEMORANDUM**

To: Honorable Samuel Newby  
City Council President

Honorable Rory Diamond  
Chair, Land Use & Zoning Committee

From: Jessica Matthews  
Chief of Legislative Services

Re: 20220222 Appeal of the Denial of E-22-01 & AD-22-01

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As required by Ordinance Code, Section 656.141, please consider this as notification of the filing of an Appeal by Zach Miller (Authorized Agent) on behalf of FITOZ, LLC (Alexi Sifakis, Property Owner) as follows:

Application for Zoning Exception (E-22-01) filed by Zach Miller (Authorized Agent) on behalf of FITOZ, LLC (Alexi Sifakis, Property Owner), the Owner of Certain Real Property located at 0 Hubbard St., between Market St & Main St. a Portion of RE # 071838-000, Seeking to Permit the Development of Two Multi-Family Dwelling Units, in the CCG-S Zoning District.

A Companion Application for Administrative Deviation (AD-22-01) to Reduce the Minimum Number of Parking Spaces from Four to Two Spaces, Reduce the Side Yard Setback from 15 Ft to Three Ft, & Reduce the Distance between Structures from Six Ft to 3.75 Ft.

By a copy hereof, I am requesting the General Counsel's Office to immediately prepare legislation concerning the appeal for immediate introduction to the Council.

JM

cc: Honorable, Samuel Newby  
Mary Staffopoulos, Office of General Counsel  
Planning & Development Department

Jeff Clements, Chief, Research Division  
Office of the General Counsel  
CITYC@COJ.NET  
Media Box  
File Copy

**NOTICE OF APPEAL FROM A  
FINAL ORDER OF THE  
JACKSONVILLE PLANNING COMMISSION**

**I. INSTRUCTIONS**

As provided in §656.140, Ordinance Code, any person with standing may appeal a Jacksonville Planning Commission final order with respect to an application for zoning exception, variance, or waiver to the City Council. An appeal must be filed **within 21 calendar days** after the order granting, granting with conditions, or denying an application is signed by the Commission Chairman. To appeal a Commission final order, complete and submit this form to the Legislative Services Division, Suite 430, City Hall-St. James, 117 W. Duval Street, Jacksonville, Florida 32202 with the supporting documents (*see* Section III) and appropriate fees (*see* Section IV). A copy of the order and the list of persons who testified before or wrote to the Commission about the application (*see* Sec. III (1) and (4)) may be obtained from the Secretary to the Planning Commission at the Planning and Development Department, 3<sup>rd</sup> Floor, Edward Ball Building, 2814 North Hogan Street, Suite 300, Jacksonville, Florida 32202. For questions regarding the Appeal process, please contact the Secretary to the Planning Commission at (904) 255-7800.

**II. NOTICE OF APPEAL**

I, Zach Miller, Esq. (agent), hereby file this Notice of Appeal from the final order of  
PRINT NAME CLEARLY  
the City of Jacksonville Planning Commission concerning Exception/Variance/Waiver Number                     .  
E-22-01/AD-22-01

I am (Please circle one):

- (a)  The person who filed the application for the zoning exception, variance, or waiver;
- (b)  A person who owns, lives, or operates a business on property within 350 feet of the property which has been granted or denied a zoning exception, variance, or waiver;
- (c)  A person, other than a member of the City Council, who provided a qualifying written statement or who testified before the Planning Commission. The statement must have been in writing, expressing a position on the merits of the application for zoning exception, variance, or waiver, other than a petition, such as a letter, a memo or an e-mail, containing a reference to the specific application number and the name and mailing address of the person making the statement. The statement must have been specifically addressed to the City's Chief, Current Planning Division, or any member of the Planning Commission (with a copy to the Chief, Comprehensive Planning Division), and which was delivered to and received by the City's Planning and Development Department by hand delivery, mail, facsimile, or e-mail at least two working days before the public hearing at which the Commission took final action on the application, or which is read into the record at the public hearing, or distributed to the Commission at the hearing with a copy to the Commission's staff.

**III. SUPPORTING DOCUMENTS**

To complete your Notice of Appeal, you must submit the following documents with this form:

- (1) A copy of the Final Order you are appealing.
- (2) If you circled II(c) above, you must provide a statement of your interest sufficient to show how you are or will be *adversely* affected by the Commission's decision. Please provide this statement in the space below:

If you need additional space, please attach a separate sheet.

(3) A description of the specific error(s) you believe the Commission committed. Please provide this description in the space below:

Please see attached sheet.

(4) The list of the persons (names and complete addresses), certified by the Secretary of the Planning Commission, who testified before the Commission about the application, or who provided a qualifying written statement to the Commission about the application. (You must pay a \$7.00 notification fee for each person on the list.)

(5) A list of the persons (names and complete addresses), certified by the Secretary of the Planning Commission, who own real property within three hundred and fifty feet of the boundaries of the land which is the subject of the appeal, and if the appeal concerns an application for a waiver of the minimum distance requirements from a church or school for a liquor license, the list shall include all churches and schools within one thousand five hundred feet identified pursuant to Section 656.804. (You must pay a \$7.00 notification fee for each person on the list.)

#### IV. FILING AND NOTIFICATION FEES

Section 656.147, Ordinance Code, requires persons appealing Final Orders to pay filing and notification fees. These fees must be paid at the time you file your Notice of Appeal with the Legislative Services Division or your Appeal will not be accepted. You may include the filing and notification fees in one payment. Make checks payable to TAX COLLECTOR.

Filing Fee: \$1,161.00  
Notification Fee: \$7.00 for each notification.

#### V. Contact Information

Name (Printed): Zach Miller  
Address: 3203 Old Barn Court  
Ponte Vedra Beach, Florida 32082  
Daytime Phone: (904)396-5731  
Evening Phone:  
E-mail address: zwmillerlaw@gmail.com

#### VI. CERTIFICATION (Please read, sign and date the following statement)

I have read and understand the information contained in this Notice of Appeal. I hereby certify that I have provided all the information required under §656.141, Ordinance Code, and I understand that if this Notice of Appeal is incomplete, my appeal will not be processed until it is complete, and that it may be rejected for incompleteness. I further certify that all my statements in this Notice of Appeal are true and correct to the best of my knowledge.

Zach Miller  
Digitally signed by Zach Miller  
Date: 2022.02.14 13:52:49 -0500  
Signature

2/14/22  
Date

<END OF FORM>

**EXHIBIT A - Property Ownership Affidavit**

Date: February 14, 2022

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

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:

Address: 0 Hubbard Street  
RE#: 071838-000

To Whom it May Concern:

I \_\_\_\_\_ hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Appeal submitted to the Jacksonville Planning and Development Department.

**If Owner is Individual:**

**If Owner is Corporate Entity:\***

**Print Corporate Name:**

FIT0Z LLC

By \_\_\_\_\_

By [Signature]

Print Name: \_\_\_\_\_

Print Name: Alex Sifakis

Its: Managing Membr

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

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 14 day of February, 2022 by Alex Sifakis, who is personally known to me or who has produced n/a as identification.

[Notary Seal]

[Signature]  
Notary Public



Brittany Caroon  
Comm.: HH 153890  
My Commission Expires:  
July 14, 2025

Brittany Caroon  
Name typed, printed or stamped  
My Commission Expires: July 14, 2025

**EXHIBIT B**  
**Agent Authorization Affidavit- Property Owner**

Date: February 14, 2022

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

Re: Agent Authorization for the following site location in Jacksonville, Florida:

Address:       0 Hubbard Street      

RE#:       071838-000      

To Whom it May Concern:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Zach Miller to act as agent to file application(s) for APPEAL for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

If Owner is Individual:

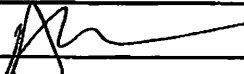
If Owner is Corporate Entity:\*

By \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Corporate Name:

FIT0Z LLC

By 

Print Name: Alex Sifakis

Its: Managing Member

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

STATE OF FLORIDA


COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 14 day of February, 2022 by Alex Sifakis, who is personally known to me or who has produced n/a as identification.

[Notary Seal]



Brittany Caroon  
Comm.: HH 153890  
My Commission Expires:  
July 14, 2025

  
Notary Public

Brittany Caroon  
Name typed, printed or stamped  
My Commission Expires: July 14, 2025

**Description of Specific Errors and Request for Relief**

**APPEAL - E-22-01 and AD-22-01**

**DESCRIPTION OF PROPERTY**

The Applicant is the owner of property located at 0 Hubbard Street (the "Property"), which is on the eastern side of Hubbard Street in historic Springfield just north of the intersection of 8<sup>th</sup> Street and Hubbard Street. The Property is currently vacant.

The Property is zoned CCG-S and is designated as CGC on the Future Land Use Map of the 2030 Comprehensive Plan. New single-family residences are not allowed by right or exception in CCG-S. New single-family residences are prohibited in the CGC land use category.

The following uses are *some* of the uses allowed by right on the Property:

- Retail outlets
- Pet shops
- New automobile part stores
- Barber and beauty shops
- Restaurants
- Laundry and dry cleaning
- Funeral home
- Home equipment rental
- Bank
- Building trades contractor
- Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, theaters, indoor skating rink
- Nursing home
- Day care center
- Hospital
- Veterinarians
- Off-street commercial parking lot

For these uses there are:

- No parking requirements
- No front setback requirements
- The maximum height is forty-five (45) feet
- No side setback required where the adjacent building is built to the property line.



**E-22-01 Application and Staff Report**

Pursuant to Section 656.368(IV)(c)(2), new multi-family dwellings are allowed by exception on the Property if the proposed use meets the criteria set forth in Section 656.131(c).

The applicant filed an application for an exception for a duplex on the Property. The City's professional staff reviewed the application and found that the proposed use met all the requirements for an exception (*See E-22-01 Staff Report*).

**AD-22-01 Application and Staff Report**

Pursuant to Section 656.109, the applicant filed an application for administrative deviation to reduce the side yard setback requirements for the project and reduce the parking requirements.

The City's professional staff reviewed the application and found the proposed requested administrative deviations met all the requirements in section 656.109 (*See AD-22-01 Staff Report*).

**February 3, 2022, Planning Commission Hearing**

At the planning commission hearing, a motion was made for approval, which received a second. Commissioners Moldovan and Garrison both stated that the proposed use and requested deviations met the applicable requirements. *See Pages 13-14, Lines 17-25/1-2, Transcript and Page 18, Lines 20-23*. Specifically, it was noted that of all the uses allowed on the Property, the proposed duplex was the least intense. *See Page 18, Transcript*.

Commissioners Brown and Blanchard both noted that it was not fair to the applicant to deny the exception and deviations because of the setbacks of the neighboring home. *See Pages 17-18, Transcript and Pages 24-25, Lines 17-25/1-2, Transcript*.

Commissioners inquired to staff as to the normal side yard setbacks in Springfield, to which staff confirmed that the proposed side yard setbacks are consistent with the setbacks in the area. *See Page 10, Lines 15-20, Transcript*.

Appeal E-22-01 and AD-22-01

Despite the comments from the board members and the unconditioned approval from staff, the exception received two (2) votes in favor and five (5) against.<sup>1</sup> Included in those members who voted against were Commissioners Garrison and Moldovan who specifically stated that the application met the requisite requirements.

The only speaker in opposition was the owner of the property immediately to the south of the Property, who stated he did not want the applicant to build on the Property. *See Page 9, Lines 1-2, Transcript.*

**ED-22-01 Order**

The Planning Commission's order denying the exception provides there was no competent substantial evidence that the application met the criteria in Section 656.131 because it found that,

*"[T]he impact of the new use would detrimentally affect the adjoining parcel in that (sic) and the scale, orientation of structures to (sic) the area, property values and other characteristics of adjoining properties will be impacted adversely by the grant of this exception."*<sup>2</sup>

It is unclear exactly what the reasons quoted in the above order mean. Regardless, none of the reasons have anything to do with the requirements for an exception or the competent substantial evidence presented to the Planning Commission.

The City's professional staff reviewed the application and found that it met the applicable criteria for an exception. Analysis and reports by a local government's zoning staffs constitute competent substantial evidence. *City of Hialeah Gardens v. Miami-Dade Charter Found., Inc.*, 857 So. 2d 202, 205 (Fla. 3d Dist. 2003), *Palm Beach County v. Allen Morris Co.*, 547 So. 2d 690, 694 (Fla. 4th Dist. 1989); *Hillsborough County Bd. of County Comm'rs v. Longo*, 505 So. 2d 470, 471 (Fla. 2d Dist. 1987); *Metropolitan Dade County v. Fuller*, 515 So. 2d 1312, 1314 (Fla. 3d Dist. 1987); *City of Tampa v. Madison*, 508 So. 2d 754, 754 (Fla. 2d Dist. 1987) and *Jesus Fellowship, Inc., v. Miami-Dade County*, 752 So.2d 708, 710 (Fla. 3d Dist. 2000).

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<sup>1</sup> There was no motion to deny the exception. Applicant's agent inquired with counsel for the planning commission who stated that a positive motion is not needed.

<sup>2</sup> As noted in the staff report, the criterion is an impact on "future development of contiguous properties or the general area." As the staff report provides, the area is developed and there is no impact on any future development.

Appeal E-22-01 and AD-22-01

Moreover, there was no competent substantial evidence that the proposed use would have a detrimental impact on property values, in fact there was only one speaker in opposition, who does not want anything to be built on the Property.

*Katherine's Bay, LLC v. Fagan*, 52 So. 3d 19 (Fla. 1st DCA 2010) holds that such public testimony, even as to property values, is not competent substantial evidence, explaining,

*"Lay witness's speculation about potential traffic problems, light and noise pollution, and general unfavorable impacts of a proposed land use are not, however, considered competent, substantial evidence. Similarly, lay witness's opinions that a proposed land use will devalue homes in the area are insufficient to support a finding that such devaluation will occur. There must be evidence other than the lay witness's opinions to support such claims... (internal citations omitted)."*

Similar duplexes have been approved in the area and there has been no impact on property values (See 1739 Market Street, exception unanimously approved by the Planning Commission on October 8, 2020).

The proposed use is less intense than the uses allowed by right. The proposed use has setbacks that are greater than the setbacks of the surrounding properties. The proposed use has setbacks which are greater than the setbacks which would be allowed by RMD-S zoning.

The same street has a tri-plex (1835 Hubbard Street), a quad-plex (1832 Hubbard Street), and several duplexes (1938 Hubbard Street, 1954 Hubbard Street, 1923 Hubbard Street, 1655 Hubbard Street, 1643 Hubbard Street, 1641 Hubbard Street, 1623 Hubbard Street, 1619 Hubbard Street, 1609 Hubbard Street)<sup>3</sup>, with most of the foregoing examples being located immediately adjacent to single-family homes.

AD-22-01 Order

The Planning Commission's Order denying the administrative deviations requested provides there was no competent substantial evidence that the application met the criteria in Section 656.109 because it found that,

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<sup>3</sup> All are within 1,000 feet of the Property.

*"[T]he standards and criteria set forth in Section 656.109(h) of the Zoning Code, particularly the increased traffic would negatively impact the welfare and safety of the community."*

There was no competent substantial evidence, nor any evidence, that the proposed deviations would increase traffic to the area. Moreover, there is no criteria in Section 656.109(h) which even concerns traffic.

One proposed deviation was to allow for parking which exceeds the parking required for single-family uses in Springfield (zero), multi-family uses in RMD-S and the commercial uses allowed by right for the Property (zero).

The other deviation was to allow for setbacks which are greater than the setbacks for the property to the north (2.31 Feet per *PUD 2018-670*) and the property to the south (which is effectively to the property line).

The professional planning staff found that the deviations requested met the applicable criteria. As to the setbacks, the staff testified that the setbacks requested are consistent with the setbacks found in the Springfield Historic District. *See Page 10, Lines 15-20, Transcript.*

While traffic is not one of the criterion for an administrative deviation, the use proposed would generate less traffic the majority of the uses allowed by right by the zoning (*See ITE Trip Generation Manual*).

### **Requested Relief**

The applicant is filing this appeal requesting that the land use and zoning committee and city council grant the appeal and thereby approve the exception and administrative deviation.

For the reasons set forth above, the reasons cited for denial in the orders are not supported by competent substantial evidence and/or are not criteria for exceptions or administrative deviations.

As part of this appeal, the applicant is submitting a revised site plan (attached) which increases the side yard setback from the southern property line from what was originally submitted.



ONE CITY. ONE JACKSONVILLE.

# City of Jacksonville, Florida

*Planning and Development Department*

Current Planning Division  
Ed Ball Building  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
(904) 255-7865  
www.coj.net

## Notice of Certification

February 23, 2022

RE: Appeal of E-22-01 / AD-22-01


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### **Please find attached:**

- \* **Certified 350 ft. property owner list**
- \* **Certified speaker / provider of written statement list**
- \* **Copy of Final Order**
- \* **Copy of Meeting Transcript**

If there are any further questions, please feel free to contact me at (904) 255-7829

E-22-01 / AD-22-01 heard on February 3, 2022

  
\_\_\_\_\_  
Patricia Sales

Executive Secretary, I

### PLANNING AND DEVELOPMENT DEPARTMENT

214 North Hogan Street, 3<sup>rd</sup> Floor | Jacksonville, Florida 32202 | Phone: 904.255.7800 | Fax: 904.255.7884 | www.coj.net



ONE CITY. ONE JACKSONVILLE.

# City of Jacksonville, Florida

Planning and Development Department

Current Planning Division  
Ed Ball Building  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
(904) 255-7865  
[www.coj.net](http://www.coj.net)

## Notice of Certification

February 23, 2022

RE: Certified Copy of Final Order

I hereby certify that the attached is a true and accurate copy of the Final Order of E-22-01 / AD-22-01:

E-22-01 / AD-22-01 heard on February 3, 2022

Patricia Sales BEL

Patricia Sales

*Patricia Sales*

Executive Secretary, I

**PLANNING AND DEVELOPMENT DEPARTMENT**

214 North Hogan Street, 3<sup>rd</sup> Floor | Jacksonville, Florida 32202 | Phone: 904.255.7800 | Fax: 904.255.7884 | [www.coj.net](http://www.coj.net)

**FINAL ORDER**  
**E-22-01**

BEFORE THE PLANNING COMMISSION  
OF THE CITY OF JACKSONVILLE

APPLICATION NO: E-22-01

IN RE: the Zoning Exception Application of

**FITOZ, LLC**

**ORDER DENYING APPLICATION FOR ZONING EXCEPTION E-22-01**

This matter came to be heard upon the Application for Zoning Exception filed by Fitoz, LLC, the owner of certain real property located at 0 Hubbard Street, RE #071838-0000, seeking to allow the new multi-family dwelling (duplex), in the CCG-S Zoning District.

Having duly considered both the testimonial and documentary evidence presented at the public hearing on February 3, 2022, including the Report of the Planning and Development Department on Application for Zoning Exception E-22-01 and all attachments thereto ("Staff Report"), a copy of which is attached hereto as Exhibit "A", the Planning Commission of the City of Jacksonville hereby adopts and incorporates herein the recommendations of the Staff Report, and,

**FINDS AND DETERMINES:**

1. That the applicant has complied with all application requirements set forth in Section 656.131 of the Zoning Code;
2. That substantial competent evidence fails to demonstrate that application E-22-01 meets to the extent applicable the standards in criteria set forth in Section 656.131(c) of the Zoning Code; the Commission specifically finds that the impact of the new use would detrimentally affect the adjoining parcel in that and the scale, orientation of structures to the area, property values and other characteristics of adjoining properties will be impacted adversely by the grant of this exception; and
3. That the land which is subject of this exception application E-22-01 is owned by Fitoz, LLC. A copy of the legal description of the subject property is attached as part of Exhibit "A" and incorporated herein by reference.

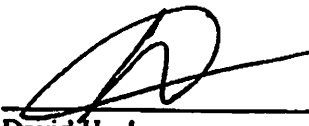
**NOW THEREFORE**, it is **ORDERED** by the Planning Commission:

1. Application E-22-01 is hereby **DENIED**.

Executed this 3rd day of February, 2022.



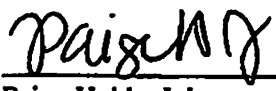
**STAFF REPORT E-22-01**



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David Hacker  
Chairman, Planning Commission

FORM APPROVED:



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Paige Hobbs Johnston  
Assistant General Counsel



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Ian Brown  
Secretary, Planning Commission

Copies to:

Zach Waton Miller, Esquire  
Law Office of Zach Miller  
7563 Philips Highway  
Jacksonville, FL 32256  
*Applicant/Agent*

Alex Sifakis  
Fitoz, LLC  
7563 Philips Highway, Suite 208  
Jacksonville, FL 32256  
*Owner*

**NOTICE: This Order does not become final until the expiration of the twenty-one (21) day appeal period provided in the Zoning Code.**

GC-#1479776-v1-Order\_on\_E-22-01\_D\_2-3-22.docx

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT**

**APPLICATION FOR ZONING EXCEPTION E-22-01**

**FEBRUARY 3, 2022**

**Location:** 0 Hubbard Street; Between Market Street and Main Street (US 1)

**Real Estate Number:** 071838-0000

**Zoning Exception Sought:** New Multi-Family Dwelling (Duplex)

**Current Zoning District:** Commercial Community/General-Springfield (CCG-S)

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

**Planning District:** District 1-Urban Core

**Applicant/Agent:** Zach Waton Miller, Esq.  
Law Office of Zach Miller  
7563 Philips Highway  
Jacksonville, Florida 32256

**Owner:** Alex Sifakis  
Fitoz, LLC  
7563 Philips Highway, Suite 208  
Jacksonville, Florida 32256

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

**GENERAL INFORMATION**

Application for Exception E-22-01 seeks to permit the development of two (2) multi-family dwelling units in the Commercial Community/General-S (CCG-S) Zoning District. The subject property is approximately 0.10± acres, vacant, and located within the Springfield Historic District and Springfield Zoning Overlay. New multi-family structures are permissible by zoning exception in the Springfield Zoning Overlay.

There is a companion application for Administrative Deviation (AD-22-01) to reduce the minimum number of parking spaces from four (4) spaces to two (2) spaces, reduce the side yard setback from 15 feet to three (3) feet, and reduce the distance between structures from six (6) feet to 3.75 feet.

**DEFINITION**

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

**STANDARDS, CRITERIA AND FINDINGS**

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

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

Yes. The site is located in the Community/General Commercial (CGC) land use category within the Urban Priority Development Area. CGC in the Urban Priority Area is intended to provide compact development, which should generally be developed in nodal and corridor development patterns while promoting the revitalization or advancement of existing commercial districts and the use of existing infrastructure through infill development and redevelopment. Development that includes residential uses is preferred to provide support for commercial and other uses. Principal uses include commercial retail sales and service establishments including auto sales; restaurants; hotel and motel; office; financial institutions; multi-family dwellings; commercial recreation and entertainment facilities; and similar. Development that includes residential uses is preferred to provide support for commercial and other uses. A combination of compatible mixed uses should be vertically integrated with a multistory building.

Although multi-family residential is permitted in the CGC land use category, residential uses shall not be the sole use and shall not exceed 80 percent of a development. The applicant argues that the proposal of a duplex on the application site meets the mixed-use development criteria if the entire CGC land use category is considered. It has been determined that Springfield as a whole complies with the 80/20 mix. The area is under one zoning overlay and one historic district. Therefore, a residential use duplex as a single use is consistent with Springfield Zoning Overlay and Historic District.

The proposed zoning application should be reviewed in relation to the following goals, objectives, polices or text of the 2030 Comprehensive Plan:

**Future Land Use Element:**

**Policy 1.2.9**

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

The proposed development shall adhere to the aforementioned policy once development of the site commences.

**Goal 3**

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

The proposed development is located in the Urban Priority Area and fulfills the criteria mentioned above. The requested exception is for two (2) multi-family dwelling units located in the Springfield Historic District and Zoning Overlay.

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

Yes. The proposed use will be compatible with the existing contiguous uses considering the residential nature of the proposed use. Due to being located within the Springfield Historic district and zoning overlay, the general character of the neighborhood area will be preserved in relation to design, scale, and orientation. Nonetheless, adjacent land uses and zoning districts are as follows:

<u>Adjacent Property</u>	<u>Land Use Category</u>	<u>Zoning District</u>	<u>Current Property Use</u>
North	MDR	PUD 2018-0670	Single-Family Dwelling
South	CGC	CCG-S	Single-Family Dwelling
East	CGC	CCG-S	Undeveloped Land
West	CGC	CCG-S	Commercial Retail Sales/Service

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

No, it is the opinion of the Planning and Development Department that the proposed use will not have a negative environmental impact with the health, safety and welfare of the community. Additionally, the proposed development will still be held to all applicable federal, state, and local environmental regulations.

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

No. In relation to surrounding residential and commercial uses, Staff finds that the proposed use will not generate significant traffic that is inconsistent with the health, safety, and welfare of the community.

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

No, the proposed use will not have a detrimental effect on the future development of contiguous properties or the general area as the dwelling will be surrounded by other residential uses. Moreover, if properly conditioned to meet the architectural and aesthetic regulations set forth in Chapter 307 of the Ordinance Code, the construction of a new multi-family dwelling will contribute to residential infill on an underutilized parcel, minimize blight, and aid in the redevelopment of the Springfield Historic District.

- (vi) ***Will the proposed use result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, dust or physical activities, taking into account existing uses or zoning in the vicinity?***

No. Based on the aforementioned criteria, Staff finds the proposed use unlikely to cause additional objections from neighboring properties due to the nature of the requested exception and surrounding properties.

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

No. The proposed use will not require additional services nor adversely affect existing public services and facilities given the low-intensity nature of the development.

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

Yes. The site will be sufficiently accessible for emergency services via Hubbard Street.

- (ix) ***Will the proposed use be consistent with the definition of a zoning exception, and will meet the standards and criteria of the zoning classification in which such use is proposed to be located, and all other requirements for such use set forth elsewhere in the Zoning Code, or otherwise adopted by the Planning Commission?***

Yes. The proposed construction of a duplex will be consistent with the definition of a Zoning Exception and with the zoning classification standards found in the Zoning Code by providing for the infill development of a vacant and underused property.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on January 20, 2022, by the Planning and Development Department, the Notice of Public Hearing signs were posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Zoning Exception E-22-01 be APPROVED.

**Figure A:**



Source: Planning & Development Dept, 12/02/21

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

**Figure B:**



Source: Planning & Development Dept, 01/20/22

View of the subject property, facing east.



**Figure D:**



Source: Planning & Development Dept, 01/20/22

View of the neighboring dwellings to the north of the subject property.

**Figure E:**



Source: Planning & Development Dept, 01/20/22

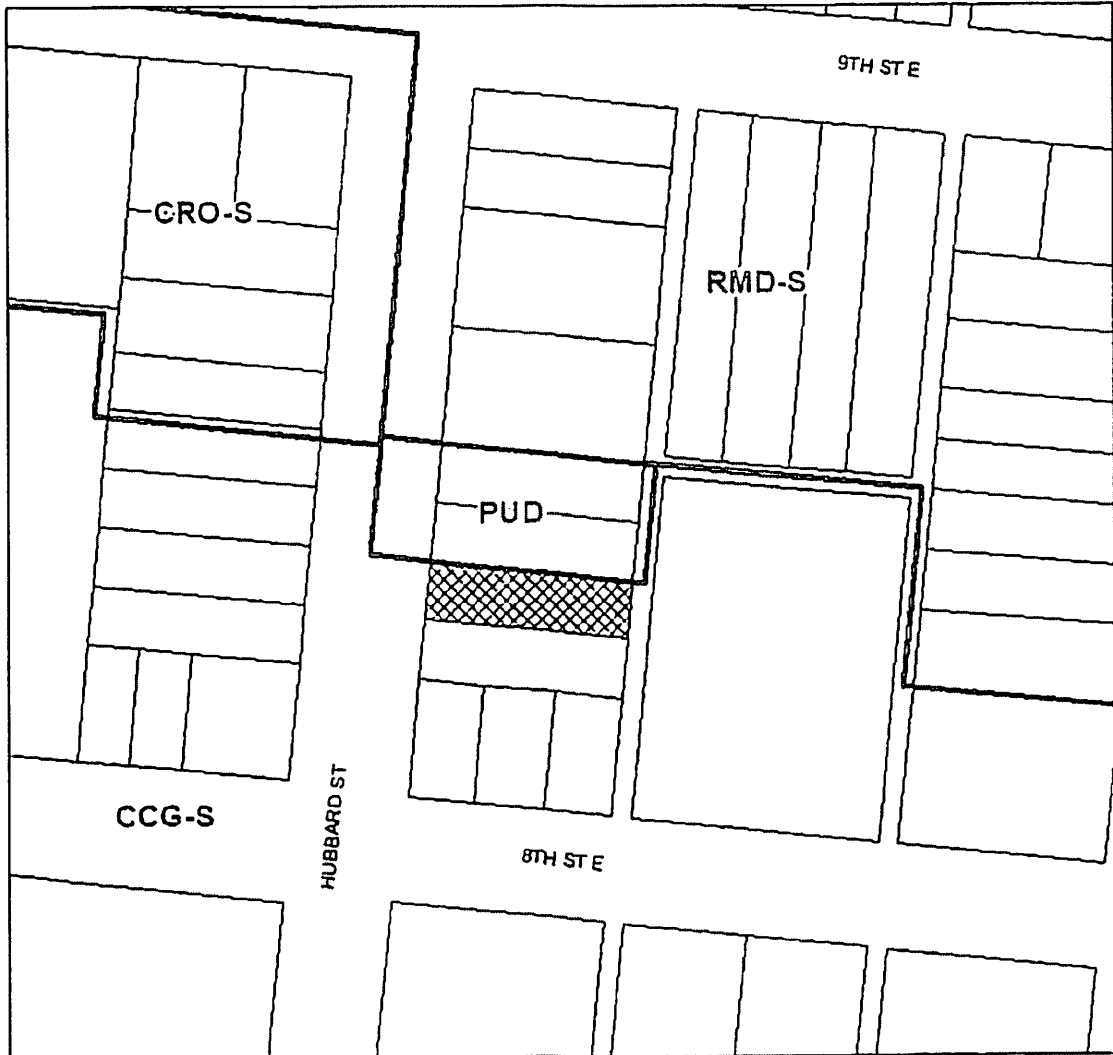
View of the neighboring dwelling to the south of the subject property.

**Figure E:**



**Source: Planning & Development Dept, 01/20/22**

**View of the neighboring dwellings across the street from the subject property.**



**REQUEST SOUGHT:**  
  
**NEW MULTI-FAMILY DWELLING  
(DUPLEX)**

**LOCATION MAP:**

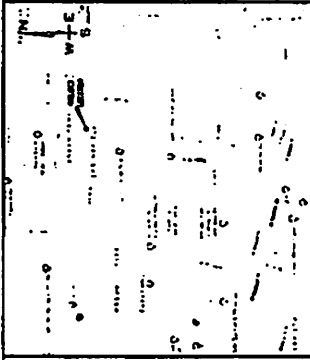
**TRACKING NUMBER**  
E-22-01

0 30 60 120  
Feet

**COUNCIL DISTRICT:**  
7

**EXHIBIT 2  
PAGE 1 OF 1**





**PROPOSED SITE STATISTICS**

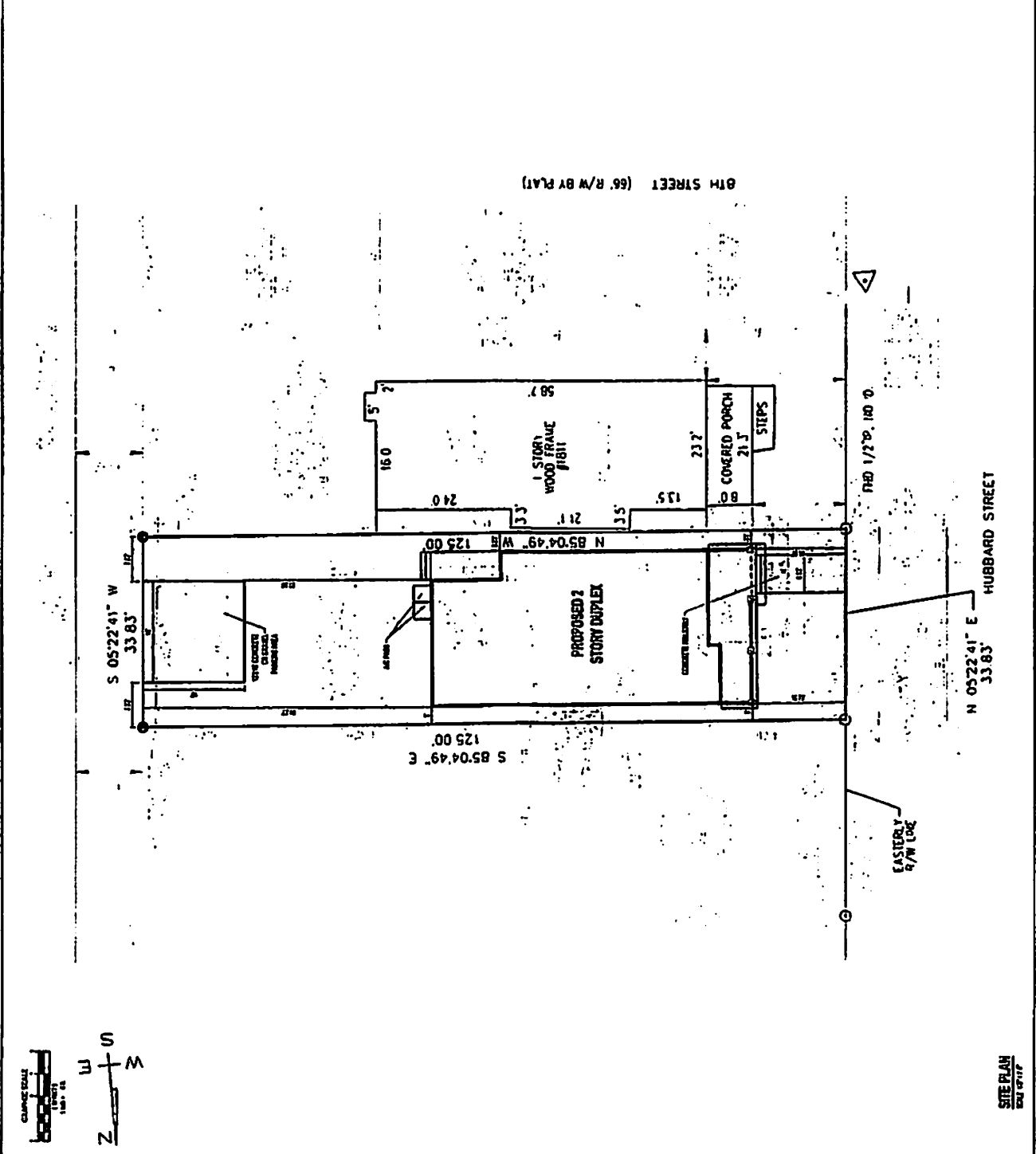
PROPERTY NO.	AREA (SQ. FT.)	PERCENTAGE OF LOT	PERCENTAGE OF LOT	PERCENTAGE OF LOT	PERCENTAGE OF LOT
1	125.00	100.00	100.00	100.00	100.00
2	125.00	100.00	100.00	100.00	100.00
3	125.00	100.00	100.00	100.00	100.00
4	125.00	100.00	100.00	100.00	100.00
5	125.00	100.00	100.00	100.00	100.00
6	125.00	100.00	100.00	100.00	100.00
7	125.00	100.00	100.00	100.00	100.00
8	125.00	100.00	100.00	100.00	100.00
9	125.00	100.00	100.00	100.00	100.00
10	125.00	100.00	100.00	100.00	100.00

**PERMITS REQUIRED:**  
 1. PERMITS SHALL BE OBTAINED FOR ALL WORK TO BE PERFORMED ON THE PROPERTY AND TO BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.  
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

**PROJECT DATA:**  
 PROJECT NO. 1001  
 SHEET NO. 1001  
 DATE 10/10/10  
 DRAWN BY JWB  
 CHECKED BY JWB  
 APPROVED BY JWB

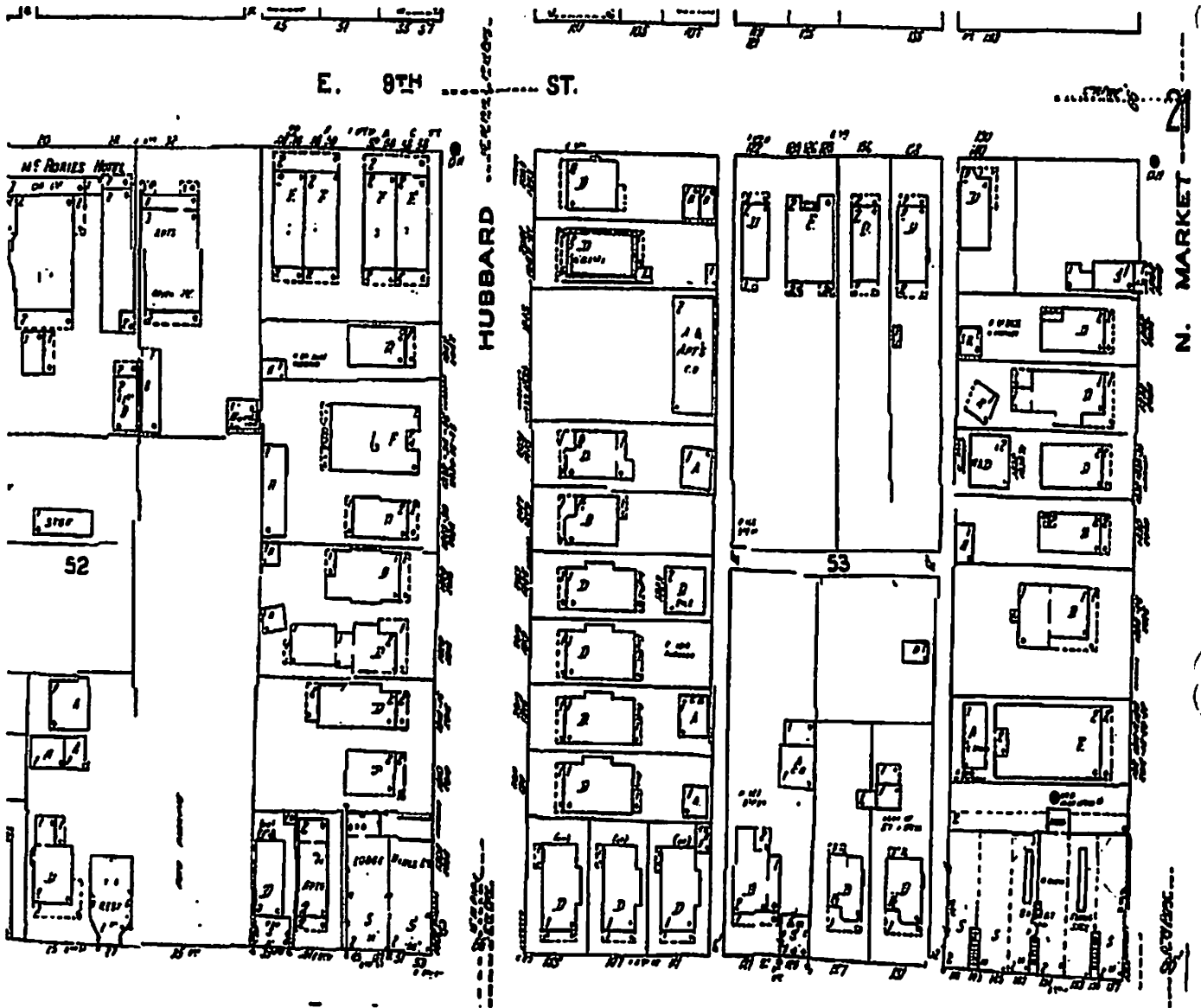
**CONTRACTOR:**  
 JWB CONSTRUCTION GROUP  
 7563 Proctor Highway, Suite 109  
 Jackson, NJ 07256  
 (904) 677-6777

**OWNER:**  
 1001  
 1001  
 1001  
 1001  
 1001  
 1001



# ProQuest® Digital Sanborn Maps, 1867-1970

## Jacksonville 1913-May 1951 vol 2, 1913-May 1951, Sheet 211



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BEFORE THE PLANNING COMMISSION  
OF THE CITY OF JACKSONVILLE

APPLICATION NO: AD-22-01

IN RE: The Administrative Deviation Application of

**FITOZ, LLC**

**ORDER DENYING APPLICATION FOR ADMINISTRATIVE DEVIATION AD-22-01**

This matter came to be heard upon the Application for Administrative Deviation filed by Fitoz, LLC, the owner of certain real property located at 0 Hubbard Street, RE #071838-0000, seeking to 1) decrease minimum number of off-street parking spaces from four (4) spaces to two (2) spaces; 2) reduce the side yard setback from 15 feet to three (3) feet along the north property line; and 3) reduce distance between structures from six (6) feet to 3.75 feet along the south property line, in the CCG-S Zoning District.

Having duly considered both the testimonial and documentary evidence presented at the public hearing on February 3, 2022, including the Report of the Planning and Development Department on Application for Administrative Deviation AD-22-01 and all attachments thereto ("Staff Report"), a copy of which is attached hereto as Exhibit "A", the Planning Commission of the City of Jacksonville hereby adopts and incorporates herein the recommendations of the Staff Report, and,

**FINDS AND DETERMINES:**

1. That the applicant has complied with all application requirements set forth in Section 656.109 of the Zoning Code.
2. That the land which is the subject of this exception application AD-22-01 is owned by Fitoz, LLC. A copy of the legal description of the subject property is attached as part of Exhibit "A" and incorporated herein by reference.
3. That substantial competent evidence fails to demonstrate that application AD-22-01 meets, to the extent applicable, the standards and criteria set forth in Section 656.109(h) of the Zoning Code; particularly the increased traffic would negatively impact the welfare and safety of the community.
4. The Commission finds that Application for Administration Deviation AD-22-01 is a self-imposed hardship.


**NOW THEREFORE, it is ORDERED** by the Planning Commission:

1. An administration deviation is hereby **DENIED**.


Executed this 3rd day of February, 2022.

**FINAL ORDER AD-22-01**



  
David Hacker  
Chairman, Planning Commission

FORM APPROVED:

  
Paige Hobbs Johnston  
Assistant General Counsel  
Ian Brown  
Secretary, Planning Commission

Copies to:

Zach Waton Miller, Esquire  
Law Office of Zach Miller  
7563 Philips Highway  
Jacksonville, FL 32256  
*Applicant/Agent*

Alex Sifakis  
Fitoz, LLC  
7563 Philips Highway, Suite 208  
Jacksonville, FL 32256  
*Owner*

**NOTICE: This Order does not become final until the expiration of the twenty-one (21) day appeal period provided in the Zoning Code.**

GC-#1479779-v1-Order\_on\_AD-22-01\_D\_2-3-22.docx

**STAFF REPORT AD-22-01**

**AD-22-01**

**LOCATION:** 0 Hubbard Street, Jacksonville, Florida 32206

**REAL ESTATE NUMBER:** 071838-0000

**DEVIATION SOUGHT:**

1. Section 656.368(IV)(L): Decrease minimum number of off-street parking spaces from four (4) spaces to two (2) spaces.
2. Section 656.368(h)(2): Reduce the side yard setback from 15 feet to three (3) feet along the north property line.
3. Section 656.368(h)(2): Reduce distance between structures from six (6) feet to 3.75 feet along the south property line.

**CURRENT ZONING:** CCG-S

**CURRENT LAND USE:** CGC

**PLANNING DISTRICT:** 1

**COUNCIL DISTRICT:** 7

**SIGNS POSTED:** 1

**OWNER:**

Alex Sifakis  
Fitoz, LLC  
7563 Phillips Highway, Suite 208  
Jacksonville, Florida 32256

**AGENT:**

Zach Waton Miller, Esq.  
Law Office of Zach Miller  
7563 Phillips Highway  
Jacksonville, Florida 32256

**STANDARDS, CRITERIA AND FINDINGS**

<p><b>1. Is this situation unique or similar to other properties in the neighborhood?</b></p>	<p><b><u>Recommendation:</u></b> Unique. The 0.10± acre subject property consists of one (1) vacant, undeveloped lot located in the Springfield Zoning Overlay and Springfield Historic District. The applicant is seeking to develop the property with a new, two-story multi-family structure and is requesting reductions in parking and setbacks in order develop the site. Because new multi-family structures are permissible by Zoning Exception in the CCG-S zoning district, the applicant has submitted a companion application for a Zoning Exception (E-22-01) in order to permit the development of two (2) multi-family dwelling units, otherwise known as a duplex.</p> <p>According to the applicant, both units will contain three (3) bedrooms. Based on the parking standards set forth in Section 656.604(a)(2) of the Zoning Code, the following off-street parking spaces are required for three (3) or more bedroom units:</p> <ul style="list-style-type: none"><li>• 2.25 spaces for three (3) or more bedroom units</li></ul>
---	---

	<p>While Part 6 requires the proposed development to have five (5) parking spaces, Section 656.368(IV)(L) of the Springfield Zoning Overlay only requires 80% of Part 6 parking spaces to be met—which equates to four (4) parking spaces. The applicant intends to develop the site with two (2) parking spaces in the rear, which will be accessed by the platted alleyway from 8<sup>th</sup> Street and 9<sup>th</sup> Street.</p> <p>Additionally, Section 656.368(h)(2) outlines the minimum lot requirements. Measuring 33 feet in lot width, the applicant renders the lot functionally limited in meeting the side yard setback and building separation requirement.</p>
<p><b>2. There are practical or economic difficulties in carrying out the strict letter of the regulation in that...</b></p>	<p><b><u>Recommendation:</u></b> Yes. There are practical difficulties associated with carrying out the strict letter of the regulation as the proposed multi-family dwelling units would have to conform to parking formulas that warrant more parking and more land availability within an area that historically has smaller lot sizes and use alleyways for ingress/egress purposes. Moreover, the smaller setbacks—and in turn the reduced setbacks—are consistent with the smaller setbacks and mixed use development located along Hubbard Street and other commercial areas within Springfield.</p>
<p><b>3. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish a result that is in the public interest.</b></p>	<p><b><u>Recommendation:</u></b> Yes. The request is not based upon a desire to reduce the cost of developing the site. Rather, granting of this deviation would accomplish a result in the public interest by allowing the applicant to promote infill development that is similar in character, intensity, and scale to adjacent uses within the Springfield Historic District and Zoning Overlay.</p>
<p><b>4. The proposed deviation will not substantially diminish property values in, nor alter the essential character of the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the deviation, in that...</b></p>	<p><b><u>Recommendation:</u></b> Yes. Staff finds no evidence that the proposed deviation is likely to diminish property values in the surrounding area or alter the essential character of the area.</p>

<b>5. The proposed deviation will not be detrimental to the public health, safety, or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law, in that...</b>	<b><u>Recommendation:</u></b> Yes. The proposed deviation is unlikely to have a detrimental effect on the public health, safety or welfare, nor create a public expense or potential nuisance.
<b>6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.</b>	<b><u>Recommendation:</u></b> Yes. The proposed deviation is in harmony with the spirit and intent of the Zoning Code, which seeks to allow infill development of sites, encourage the development of pedestrian-oriented, walkable communities, and promote the health, safety and general welfare of the public as outlined in the 2030 Comprehensive Plan.
<b>7. The City landscape architect has/has not recommended the proposed deviation.</b>	N/A
<b>8. The existing violation was not created by the applicant with an intent to violate the Zoning Code.</b>	N/A

**STAFF RECOMMENDATION: APPROVE**

**DATE OF REPORT: 02/03/2022**

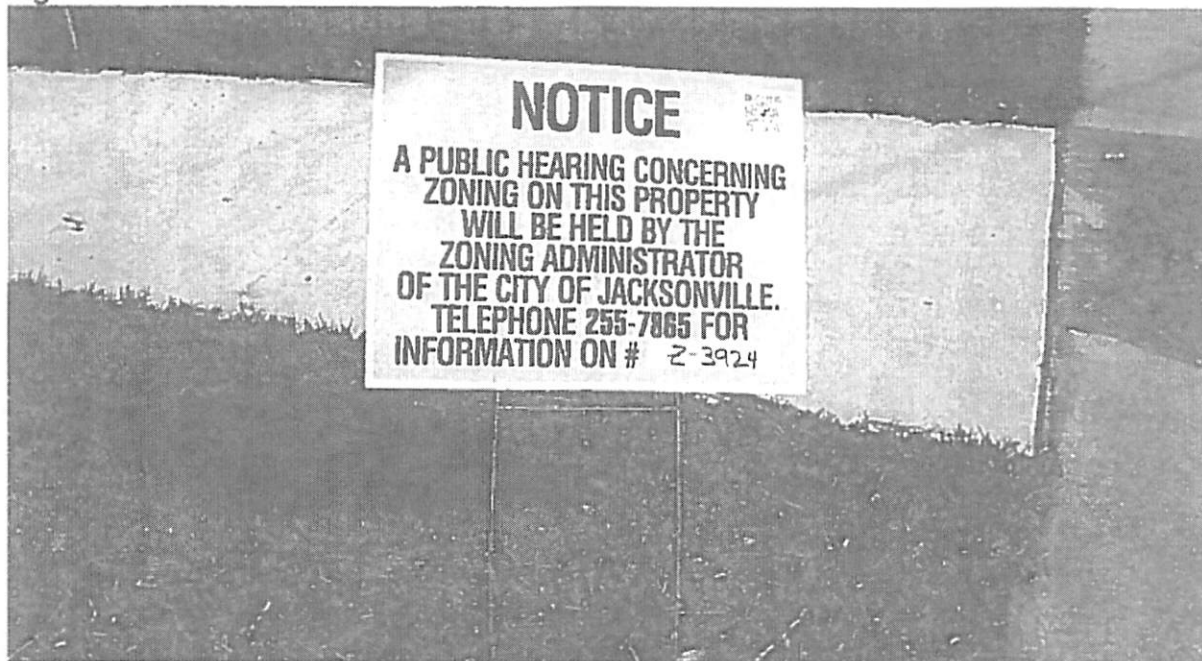
Figure A:



Source: Planning & Development Dept, 12/13/2021

Aerial view of the subject site and parcel facing north.

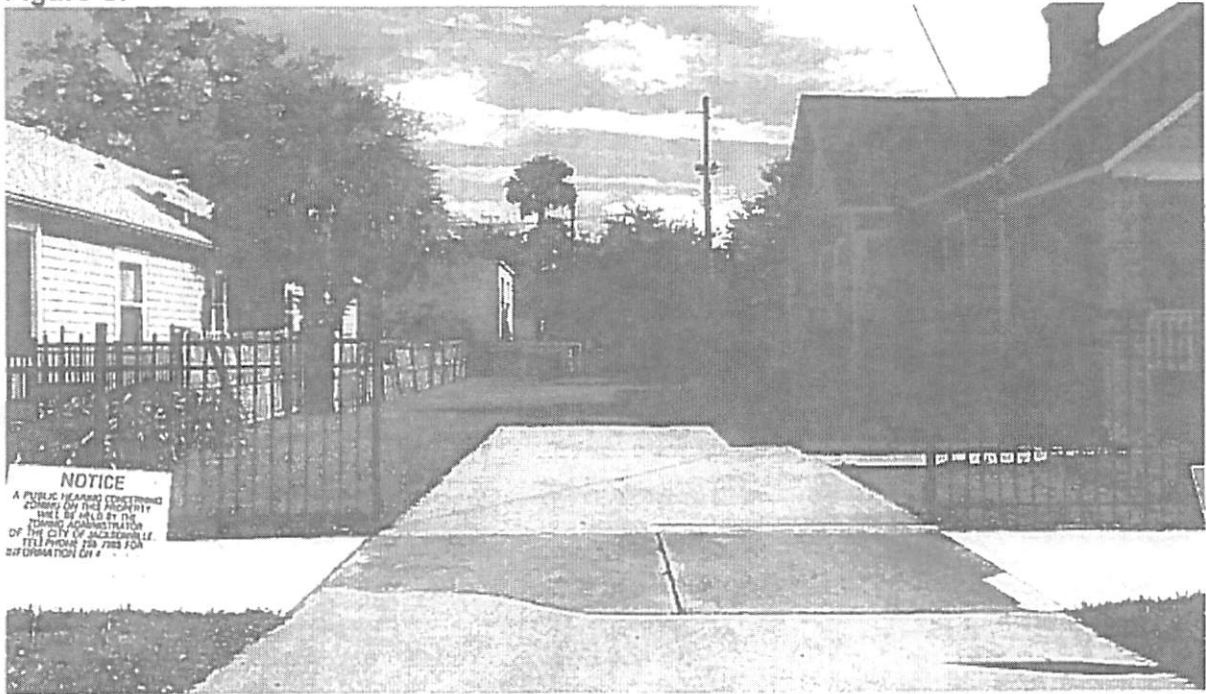
Figure B:



Source: Planning & Development Dept, 01/20/2022

Upon visual inspection, the Notice of Public Hearing signs were posted.

Figure C:



Source: Planning & Development Dept, 01/20/22

View of the subject property and the alleyway in the rear, facing east.

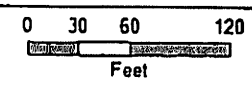
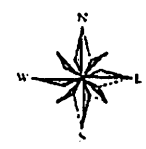
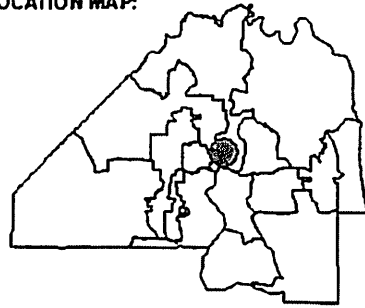


**REQUEST SOUGHT:**

**SIDE YD FROM 15 TO 3 ALONG  
NPL AND REDUCE DISTANCE  
BETWEEN STRUCTURES  
FROM 6 TO 3.75 ALONG SPL**

**REDUCE MINIMUM NUMBER  
OF OFF-STREET PARKING  
SPACES FROM 4 TO 2**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**7**

**TRACKING NUMBER**

**AD-22-01**

**EXHIBIT 2  
PAGE 1 OF 1**





ONE CITY. ONE JACKSONVILLE.

# City of Jacksonville, Florida

*Planning and Development Department*

Current Planning Division  
Ed Ball Building  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
(904) 255-7865  
[www.coj.net](http://www.coj.net)

## Notice of Certification

February 23, 2022

RE: Certified Speaker / Provider of Written Statement List

I hereby certify that attached are the complete names and mailing addresses of any and all persons who either provided a written statement to, or testified before, the Commission regarding Application:

E-22-01 / AD-22-01 heard on February 3, 2022

*Patricia Sales BEL*

Patricia Sales  
*Patricia Sales*  
Executive Secretary, I

### PLANNING AND DEVELOPMENT DEPARTMENT

214 North Hogan Street, 3<sup>rd</sup> Floor | Jacksonville, Florida 32202 | Phone: 904.255.7800 | Fax: 904.255.7884 | [www.coj.net](http://www.coj.net)



ONE CITY. ONE JACKSONVILLE.

# City of Jacksonville, Florida

*Planning and Development Department*

Current Planning Division  
Ed Ball Building  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
(904) 255-7865  
[www.coj.net](http://www.coj.net)

## Notice of Certification

February 23, 2022

RE: Certified 350 ft. Property Owner List

I hereby certify that the attached is a true and accurate copy of the owners of real property within three hundred and fifty feet of the boundaries of the land regarding Application:

E-22-01 / AD-22-01 heard on February 3, 2022

---

*Patricia Sales*

Patricia Sales  
Executive Secretary, I

### PLANNING AND DEVELOPMENT DEPARTMENT

214 North Hogan Street, 3<sup>rd</sup> Floor | Jacksonville, Florida 32202 | Phone: 904.255.7800 | Fax: 904.255.7884 | [www.coj.net](http://www.coj.net)

**List of the persons (names and complete addresses),  
certified by the Secretary of the Planning Commission,  
who testified before the Commission about the  
application, or who provided a qualifying written  
statement to the Commission about the application.**

E-22-01  
071664 0000  
150 EAST 8TH STREET LLC  
4740 UNIVERSITY BLVD N  
JACKSONVILLE, FL 32277-1000

1

E-22-01  
071653 0000  
27 EAST 7TH STREET LLC  
2025 TYLER ST  
HOLLYWOOD, FL 33020

2

E-22-01  
071831 0000  
ALDRED ELIZABETH A B/E  
1810 HUBBARD ST  
JACKSONVILLE, FL 32206-3724

3

E-22-01  
071842 0015  
AYRES EVA ET AL  
1835 HUBBARD ST  
JACKSONVILLE, FL 32206-3723

4

E-22-01  
071828 0000  
BYRDALICIA FRANCES  
1824 HUBBARD ST  
JACKSONVILLE, FL 32206

5

E-22-01  
071861 0000  
CHARLES W CULP FAMILY TRUST  
P O BOX 7504  
SAINT MARYS, GA 31558

6

E-22-01  
071849 0000  
CONROY WILLIAM J  
128 E 9TH ST  
JACKSONVILLE, FL 32206

7

E-22-01  
071860 0000  
CULP CHARLES W FAMILY TRUST  
PO BOX 7504  
ST MARYS, GA 31558

8

E-22-01  
071856 0000  
DENNIS WILLIAM  
1711 BAY SE ST  
WASHINGTON, DC 20003

9

E-22-01  
071813 0000  
DUVAL ATLANTIC PROPERTIES INC  
1701 N PEARL ST  
JACKSONVILLE, FL 32206-4348

10

E-22-01  
071838 0000  
FITOZ LLC  
7563 PHILIPS HWY STE 208  
JACKSONVILLE, FL 32256

11

E-22-01  
071813 0010  
GLUON HOLDINGS LLC  
152 E 4TH ST  
JACKSONVILLE, FL 32206

12

E-22-01  
071858 0020  
GREENWALD MELISSA EMILY  
1820 MARKET ST N  
JACKSONVILLE, FL 32206

13

E-22-01  
071847 0000  
HARPER DEMETRESS NICOLE  
122 9TH ST E  
JACKSONVILLE, FL 32206-3708

14

E-22-01  
071661 0000  
HOOSE OZ 1 LLC  
7563 PHILIPS HWY SUITE 208  
JACKSONVILLE, FL 32256

15

E-22-01  
JACKSONVILLE CULTURAL DEVL P CORP  
SUZANNE PICKETT  
648 UNION ST E  
JACKSONVILLE, FL 32206

16

E-22-01  
071824 0000  
JAX ONE HOLDINGS LLC  
14241 LAKE CANDLEWOOD CT  
MIAMI LAKES, FL 33014

17

E-22-01  
071839 0000  
JELANI JABARI  
1811 HUBBARD ST  
JACKSONVILLE, FL 32206

18

E-22-01  
071830 0000  
KASSA ZEWDENEH  
443 MARTIN LAKES DR S  
JACKSONVILLE, FL 32220

19

E-22-01  
071821 0000  
KEYSTONE EQUITY GROUP LLC  
3 S ST  
SAINT AUGUSTINE, FL 32084

20

E-22-01  
071910 0010  
KRAMER TERRY II  
1911 HUBBARD ST  
JACKSONVILLE, FL 32206

21

2.  
1/3

E-22-01  
071940 0000  
LAFFERTY HAILEY FELICIA LIFE ESTATE  
31 VILLAGE WALK CT  
PONTE VEDRA BEACH, FL 32082

22

E-22-01  
071941 0000  
LAFFERTY SHAUN E  
125 E 9TH ST  
JACKSONVILLE, FL 32206

23

E-22-01  
071826 0000  
LEM TURNER ROAD JACKSONVILLE LLC  
C/O LRS CO DBA TSG REALTY  
8650-12 OLD KINGS RD S  
JACKSONVILLE, FL 32217

24

E-22-01  
071848 0000  
LESEANE CAMERON R  
2520 VINTAGE ST  
FARMERS BRANCH, TX 75234

25

E-22-01  
071835 0000  
MARIAM 21ST INVESTMENTS INC  
PO BOX 6124  
JACKSONVILLE, FL 32236

26

E-22-01  
071832 1000  
MARSILIO PATRICIA  
38 E 31ST ST  
JACKSONVILLE, FL 32206-1420

27

E-22-01  
071855 0000  
MASSEY ELIZABETH MARIE  
1838 MARKET ST N  
JACKSONVILLE, FL 32206

28

E-22-01  
071822 0000  
MCDONALD SANDRA ANN  
52 E 9TH ST  
JACKSONVILLE, FL 32206

29

E-22-01  
071857 0000  
MCNUTT ERIC K  
1830 MARKET ST N  
JACKSONVILLE, FL 32206-3742

30

E-22-01  
071850 0000  
MILLER ROY W  
4216 BURNING TREE LN S  
JACKSONVILLE, FL 32223

31

E-22-01  
071852 0000  
MOSELY BEN  
140 9TH ST E  
JACKSONVILLE, FL 32206

42

E-22-01  
071851 0000  
MOSELY BEN JR  
140 E 9TH ST  
JACKSONVILLE, FL 32206-3708

33

E-22-01  
071858 0000  
NELSON JOSHUA ROBERT  
1824 N MARKET ST  
JACKSONVILLE, FL 32206

34

E-22-01  
071825 0000  
OMIS 26 REALTY LLC  
1645 UTICA AVE  
BROOKLYN, NY 11234

35

E-22-01  
OPERATION NEW HOPE LINDA JOSEPH  
1830 MAIN ST N  
JACKSONVILLE, FL 32206

36

E-22-01  
071823 0000  
PATRICK ERIC S  
1842 HUBBARD ST  
JACKSONVILLE, FL 32206

37

E-22-01  
071841 0000  
PIERRO DANIELLE  
1819 HUBBARD ST  
JACKSONVILLE, FL 32206

38

E-22-01  
PRESERVATION SOS, INC. NICOLE LOPEZ

39

E-22-01  
071909 0000  
PRUITT EDGAR  
709 PINEY PL  
JACKSONVILLE, FL 32259-5441

40

E-22-01  
071829 0000  
ROCHA MATEUS HENRIQUE  
1820 HUBBARD ST  
JACKSONVILLE, FL 32206

41

E-22-01  
071836 0000  
RP9 LLC  
11 E BORDER CIR  
MEDFORD, MA 02155

42

E-22-01  
071840 0000  
SADDLER ASHLEY NICOLE  
1825 HUBBARD ST  
JACKSONVILLE, FL 32206

43

E-22-01  
071827 0000  
SETZER FAMILY FOUNDATION INC  
C/O LRS CO DBA TSG REALTY  
8650-12 OLD KINGS RD S  
JACKSONVILLE, FL 32217

44

E-22-01  
071854 0000  
SIMON ROB  
3020 STATE RD 13  
SAINT JOHNS, FL 32259-9266

45

E-22-01  
SPAR CHRISTINA PARRISH  
1321 NORTH MAIN ST  
JACKSONVILLE, FL 32206

46

E-22-01  
SPRINGFIELD AREA MERCHANTS ASSOC.  
KELLY RICH  
1321 NORTH MAIN ST  
JACKSONVILLE, FL 32206

47

E-22-01  
SPRINGFIELD CIVIC ASSOCIATION KELLY RICH

48

E-22-01  
SPRINGFIELD IMPROVEMENT ASSOCIATION  
ADAM HALSTED  
210 7TH ST W  
JACKSONVILLE, FL 32206

49

E-22-01  
071845 0000  
SPRINGFIELD PARTNERS LLC  
C/O ANN & JOHN HOOMANY  
125 SW 8TH AVE  
BOCA RATON, FL 33486

50

E-22-01  
SPRINGFIELD PRESERVATION & REVITALIZATIO  
KELLY RICH  
1334 WALNUT ST  
JACKSONVILLE, FL 32206

51

E-22-01  
SUSTAINABLE SPRINGFIELD ALISON GOOD  
454 EAST 3RD ST  
JACKSONVILLE, FL 32206

52

E-22-01  
071815 0005  
UP SIDE MANAGEMENT COMPANY  
211 MIDDLE RIDGE CT  
HUBERT, NC 28539

53

E-22-01  
URBAN CORE  
KIM PRYOR  
245 5TH ST  
JACKSONVILLE, FL 32206

54

E-22-01  
071662 0000  
URBAN MINISTRIES OF SPRINGFIELD INC  
PO BOX 3301  
JACKSONVILLE, FL 32206-0301

55

E-22-01  
071910 0500  
WALKER DELORES  
105 9TH ST E  
JACKSONVILLE, FL 32206

56

E-22-01  
071845 0500  
WATERS JASON E  
1851 HUBBARD ST  
JACKSONVILLE, FL 32206

57

E-22-01  
ZACH W MILLER  
OFFICE OF ZACH MILLER  
7563 PHILIPS HIGHWAY  
JACKSONVILLE, FL 32256

58

E-22-01  
ALEX SIFAKIS  
FITOZ, LLC  
7563 PHILIPS HWY, STE 208  
JACKSONVILLE, FL 32256

59

**List of the persons (names and complete addresses),  
certified by the Secretary of the Planning  
Commission, who own real property within three  
hundred and fifty feet of the boundaries of the land  
which is the subject of the appeal**

**From:** Sales, Patricia  
**To:** [zwmlaw@gmail.com](mailto:zwmlaw@gmail.com)  
**Subject:** RE: Appeal of Planning Commission Denials of E-22-01 and AD-22-01  
**Date:** Tuesday, February 8, 2022 12:35:04 PM

---

Zach,

There were only two speaker cards for E-22-01 / AD-22-01:

Zachary Miller, agent, 3203 Old Barn Court, Ponte Vedra Beach, FL 32082

Jabari Jelani, 1811 Hubbard Street, Jacksonville, FL, 32206, (443) 253-3839, in opposition

**From:** [zwmlaw@gmail.com](mailto:zwmlaw@gmail.com) <[zwmlaw@gmail.com](mailto:zwmlaw@gmail.com)>  
**Sent:** Sunday, February 06, 2022 4:46 PM  
**To:** Sales, Patricia <[PMacer@coj.net](mailto:PMacer@coj.net)>  
**Subject:** Appeal of Planning Commission Denials of E-22-01 and AD-22-01

**EXTERNAL EMAIL:** This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Mrs. Sales,

Hope you are well. I am appealing the denials of E-22-01 and AD-22-01 (2/3/22) by the planning commission and am in need of following as required by Sections 4 and 5 of the appeal application:

- List of persons who testified before the planning commission (should just be me and one other person)
- The list of persons and addresses who own real property within 350 feet of the boundaries of the property.

Please let me know if you need anything from me.

Thank you!

Zach Miller, Esq.  
904-651-8958

**WIRE FRAUD ALERT:** Criminals are hacking email accounts of settlement attorneys, real estate agents, title companies, and others, resulting in fraudulent wire instructions being used to divert funds to the account of the criminal. The emails look legitimate, but they are not. Parties should not wire any funds without personally speaking to the intended recipient of the wire to confirm the routing number and the account number. Parties should not send personal information such as social security numbers, bank account numbers, and credit card numbers except through secured email or personal delivery to the intended recipient.

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**zwmillerlaw@gmail.com**

---

**From:** Sales, Patricia <PMacer@coj.net>  
**Sent:** Monday, February 7, 2022 5:56 PM  
**To:** zwmillerlaw@gmail.com  
**Cc:** Huxford, Folks; Lewis, Bruce  
**Subject:** RE: Appeal of Planning Commission Denials of E-22-01 and AD-22-01  
**Attachments:** AD-22-01.pdf; E-22-01.pdf; 350 list E-22-01.pdf

Mr. Miller

Please see the attached Final Orders along with the 350' mailing list.

I have contacted the court reporter about the speaker cards and when they are available I will email the information to you.

Also in the public record file is an email from Jason Waters [jasonnh3@gmail.com](mailto:jasonnh3@gmail.com) and Danielle Pierro [Danielle.Pierro@bkfs.com](mailto:Danielle.Pierro@bkfs.com).

Thank you  
Patricia Sales  
904-255-7829

**From:** zwmillerlaw@gmail.com <zwmillerlaw@gmail.com>  
**Sent:** Sunday, February 06, 2022 4:46 PM  
**To:** Sales, Patricia <PMacer@coj.net>  
**Subject:** Appeal of Planning Commission Denials of E-22-01 and AD-22-01

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Mrs. Sales,

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- List of persons who testified before the planning commission (should just be me and one other person)
- The list of persons and addresses who own real property within 350 feet of the boundaries of the property.

Please let me know if you need anything from me.

Thank you!

Zach Miller, Esq.  
904-651-8958

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ONE CITY. ONE JACKSONVILLE.

# City of Jacksonville, Florida

Planning and Development Department

Current Planning Division  
Ed Ball Building  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
(904) 255-7865  
www.coj.net

## Notice of Certification

February 23, 2022

RE: Certified Transcript of the Planning Commission Meeting

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**Please find attached:**

**\* Certified Planning Commission Transcript on E-22-01 /  
AD-22-01**

If there are any further questions, please feel free to contact me at (904) 255-7829

Public Hearing February 3, 2022

*Patricia Sales* *Bill*

Patricia Sales  
*Patricia Sales*  
Executive Secretary, I

**PLANNING AND DEVELOPMENT DEPARTMENT**

214 North Hogan Street, 3<sup>rd</sup> Floor | Jacksonville, Florida 32202 | Phone: 904.255.7800 | Fax: 904.255.7884 | www.coj.net

CITY OF JACKSONVILLE  
PLANNING COMMISSION  
MEETING

Excerpt of Proceedings held on Thursday,  
February 3, 2022, commencing at 1:00 p.m., at the  
Ed Ball Building, 214 North Hogan Street, 1st Floor  
Training Room, Jacksonville, Florida, before Diane M.  
Tropla, FPR, a Notary Public in and for the State of  
Florida at Large.

PRESENT:

DAVID HACKER, Chairman.  
ALEX MOLDOVAN, Vice Chair.  
IAN BROWN, Secretary.  
MARSHALL ADKISON, Commission Member.  
DANIEL BLANCHARD, Commission Member.  
JOSHUA GARRISON, Commission Member.  
JASON PORTER, Commission Member.

ALSO PRESENT:

FOLKS HUXFORD, Chief, Current Planning.  
KRISTEN REED, Chief, Community Planning Div.  
BRUCE LEWIS, Planning and Development Dept.  
LURISE BANNISTER, Transportation Planning Div.  
PAIGE JOHNSTON, Office of General Counsel.  
RANDY GALLUP, Duval County Public Schools.  
PATRICIA SALES, Planning and Development Dept.

- - -

Diane M. Tropla, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

3  
1 MR. HUXFORD: Application for zoning  
2 exception E-22-01 is for property on Hubbard  
3 Street in Springfield. This is a property --  
4 it's mid-block, just north of 8th Street. The  
5 request for the exception is a new multifamily  
6 dwelling, a duplex in the CCG-S zoning  
7 district.  
8 So this is one where we did get some  
9 emails in opposition, which we forwarded to  
10 you.  
11 Staff felt that this was appropriate  
12 infill at this location. The application that  
13 we did does include the Sanborn maps showing  
14 the historic pattern of housing out in the  
15 area. And the PUD immediately to the north was  
16 done a couple of years ago for the same type of  
17 thing, for infill housing. In that case, it  
18 was done for single-family housing, which you  
19 can't normally do in the CCG-S. But with a  
20 duplex, you can if you get a zoning exception.  
21 We had no objections and we recommended  
22 approval.  
23 As far as the deviation, this is to  
24 decrease some parking and to allow for a closer  
25 distance between structures and to reduce  
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(904) 821-0300

2  
1 PROCEEDINGS  
February 3, 2022 1:00 p.m.  
2 - - -  
3 THE CHAIRMAN: Good afternoon, everybody.  
4 Welcome to the February 3rd meeting of the  
5 Jacksonville Planning Commission.  
6 As a courtesy, please place any mobile  
7 phones, tablets, or audible devices on silent  
8 mode.  
9 Please join me now as we stand and recite  
10 the Pledge of Allegiance and remain standing  
11 for a brief moment of silence.  
12 (Recitation of the Pledge of Allegiance.)  
13 THE CHAIRMAN: Let the record reflect that  
14 we have a quorum with Commissioners Blanchard,  
15 Adkison, Hacker, Moldovan, Brown, and Porter  
16 present.  
17 In attendance also, our Duval County  
18 public schools representative, Randy Gallup.  
19 Matt Schellhorn representing the military is  
20 not with us today. We also have members of the  
21 City's Planning and Development Department and  
22 the Office of General Counsel.  
23 \* \* \* \* \*  
24 THE CHAIRMAN: Folks, let's go to E-22-01  
25 and AD-22-01, please.  
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4  
1 setback. Again, if you look at the Sanborn  
2 map, we found that it's consistent with the  
3 pattern of development in the area. For that  
4 reason, we're recommending approval.  
5 And I would note that this is in a  
6 historic district and it will still have to get  
7 a Certificate of Appropriateness.  
8 THE CHAIRMAN: Okay. Thank you, Folks.  
9 (Mr. Miller approaches the podium.)  
10 THE CHAIRMAN: Mr. Miller, name and  
11 address for the record.  
12 MR. MILLER: Good afternoon.  
13 Zach Miller, 3203 Old Barn Court.  
14 Just to sort of give more detail to what  
15 Folks said, this property is zoned CCG-S.  
16 Single-family is not allowed. It's also on the  
17 future land use map of CGC, so you would have  
18 to do a full future land use map change and  
19 probably a PUD just to get one single-family.  
20 The use is allowed by right on this  
21 0.1-acre site. It would be retail, nursing  
22 homes, daycare centers, off-street parking  
23 lots, restaurants, hospitals, sanitarium. It  
24 also is allowed by right to go up to 45 feet in  
25 height. Also, anything that'd be built there  
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5

1 would have to exceed 70 percent of the lot  
2 width.

3 Also, under the Springfield Overlay, both  
4 single-family and commercial have no parking  
5 requirements. So any of those uses would not  
6 have to have any parking at all.

7 It's a little bit of a quirk in that when  
8 you do multifamily as an exception under CCG-S,  
9 you have to abide by the side yard setbacks,  
10 which are 15 feet for CCG-S. The lot is only  
11 33 feet wide, so that would be a 3-foot-wide  
12 building.

13 The weird part is that the RMD-S standards  
14 allow for a side yard setback of 14 percent of  
15 the entire lot width, and you divide it to be  
16 equal on each side. So the RMD-S standards for  
17 a duplex in Springfield would be about  
18 two-and-a-half feet. So what we're requesting  
19 on the deviation is actually more than the side  
20 yard setback under the Springfield Overlay for  
21 duplexes.

22 On the parking, as I mentioned, both  
23 commercial and single-family under the  
24 Springfield Overlay, you are not required to do  
25 any parking. You are required to do 80 percent

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6

1 of what Part 6 requires. In that case, we are  
2 asking for a deviation, but we're going to put  
3 an 18-by-18-foot parking pad in the rear that  
4 would be accessed by the platted alleyway.

5 If there's anybody in opposition, I'll  
6 certainly try to address their comments.

7 THE CHAIRMAN: Thank you, Mr. Miller.

8 I do have one person in opposition. I'll  
9 give you an opportunity to address their  
10 concerns.

11 Next, we have Jabari Jelani.

12 AUDIENCE MEMBER: You tried.

13 THE CHAIRMAN: Mr. Jelani, give us your  
14 name and address for the record, please.

15 AUDIENCE MEMBER: Sure. My name is Jebari  
16 Jelani. I live at 1811 Hubbard Street, right  
17 next to that property.

18 THE CHAIRMAN: Before you get started,  
19 Ms. Tropa is going to swear you in.

20 THE REPORTER: If you would raise your  
21 right hand for me, please.

22 MR. JELANI: (Complies.)

23 THE REPORTER: Do you affirm that the  
24 testimony you are about to give will be the  
25 truth, the whole truth, and nothing but the

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7

1 truth?

2 MR. JELANI: Nothing but.

3 THE REPORTER: Thank you.

4 THE CHAIRMAN: Thank you, sir.  
5 Go ahead.

6 MR. JELANI: When I bought this property,  
7 it was sold to me by a nonprofit. The  
8 nonprofit received the property from the City.  
9 The reason why I bought the property, because  
10 it's all fenced in. Later on I learned -- I  
11 done seen some people cutting the grass next  
12 door to my property -- that the property next  
13 to me was owned by -- the lot -- not the  
14 property but the lot was owned by someone else.  
15 And that was, like, four years after I owned  
16 the home.

17 After I found that out, I went and  
18 searched for the survey to get a property line  
19 to see where the property -- where my actual  
20 lines was because it wasn't given to me during  
21 my closing of buying the property. Come to  
22 find out the property line bumps up against my  
23 house. There's no space from my property line  
24 to the line of the new property they want to  
25 build on.

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8

1 If they put a fence up, it would hit up  
2 against my house. Not only that, the house is  
3 built in 1941. It [sic] was a deck put on the  
4 house. The steps that are coming off the side  
5 of the house, I would have to remove that  
6 because that's on the property line. I have a  
7 back fence with a rolling gate to open up. I  
8 would have to remove that as well.

9 There's no space between my house and the  
10 property line. I thought -- I'm from up  
11 north -- there had to be a certain amount of  
12 space between the house and the property line.  
13 If I was to walk out the side of my house, I  
14 could not walk up on that side at all.

15 And then also, they are going to build a  
16 duplex there. I thought in Springfield,  
17 because it's historic, they only build  
18 single-family homes. The two homes they built  
19 adjacent to their property are single-family,  
20 one-story homes. I don't see a reason for them  
21 to have to build a two-story home in that  
22 community, which I don't think it fits.

23 I don't have the space. I put a driveway  
24 on this property. I would have to take that up  
25 because it's on their property now.

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9

1 I just oppose them building their property  
2 there.

3 Thank you.

4 THE CHAIRMAN: Thank you, Mr. Jabari  
5 [sic].

6 Mr. Miller, would you like to take an  
7 opportunity to address his -- seems to be valid  
8 concerns.

9 (Mr. Miller approaches the podium.)

10 MR. MILLER: Yes. Thank you.

11 Yes, the issue of removing any piece of  
12 his building that's on our property line or  
13 anything, that would be the case whether we  
14 built or got a special exception or an AD. I'm  
15 looking at the site plan based on our survey,  
16 and his building is not on our property. There  
17 is a small bump-out on the north side of his  
18 house that does come up against our property  
19 line.

20 As I said earlier, I sympathize with him,  
21 but CGC, the land use map, the Comprehensive  
22 Plan doesn't allow single-family here, so we  
23 can't do single-family without changing the  
24 Comp Plan. This is the least intense use we  
25 can do on this property.

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10

1 THE CHAIRMAN: All right. Thank you.  
2 Anyone else here today to speak on E-22-01  
3 or AD-22-01?

4 AUDIENCE MEMBERS: (No response.)

5 THE CHAIRMAN: All right. I'll close the  
6 public comment and bring it back to the  
7 Commission.

8 COMMISSIONER MOLDOVAN: Mr. Chairman, I  
9 move to approve E-22-01.

10 COMMISSIONER BROWN: Second.

11 THE CHAIRMAN: All right. We've got a  
12 motion and a second.

13 Comments from the Commission?

14 Commissioner Adkison.

15 COMMISSIONER ADKISON: Through the Chair  
16 to staff, how many homes are like this, where  
17 the homes are clearly bumped up against  
18 property lines?

19 MR. HUXFORD: In Springfield it's actually  
20 fairly common.

21 COMMISSIONER ADKISON: It's fairly common?

22 MR. HUXFORD: Yeah. There are some areas,  
23 like over on 7th Street, where they are almost  
24 pancaked right next to each other.

25 COMMISSIONER ADKISON: And this one here,

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11

1 he wants to do a two-story. And everything  
2 that I saw in the pictures and everything is  
3 single-story in the area, right?

4 MR. HUXFORD: It is.

5 COMMISSIONER ADKISON: All right. Thank you.

6 THE CHAIRMAN: Thank you.

7 Commissioner Blanchard.

8 COMMISSIONER BLANCHARD: Thank you,  
9 Chairman.

10 Through the Chair to staff, what -- I know  
11 that -- this is an unusual situation, in my  
12 mind, in that the house looks like -- according  
13 to the survey, it's 6 inches off the property  
14 line. And then the neighbor has to sort of  
15 make up the difference with the new house,  
16 which doesn't exactly seem fair, but it's just  
17 a weird situation that we all find ourselves  
18 in.

19 What does the fire marshal say about  
20 distance between buildings on new construction?  
21 You know, I've seen some unusual things with  
22 multifamily about distance between buildings  
23 and things as a -- not just from the zoning  
24 perspective, but from fire code.

25 So if you put these buildings 3 or 4 feet

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12

1 apart, what is the fire marshal's position on  
2 that?

3 MR. HUXFORD: Through the Chair, I don't  
4 know the fire marshal's position, but he's not  
5 going to care once it's done whether this  
6 deviation is granted or not. He's going to  
7 follow the fire code -- fire safety code, and  
8 the building official's going to follow the  
9 Florida Building Code as far the separation  
10 between structures.

11 COMMISSIONER BLANCHARD: That's a good  
12 point. I didn't think about that.

13 So when they do the plan review on the  
14 actual vertical construction, the fire marshal  
15 does get a say in that. And if it's too close  
16 or too far, he may make you adjust. I don't  
17 know what the rule is, but there's something  
18 there. So that makes me feel good knowing that  
19 there will be a second set of eyes on that to  
20 be sure that it's safe and meets whatever  
21 safety requirements it is.

22 It's unfortunate that this feels like a  
23 driveway to the neighbor and things and, you  
24 know, I get that. I almost wish they could  
25 just sell you the lot and you could keep it.

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13

1 MR. JELANI: I asked them to do that.  
 2 COMMISSIONER BLANCHARD: I don't blame  
 3 you. That would be great. But it doesn't mean  
 4 that they shouldn't be allowed to use their lot  
 5 either. So it's a tough spot.  
 6 Thank you.  
 7 THE CHAIRMAN: Thank you, Commissioner  
 8 Blanchard.  
 9 Commissioner Moldovan.  
 10 COMMISSIONER MOLDOVAN: Thank you,  
 11 Mr. Chairman.  
 12 I think that my knee jerk reaction to this  
 13 was to side with Mr. Jabari [sic]. This is one  
 14 of the most narrow lots on this street, it  
 15 seems, from what I'm looking at here with the  
 16 aerial.  
 17 But, I mean, Mr. Miller brought to my  
 18 attention that the Comp Plan won't allow for a  
 19 single-family home. So I think that what we're  
 20 looking at here might just be the best bet for  
 21 this property. I wish that the Comp Plan had  
 22 it written differently because I would agree  
 23 with you, this is such a narrow lot and it's  
 24 sandwiched right in between single-family  
 25 homes. It doesn't seem very consistent, but I  
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14

1 have to side with staff and the Comprehensive  
 2 Plan on this one.  
 3 Thank you, Mr. Chairman.  
 4 THE CHAIRMAN: Thank you, Commissioner  
 5 Moldovan.  
 6 Commissioner Porter.  
 7 COMMISSIONER PORTER: Thank you, Chairman.  
 8 Question for staff: Folks, what process  
 9 would you have to go through to build a  
 10 single-family on this lot?  
 11 MR. HUXFORD: Probably the easiest thing  
 12 would be to do what they did immediately north  
 13 of the two homes there, would be to do a PUD  
 14 and try to leave the CGC the way it is.  
 15 And Kristen could explain this better than  
 16 me, but normally when you do residential in CGC  
 17 land use, you have an 80/20 split. But because  
 18 it's in an historic area, we view the CGC from  
 19 the context of the entirety of Springfield as  
 20 opposed to the individual lots.  
 21 COMMISSIONER PORTER: Thank you. So --  
 22 MR. HUXFORD: She might need to clarify  
 23 what I said.  
 24 MS. REED: Through the Chair, you would  
 25 also need a land use change.  
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15

1 MR. HUXFORD: Oh, so there you go.  
 2 MS. REED: So you'd need to go to maybe an  
 3 RPI to do single-family or Medium Density  
 4 Residential.  
 5 COMMISSIONER PORTER: Thank you.  
 6 Question to the applicant: You may not be  
 7 this far along in the site plan. How much  
 8 distance are we talking about here between what  
 9 you're asking for and the home adjacent?  
 10 MR. MILLER: Through the Chair to  
 11 Commissioner Porter, do you mean the home  
 12 adjacent to the south or the north?  
 13 COMMISSIONER PORTER: The --  
 14 MR. MILLER: I can just give you both.  
 15 COMMISSIONER PORTER: It's the east, isn't  
 16 it?  
 17 MR. MILLER: It's -- Hubbard runs  
 18 north-south.  
 19 COMMISSIONER PORTER: Closer to 8th Street?  
 20 MR. MILLER: So closer to 8th Street on  
 21 the Florida window that is coming out, we have  
 22 got, I think, about 3.75 feet to the property  
 23 line and then 6 inches. But the rest of that  
 24 building is set back between 3-and-a-half and  
 25 4 feet, so you have got about 7 to 8 feet, give  
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16

1 or take, between the majority of the home.  
 2 Also, I just want to point out something  
 3 because I think Folks might have slightly  
 4 misspoken. There are a lot of two-story  
 5 buildings in this neighborhood. And there is  
 6 actually a couple of multifamily. There's  
 7 actually a quad-plex across the street.  
 8 COMMISSIONER PORTER: Across the street it  
 9 definitely has a lot of two-story.  
 10 All right. I'll --  
 11 MR. MILLER: And the other side -- sorry,  
 12 I didn't finish the question. I believe the  
 13 setback on the single-family to the north is  
 14 3 feet. So we have 3 feet. So it would be  
 15 6 feet, give or take.  
 16 COMMISSIONER PORTER: All right. I don't  
 17 have any further questions. I'm interested to  
 18 see what everyone else has to say.  
 19 THE CHAIRMAN: All right. Thank you,  
 20 Commissioner Porter.  
 21 MR. HUXFORD: Mr. Chairman, I just want to  
 22 clarify. I made the mistake of assuming that  
 23 the PUD had an underlying land use of CGC to  
 24 the north. They did a land use amendment and  
 25 took it to MDR.  
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17

1 THE CHAIRMAN: Okay. So you would not  
2 need to go to the State for that?  
3 MR. HUXFORD: That was -- that would be a  
4 land use amendment as well as a zoning change.  
5 THE CHAIRMAN: Gotcha. Okay.  
6 Commissioner Brown.  
7 COMMISSIONER BROWN: Thank you.  
8 Through the Chair, step one, I'm going to  
9 disclose ex parte. Alex Sifakis called me this  
10 morning; we spoke about the project.  
11 On a personal level, my sentiments to  
12 Mr. Jabari [sic]. It's an unfortunate  
13 situation. I mean, these images. If I didn't  
14 know anything, I just looked at the image, I  
15 would think, oh, you could never put anything  
16 there. But this does tend to have my support.  
17 I think -- on the side, you might want to  
18 go back to who sold you this property if  
19 there's a broker, talk to them, because if you  
20 really thought you were getting all this land,  
21 you might have a cause of action, but not  
22 against these owners, the group building the  
23 duplex.  
24 And I think -- I can't remember all the  
25 uses, but I think there was, like, a nursing  
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1 home and 55 feet and -- of all the things they  
2 could do here, this is actually probably the  
3 best. The worst thing is it's 3 feet from  
4 your -- you know, I don't know if it's your  
5 kitchen or your bedroom or what it is, but it's  
6 really close to your property and it used to  
7 feel like your yard.  
8 So that part I hate, but we have to follow  
9 the process and follow -- legally, I really  
10 think you should be able to do this. And I  
11 think it's probably the least intense you could  
12 put here. But it's a small lot and I feel for  
13 Mr. Jabari. It's your backyard.  
14 MR. JELANI: Thank you.  
15 THE CHAIRMAN: Thank you, Commissioner Brown.  
16 Any other comments from the Commission?  
17 Commissioner Garrison.  
18 COMMISSIONER GARRISON: Thank you,  
19 Mr. Chairman.  
20 I just want to echo the sentiment. I  
21 normally don't, but I really feel for you here  
22 because this is a tough situation. Legally, I  
23 think we're -- it's the right thing to do.  
24 But it is tough, and I got on the mic to  
25 say, try to sell it. You could try to sell  
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1 your home to, you know, JWB and create more --  
2 if I may? I'm way out of line. Just  
3 personally, but, you know, you may -- you know,  
4 they buy things. I feel for you.  
5 Thank you.  
6 THE CHAIRMAN: Thank you, Commissioner  
7 Garrison.  
8 Mr. Miller.  
9 MR. MILLER: Yes, sir.  
10 THE CHAIRMAN: If Mr. Jabari's house is on  
11 his property line, how far -- what is the side  
12 setback on the side of this building -- your  
13 property line to the side of the building?  
14 MR. MILLER: If his building was right up  
15 against our property line, how far would it be  
16 from our building?  
17 THE CHAIRMAN: Right.  
18 MR. MILLER: It would be what the -- if it  
19 was right on the property line, it would be the  
20 three-and-a-half feet.  
21 But, again, it looks like -- not looks  
22 like. This is what the site plan shows. He's  
23 got a little bit of space, but it really is  
24 just that part that bumps out, which I would  
25 call a Florida room or Florida window that is  
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1 up against the property line.  
2 THE CHAIRMAN: Part of the conditioned  
3 house, right?  
4 MR. MILLER: Yes.  
5 THE CHAIRMAN: So part of the house. And  
6 that's going to be three-and-a-half feet from  
7 y'all's building, which will be how tall?  
8 MR. MILLER: The plans I've seen so far --  
9 and I don't want to commit to it because we  
10 still have to go through -- if this were  
11 approved, to go through the COA process. It  
12 would be about 26 feet.  
13 THE CHAIRMAN: So 3-and-a-half to 4 feet  
14 from a window in his house will be a  
15 26-foot-tall, two-story wall. I don't know,  
16 man. That's -- I get that it's a weird lot and  
17 I get that his isn't quite conforming at the  
18 moment. Neither is yours. But that's -- I  
19 don't know if that's considered prudent  
20 planning or not.  
21 Okay. Any other comments from the  
22 Commission?  
23 Mr. Miller, would you like to address  
24 that?  
25 MR. MILLER: The only thing I'd say is the  
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1 actual standards for a duplex that is in  
2 Springfield are less. It's 14 percent of the  
3 total lot width. So it would be  
4 2-and-a-half feet is what would be required  
5 actually under the code. It's just because  
6 we're CCG-S that we apply the 15-foot setback  
7 rule for commercial.

8 THE CHAIRMAN: I get the technical side of  
9 it. It's not a great spot technically, right?  
10 Yours isn't. His isn't. But what we are going  
11 to be left with is three-and-a-half feet from  
12 his bay window of his house to a 26-foot-tall  
13 wall. I don't know. I don't know what the  
14 right answer is, but that doesn't feel great.

15 So any other comments from the Commission?  
16 Commissioner Porter.

17 COMMISSIONER PORTER: Thank you, Chairman.

18 I'm just looking through the report, the  
19 question about is the proposed use compatible  
20 with the existing contiguous uses. And among  
21 those are orientation of structures to the  
22 area, property values, and existing similar  
23 uses or zoning.

24 And the report says yes on that, but I  
25 don't understand how that could be true. It's

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1 clearly going to affect his property value.  
2 And the orientation of the structure is not  
3 compatible.

4 So I think at this point I'm not in  
5 support of this one.

6 That's all I've got.

7 THE CHAIRMAN: Thank you, Commissioner  
8 Porter.

9 Folks, Commissioner Porter brought up a  
10 good point. Any color on that part of the  
11 staff report?

12 MR. HUXFORD: Sounds like we just  
13 disagree.

14 THE CHAIRMAN: Fair enough. All right.  
15 Commissioner Moldovan.

16 COMMISSIONER MOLDOVAN: Mr. Chairman, I'll  
17 be quick. I just -- my gosh, the more we look  
18 at this, I just feel so bad for Mr. Jabari. I  
19 know we, as a board, have a fiduciary duty to  
20 look at strictly the code and law, but I also  
21 think that there's a reason that there's a  
22 board so we can look at this and put human eyes  
23 on it and, you know, bring some feeling into  
24 it.

25 And I'm telling you, I just -- this --

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1 like Mr. Chairman has said, we have got a  
2 26-foot wall right outside of his window. This  
3 is probably going to be one of the worst  
4 planning decisions that I'll have to be a part  
5 of, honestly. I wish there were a way that we  
6 could --

7 MR. MILLER: I'm trying not to take that  
8 personally.

9 COMMISSIONER MOLDOVAN: I'm sure we'll see  
10 more, but this is just right smack up against  
11 this gentleman.

12 (Simultaneous speaking.)

13 COMMISSIONER MOLDOVAN: So I don't know  
14 how much more we could talk about it, but I  
15 wish that there were more time for more  
16 discussion about this. I hate to move so  
17 quickly on something this important.

18 Thank you, Mr. Chairman.

19 THE CHAIRMAN: Thank you.

20 Commissioner Garrison.

21 COMMISSIONER GARRISON: Thank you,  
22 Mr. Chairman.

23 Through the Chair to Mr. Miller and  
24 Mr. Sifakis, I said, you know, letter of the  
25 law. I respect you, respect Alex. I keep

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24

1 looking at this photo. And I've said words  
2 that I think it's legally right, and take those  
3 words and run.

4 But I'm not going to vote for this, I'm  
5 sorry. I'm looking the man right in the face  
6 and I'm looking at the picture, and I can't  
7 support it. As much as -- I can't support this  
8 one.

9 Thank you.

10 THE CHAIRMAN: Commissioner Blanchard.

11 COMMISSIONER BLANCHARD: Thank you,  
12 Chairman.

13 I will support this and here's why: The  
14 gentleman who is here with the existing home,  
15 his house on the survey shows 6 inches from the  
16 property line. And perhaps with the window  
17 bump-out, it may be like 0 inches.

18 The house that the applicant is proposing  
19 is going to be about three-and-a-half feet or  
20 so from the property line, which is typical and  
21 ordinary for that -- actually, it's more than  
22 what's ordinary in that market. And so I don't  
23 think it is fair to punish the neighbor because  
24 this lot next door is insufficient. It's  
25 terrible and sad that it is, but it is what it

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1 is.  
2 So if the applicant was here and saying,  
3 hey, I want to put my home 6 inches from the  
4 property line, then we would say, well, that's  
5 not fair. But that's what the neighbor has  
6 already done. Whether he knew it or not,  
7 that's the existing condition. So I don't  
8 think it is fair to punish this lot owner  
9 because the lot next door did something that  
10 they weren't supposed to do. I don't think it  
11 is reasonable to punish this one.  
12 Is it an unfortunate situation? Yeah.  
13 Did the owner do it? No. It was done long  
14 ago. And it's just an unfortunate situation.  
15 But I don't think that you can take rights away  
16 from the neighbor, from the applicant because  
17 the neighbor's lot is insufficient.  
18 Thank you.  
19 THE CHAIRMAN: Thank you, Commissioner  
20 Blanchard.  
21 Commissioner Adkison.  
22 COMMISSIONER ADKISON: Through the Chair  
23 to staff, those two lots that we're talking  
24 about, when were they split or how long ago  
25 were they plotted? And my question would be,  
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1 did someone plot them a while ago thinking they  
2 were going to do this, and so that's where the  
3 problem started at?  
4 Were the two plots or two lots joined by  
5 one -- owned by one person at one time?  
6 MR. JELANI: Yes.  
7 MR. HUXFORD: Honestly, I don't know the  
8 answer to that and I'm not going to try to  
9 guess.  
10 MR. JELANI: I can answer.  
11 COMMISSIONER ADKISON: I know you can.  
12 You want to answer?  
13 MR. MILLER: Yes. They were -- I believe  
14 they were separately platted, but they were  
15 owned together at one point in time. I don't  
16 know when they were separated out.  
17 COMMISSIONER ADKISON: That's how they got  
18 to the property line, and then they came back  
19 and --  
20 MR. MILLER: Yes.  
21 COMMISSIONER ADKISON: -- and redid the  
22 property line.  
23 Do you know when that was?  
24 MR. MILLER: When they were separated out?  
25 COMMISSIONER ADKISON: Yeah. See, this  
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1 makes it all different for me.  
2 MR. MILLER: I don't know when they were  
3 separated.  
4 COMMISSIONER ADKISON: I'm sorry. You  
5 know which way I got to go on this now.  
6 MR. MILLER: I know.  
7 COMMISSIONER ADKISON: All right. Thank  
8 you.  
9 MR. MILLER: The last point is --  
10 THE CHAIRMAN: Go ahead, Mr. Miller.  
11 MR. MILLER: No matter what we're doing,  
12 whether it's commercial, whether it's -- we did  
13 a Comp Plan amendment to do single-family and  
14 do a PUD. In order to build something here,  
15 we're going to have to come in for some sort of  
16 AD for a setback variance. There's no way  
17 around that.  
18 COMMISSIONER ADKISON: Or buy them out.  
19 MR. MILLER: Or buy them out.  
20 THE CHAIRMAN: Thank you, Mr. Miller.  
21 I get that. And we don't owe you this by  
22 right. You know, we do have a say -- you know,  
23 he's there. This -- what you want to put there  
24 is not allowed to be there right now, so this  
25 is not something that we owe you by right.  
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1 I love everything that Alex has done  
2 across the city. And I know -- I feel terrible  
3 about this, but I can't -- I'd feel really bad  
4 about him never being able to sell his house  
5 because it's 3 feet from a two-story wall.  
6 Commissioner Brown.  
7 COMMISSIONER BROWN: Thank you.  
8 Through the Chair, sounds like I might be  
9 in the minority when we vote, but I'm in  
10 support of it. And I can look you in the eye,  
11 sir -- and you don't get to talk back.  
12 My heart does go out to you. You were  
13 wronged either intentionally or accidentally or  
14 negligently, but I don't think it is our job to  
15 remedy an error or something from five years  
16 ago, whether it was the broker, a bad closing  
17 attorney, bad title work, bad -- whatever it  
18 was, you don't own that land and it's too bad.  
19 And by right -- I kind of brought this up  
20 earlier -- without bothering our board, you can  
21 put a 5-, 6-story product, commercial, less  
22 parking.  
23 So I just feel like we're trying to  
24 remedy -- I hate to call it an evil, but, you  
25 know, something from the past by impairing the  
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1 property rights of today when they're pretty  
 2 much there and this is a less-intense use than  
 3 the CCG-S would allow them to do by right.  
 4 THE CHAIRMAN: Mr. Garrison.  
 5 COMMISSIONER GARRISON: Thank you,  
 6 Mr. Chairman.  
 7 Through the Chair to Mr. Huxford, this is  
 8 pure curiosity. Could any CCG product you  
 9 could think of go here and not have to get some  
 10 sort of a -- like a parking variance or  
 11 something in an AD?  
 12 MR. HUXFORD: Maybe a parking lot. I  
 13 don't know. I would have to look at the  
 14 standards. CCG-S is -- so little land is  
 15 actually zoned CCG-S. I don't have it  
 16 memorized like I would a generic zoning  
 17 district.  
 18 COMMISSIONER GARRISON: Thank you,  
 19 Mr. Chair.  
 20 THE CHAIRMAN: I think Mr. Miller made it  
 21 pretty clear. As it's zoned now, it's almost  
 22 next to impossible to put anything there.  
 23 MR. MILLER: The main use, actually,  
 24 that -- without any sort of AD -- and it's a  
 25 little tricky because the 15 feet is -- it says  
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1 from a residential district. So, technically,  
 2 Mr. Jabari is not in a residential district;  
 3 he's actually in a commercial district. So  
 4 that 15-foot setback is probably not that  
 5 applicable to him.  
 6 You could probably do some sort of retail  
 7 without any parking requirements there without  
 8 getting an AD. You could probably do an  
 9 off-street parking lot without anything. That  
 10 would probably be the easiest use. I don't  
 11 think that's the best use. I don't think  
 12 that's what anybody wants, but, you know ...  
 13 THE CHAIRMAN: Thank you for that color.  
 14 Again, I don't think saying the least  
 15 intrusive thing -- because this is the least  
 16 intrusive thing we can put here means we should  
 17 put it here. And that's kind of where I stand.  
 18 Any other comments from the Commission?  
 19 Commissioner Garrison.  
 20 COMMISSIONER GARRISON: Thank you,  
 21 Mr. Chairman.  
 22 Very quickly, I'll support a single-family  
 23 home here all day long through the land use  
 24 amendment and everything else.  
 25 Thank you, Mr. Chair.  
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1 THE CHAIRMAN: Any other comments?  
 2 COMMISSION MEMBERS: (No response.)  
 3 THE CHAIRMAN: All right. We have a  
 4 motion and a second for approval of E-22-01.  
 5 All those in favor?  
 6 This is a motion and second for approval  
 7 of E-22-01.  
 8 COMMISSIONER BROWN: (Indicating.)  
 9 COMMISSIONER BLANCHARD: (Indicating.)  
 10 THE CHAIRMAN: So all those in favor,  
 11 Commissioner Brown, Commissioner Blanchard.  
 12 Those not in favor?  
 13 COMMISSIONER ADKISON: (Indicating.)  
 14 COMMISSIONER MOLDOVAN: (Indicating.)  
 15 COMMISSIONER PORTER: (Indicating.)  
 16 COMMISSIONER GARRISON: (Indicating.)  
 17 THE CHAIRMAN: (Indicating.)  
 18 Commissioner Adkison, Commissioner Hacker,  
 19 Commissioner Moldovan, Garrison, and Porter.  
 20 So that does not pass.  
 21 We'll go ahead and take up the AD,  
 22 please.  
 23 COMMISSIONER MOLDOVAN: Mr. Chairman, I  
 24 move to deny AD-22-01.  
 25 COMMISSIONER BROWN: Second.  
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1 THE CHAIRMAN: Motion and a second for  
 2 AD-22-01.  
 3 Any other commissioners like to -- beat  
 4 the horse, is that -- what do I say --  
 5 Commissioner Blanchard -- okay.  
 6 Motion and a second for denial of  
 7 AD-22-01.  
 8 All those in favor?  
 9 UNIDENTIFIED COMMISSION MEMBERS: Aye.  
 10 THE CHAIRMAN: All right. That one's  
 11 denied.  
 12 MR. MILLER: Thank you.  
 13 THE CHAIRMAN: Thank you, Mr. Miller.  
 14 Let's move --  
 15 MS. JOHNSTON: Mr. Hacker, can I just  
 16 clarify something for the record because Diane  
 17 was turning to look at me and Folks was, too.  
 18 There's been some prior precedent about if  
 19 you vote to approve and it doesn't get  
 20 sufficient votes, then you have to vote to  
 21 deny. I am not of the opinion that you have to  
 22 go through those steps because you have the  
 23 votes on the record as to who's in favor and  
 24 who's against.  
 25 (Discussion held off the record.)  
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1 MS. JOHNSTON: I will tell you who voted  
 2 for and against, but I'm making a point on the  
 3 final order.  
 4 For the final order's sake, both final  
 5 orders will be to deny the AD and to deny the  
 6 exception. It doesn't matter procedurally  
 7 whether you vote to approve or vote to deny.  
 8 It's the votes that are taken.  
 9 So I just wanted to clarify that because  
 10 Folks and I have had internal debate over that.  
 11 And so I'm just going to lay it out there.  
 12 So, Diane, for the first item, the  
 13 exception, the motion was to approve, and you  
 14 had Mr. Blanchard and Mr. Brown voting in favor  
 15 and all other members voting against. So that  
 16 item is denied.  
 17 So now we're moving forward with the AD.  
 18 The motion was to deny in line with the prior  
 19 action, so the motion to deny had the five that  
 20 had voted against the prior motion, which is  
 21 Garrison, Porter, Moldovan, Hacker, and  
 22 Adkison. And the two that voted against the  
 23 denial was Blanchard and Brown.  
 24 THE REPORTER: Thank you.  
 25 THE CHAIRMAN: Thank you, Paige.

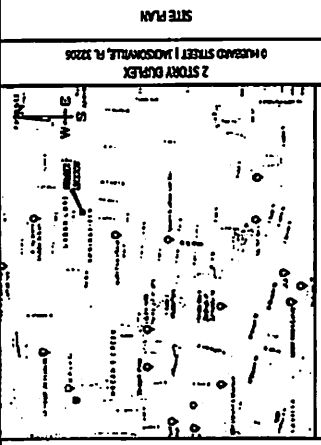
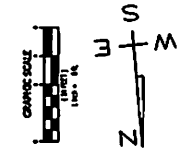
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1 Just to make sure common folk like me  
 2 understand this, if Commissioner Moldovan makes  
 3 a motion for approval but we don't -- we don't  
 4 have enough to approve that, then it becomes a  
 5 denial. That's the gist of what you're saying?  
 6 MS. JOHNSTON: The effective result is  
 7 that it is denied. I prepare an order as a  
 8 denial. So in my opinion, you don't have to  
 9 take a vote to approve and then take a vote to  
 10 deny if the approval fails. So that's just the  
 11 Folks-and-I debate and I'm just clarifying it  
 12 for you all now because it comes up every so  
 13 often.  
 14 And Mr. Miller actually asked me if we had  
 15 to have a vote to deny. So I'm just stating on  
 16 the record that it's the opinion of OGC that  
 17 that's not necessary and to explain to the  
 18 Commission how the order would reflect their  
 19 actions.  
 20 THE CHAIRMAN: Okay. Fair enough.  
 21 And when I looked at this agenda, I  
 22 thought it was going to be easy today.  
 23 \* \* \* \* \*  
 24  
 25

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1 CERTIFICATE OF REPORTER  
 2  
 3 STATE OF FLORIDA)  
 4 )  
 5 COUNTY OF DUVAL )  
 6  
 7 I, Diane M. Tropa, Florida Professional  
 8 Reporter, certify that I was authorized to and did  
 9 stenographically report the foregoing proceedings and  
 10 that the transcript is a true and complete record of my  
 11 stenographic notes.  
 12  
 13  
 14  
 15 DATED this 15th day of February 2022.  
 16  
 17 Diane M Tropa  
 18 Diane M. Tropa  
 19 Florida Professional Reporter  
 20  
 21  
 22  
 23  
 24  
 25

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**PROPOSED SITE STATISTICS**

NO.	AREA	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT
1	125.00	100.00	100.00	100.00	100.00	100.00
2	125.00	100.00	100.00	100.00	100.00	100.00
3	125.00	100.00	100.00	100.00	100.00	100.00
4	125.00	100.00	100.00	100.00	100.00	100.00
5	125.00	100.00	100.00	100.00	100.00	100.00
6	125.00	100.00	100.00	100.00	100.00	100.00
7	125.00	100.00	100.00	100.00	100.00	100.00
8	125.00	100.00	100.00	100.00	100.00	100.00
9	125.00	100.00	100.00	100.00	100.00	100.00
10	125.00	100.00	100.00	100.00	100.00	100.00
11	125.00	100.00	100.00	100.00	100.00	100.00
12	125.00	100.00	100.00	100.00	100.00	100.00
13	125.00	100.00	100.00	100.00	100.00	100.00
14	125.00	100.00	100.00	100.00	100.00	100.00
15	125.00	100.00	100.00	100.00	100.00	100.00
16	125.00	100.00	100.00	100.00	100.00	100.00
17	125.00	100.00	100.00	100.00	100.00	100.00
18	125.00	100.00	100.00	100.00	100.00	100.00
19	125.00	100.00	100.00	100.00	100.00	100.00
20	125.00	100.00	100.00	100.00	100.00	100.00
21	125.00	100.00	100.00	100.00	100.00	100.00
22	125.00	100.00	100.00	100.00	100.00	100.00
23	125.00	100.00	100.00	100.00	100.00	100.00
24	125.00	100.00	100.00	100.00	100.00	100.00
25	125.00	100.00	100.00	100.00	100.00	100.00
26	125.00	100.00	100.00	100.00	100.00	100.00
27	125.00	100.00	100.00	100.00	100.00	100.00
28	125.00	100.00	100.00	100.00	100.00	100.00
29	125.00	100.00	100.00	100.00	100.00	100.00
30	125.00	100.00	100.00	100.00	100.00	100.00
31	125.00	100.00	100.00	100.00	100.00	100.00
32	125.00	100.00	100.00	100.00	100.00	100.00
33	125.00	100.00	100.00	100.00	100.00	100.00
34	125.00	100.00	100.00	100.00	100.00	100.00
35	125.00	100.00	100.00	100.00	100.00	100.00
36	125.00	100.00	100.00	100.00	100.00	100.00
37	125.00	100.00	100.00	100.00	100.00	100.00
38	125.00	100.00	100.00	100.00	100.00	100.00
39	125.00	100.00	100.00	100.00	100.00	100.00
40	125.00	100.00	100.00	100.00	100.00	100.00
41	125.00	100.00	100.00	100.00	100.00	100.00
42	125.00	100.00	100.00	100.00	100.00	100.00
43	125.00	100.00	100.00	100.00	100.00	100.00
44	125.00	100.00	100.00	100.00	100.00	100.00
45	125.00	100.00	100.00	100.00	100.00	100.00
46	125.00	100.00	100.00	100.00	100.00	100.00
47	125.00	100.00	100.00	100.00	100.00	100.00
48	125.00	100.00	100.00	100.00	100.00	100.00
49	125.00	100.00	100.00	100.00	100.00	100.00
50	125.00	100.00	100.00	100.00	100.00	100.00

**Shields CAD Services**  
 243 Thirda Drive | Jacksonville, FL 32225  
 Phone: (904) 241-1540  
 Website: www.shieldscad.com | Email: info@shieldscad.com

**JWB CONSTRUCTION GROUP**  
 7563 Phillips Highway, Suite 109  
 Jacksonville, FL 32256  
 (904) 677-5777

**A0.1**

DATE: 02-09-22  
 DRAWN BY: AS SHOWN  
 CHECKED BY: [Signature]  
 SCALE: AS SHOWN

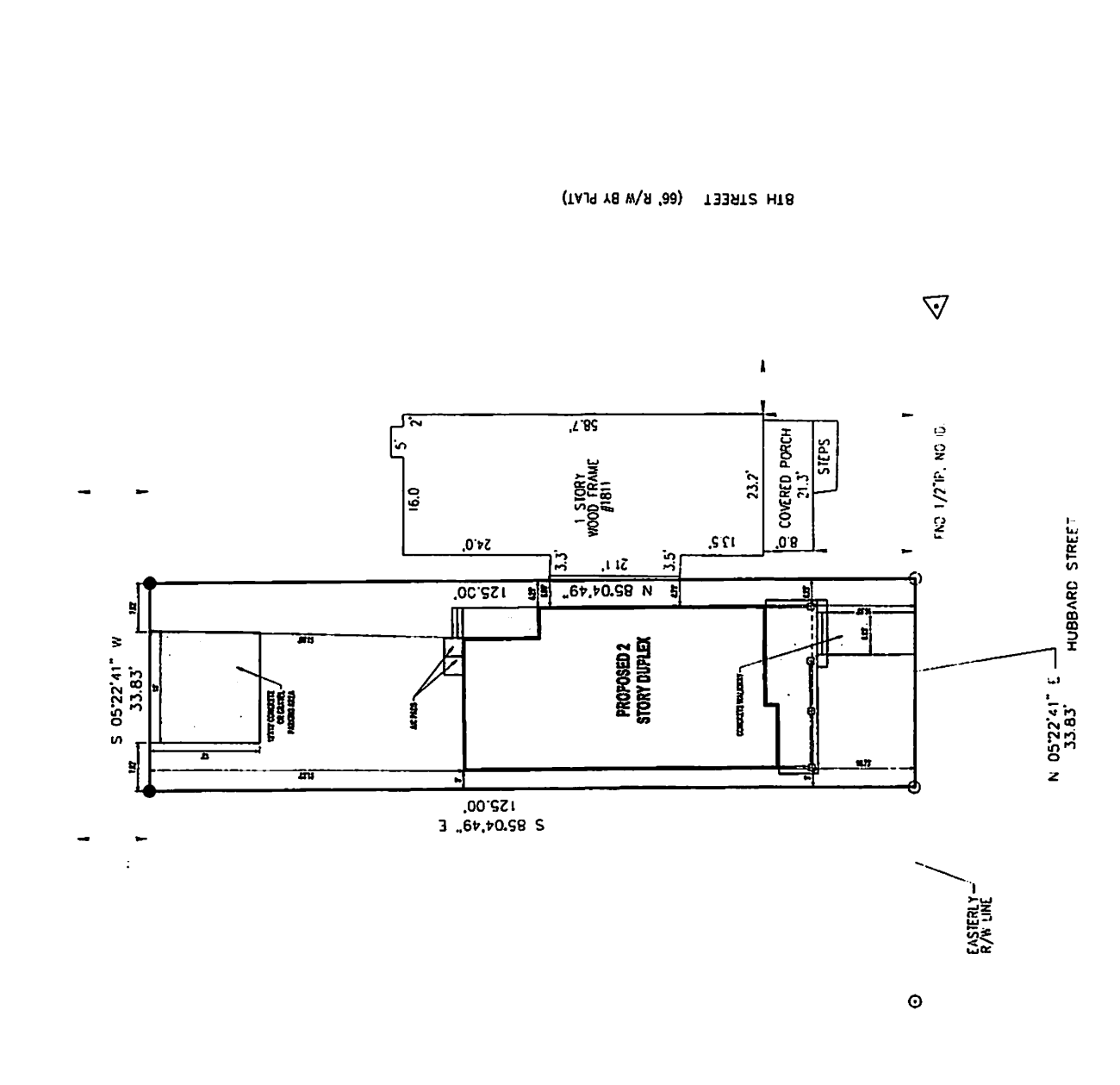
**REVISIONS**

NO.	DATE	DESCRIPTION
1		

**CODE REFERENCE**

FOR ALL BUILDINGS: INTERNATIONAL RESIDENTIAL CODE BOOK  
 FOR ALL BUILDINGS: INTERNATIONAL MECHANICAL, ELECTRICAL AND PLUMBING (M.E.P.) CODE BOOK  
 FOR ALL BUILDINGS: INTERNATIONAL FIRE AND MARINE BOAT ELECTRICAL CODE  
 FOR ALL BUILDINGS: INTERNATIONAL ENERGY EFFICIENCY CODE

**NOTES:**  
 1. PROVISIONS SHALL BE PROVIDED AND A COPY OF THE EXISTING PLAN SHALL BE PROVIDED TO THE OWNER FOR REVIEW AND APPROVAL.



**SITE PLAN**  
 SCALE: 1/4" = 1'-0"

8TH STREET (66' R/W BY PLAT)

HUBBARD STREET

EASTERLY R/W LINE

NO. 177P, NO. 10

This e-mail channel is not encrypted. Please do not send any unencrypted e-mail containing Personally Identifiable or Non-Public Personal Information such as social security numbers, credit card numbers, medical information etc. If you must send this type of information via e-mail, it is essential that you use a secure e-mail channel.

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND OR WHITE PAPER AND ORIGINAL DOCUMENT SECURITY SCREEN ON BACK WITH PARLOCK SECURITY/LOGO

00017

02/23/2022

Security features included. Details on back.

Bank of America  
University Point  
Jacksonville, FL 32217  
69-4/630

02/23/2022

\$ 1,588.00

DOLLARS

ONE THOUSAND FIVE HUNDRED EIGHTY EIGHT AND 00/100 DOLLARS

DUVAL COUNTY TAX COLLECTOR

231 E Forsyth St Room 141  
Jacksonville Florida 32202-3389

MEMO

0 Hubbard St - Appeal Application

00017

02/23/2022

00017

0 Hubbard St - Appeal Application

Bank of America

\$0.00

Hoose OZ 1, LLC

DUVAL COUNTY TAX COLLECTOR

02/23/2022

00017

\$0.00

0 Hubbard St - Appeal Application

Bank of America

# RECEIPT

DATE

2-23-22

No. 023103

\$ 1,588.00

RECEIVED FROM

House OZ 1 LLC

DOLLARS

~~ONE THOUSAND FIVE HUNDRED EIGHTY EIGHT~~ ~~XX/100~~

FOR RENT  
 FOR

~~PC APPEAL OF E-22-01 AND AD-22-01 OF HUENARD ST.~~

BAL. DUE	
PAYMENT	1588.00
ACCOUNT	

CASH  
 CHECK  
 MONEY ORDER  
 CREDIT CARD

BY *[Signature]*

TO

9-11

Divyal County  
Jill Overton

Date Time: 02/23/2022 02:07PM

Drawer: 104

Check: 1118

Transaction: 1570617

paid  
\$1,588.00

Item  
CR Processing:  
CR624342  
LEGISLATIVE SERVICES  
DIVISION  
117 WEST DUVAL  
STREET, SUITE 430 JAX  
FL 32202

Total:  
\$1,588.00

Receipt: 460-23-00131106

Total Entered

\$1,588.00

Check:

\$1,588.00

Card#17

\$0.00

Balance:

Paid By: HOUSE OZ 1 LLC

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

**General Collection Receipt**

Account No: CR624342  
User: Matthews, Jessica  
Generic CR

Date: 2/23/2022  
Email: JMatthews@coj.net

Name: LEGISLATIVE SERVICES DIVISION  
Address: 117 WEST DUVAL STREET, SUITE 430 JAX FL 32202  
Description: RECEIVED A CHECK IN AMOUNT OF 1588.00 (CHECK # 00017) FROM  
HOOSE OZ 1 LLC RE: APPEAL APPLICATION E-22-01/AD-22-01 (0 HUBBARD STREET) ON  
2.23.22.

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	1588.00	0.00
00111	221001	369050	000000	00000000	00000	0000000	0.00	1588.00

**Total Due: \$1,588.00**

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

Account No: CR624342  
Generic CR

Date: 2/23/2022

Name: LEGISLATIVE SERVICES DIVISION  
Address: 117 WEST DUVAL STREET, SUITE 430 JAX FL 32202  
Description: RECEIVED A CHECK IN AMOUNT OF 1588.00 (CHECK # 00017) FROM HOOSE OZ 1 LLC RE:  
APPEAL APPLICATION E-22-01/AD-22-01 (0 HUBBARD STREET) ON 2.23.22.

**Total Due: \$1,588.00**