

City of Jacksonville, Florida

Lenny Curry, Mayor

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

November 17, 2022

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

**RE: Planning Commission Advisory Report
Ordinance No.: 2022-715**

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

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

Planning and Development Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

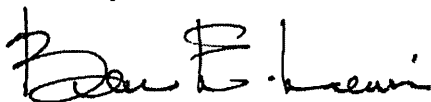
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: 6-0

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce E. Lewis". The signature is written in a cursive style with a large initial "B" and "L".

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

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR ZONING EXCEPTION E-22-58 (2022-0715)

OCTOBER 20, 2022

Location: 12107 Mandarin Road
Between Loretto Road and Magnolia Estates Road

Real Estate Number: 105653-0000, 105746-0000, 105745-0025

Zoning Exception Sought: Cemetery

Current Zoning District: Residential Low Density-120 (RLD-120)

Current Land Use Category: Rural Residential (RR)

Planning District: Southeast, District 3

Owner: Mandarin Cemetery, Inc.
3720 Kori Road
Jacksonville, Florida 32257

Agent: Bruce Humphrey
Birchfield and Humphrey P.A.
824 A1A North, Suite 305
Ponte Vedra, FL 32082

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Zoning Exception 2022-0715 (E-22-58) seeks to permit the expansion of a cemetery for a property zoned Residential Low Density-120 (RLD-120). The subject properties are approximately 7.97± acres and currently developed as the Mandarin Cemetery which has existed since 1836. The properties owners wish to plat additional cemetery plots (Mandarin Cemetery Phase 2 Plat) within the existing cemetery boundaries to meet the demand from the local community. Due to the request for expansion of the existing cemetery the property must apply for both a Zoning Exception for the use and the cemetery plat must be approved through **Resolution 2022-0714** by City Council.

DEFINITION OF ZONING EXCEPTION

According to Section 656.1601 of the Zoning Code, *exception* means a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to number, area, location or relation to the neighborhood, could promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare.

Such uses may be permissible in the zoning district as exceptions if specific provision for the exception is made in the Zoning Code and the uses are found by the Commission to be in conformity with the standards and criteria for granting the same contained in Section 656.131(c) thereof.

STANDARDS, CRITERIA AND FINDINGS

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

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

Yes. The subject property is located in the RR functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan. Cemeteries and mausoleums are permitted as a secondary use in all residential land use categories, including RR. The proposed exception is consistent with the RR land use category.

The subject site contains wetlands and is within the boundaries of the 0.2 Percent Annual Chance Flood Hazard and AE flood zones and the Adaptation Action Area. According to the proposed Phase 2 site plan, that was submitted with the application, most plots appear to avoid the wetlands and flood zones on site, however, it appears that some of the plots may be within the flood zone boundaries. It is unclear whether these plots are also within the wetland boundaries, based on the provided information.

Future Land Use Element (FLUE):

Goal 3

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

Airport Environment Zone

The site is located within the 300-foot and 500-foot Height and Hazard Zone for the Jacksonville Naval Air Station (NAS-Jax). Zoning will limit development to a maximum height of 300 or 500 feet, respectively, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

Objective 2.5

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

Flood Zones

Approximately 3.09 acres of the subject site is located within either the 0.2 PCT Annual Chance Flood Hazard or AE flood zone. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100-years. There is a 1-percent chance that a storm of this magnitude will occur in any given year.

The 0.2 PCT Annual Chance Flood Hazard flood zone is defined as an area within the 500-year floodplain and outside of the SFHA. Flood insurance is not mandatory within these flood zones. The areas are deemed to be subject to moderate flood hazards. The AE flood zone is defined as an area within the 100-year floodplain or SFHA where flood insurance is mandatory. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.



The City of Jacksonville implemented the 2015 Peril of Flood Act (Chapter 2015-69, Laws of Florida) by establishing an Adaptation Action Area (AAA). The AAA boundary is an area that experiences coastal flooding due to extreme high tides and storm surge. The area is vulnerable to the related impacts of rising sea levels for the purpose of prioritizing funding for infrastructure needs and adaptation planning. Ordinance 2021-732-E expands the AAA boundaries to those areas within the projected limits of the Category 3 storm surge zone and those contiguous areas of the 100-year and 500-year Flood Zones.

The property is located within the AAA boundary (Ordinance 2021-732-E). The applicant is therefore encouraged to address the new policies through site design, clustering of development and other resiliency efforts.

- (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 expansion of the proposed use will be compatible with the surrounding area and with fit with the general character of the area. Adjacent land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	RR	RLD-120	Single Family Dwellings
South	LDR	RLD-100A	Single Family Dwellings
East	RR	PUD	Single Family Dwellings
West	RR	RLD-120	Single Family Dwellings

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

No. The Mandarin Cemetery has existed in this location since 1863 and the surround area has developed around the cemetery. The expansion of the cemetery will not produce environmental impact inconsistent than what has existed at this location in the past.

- (iv) *Will the proposed use have a detrimental effect on vehicular or pedestrian traffic, or parking condition? Will the proposed use result in the creation or generation of traffic inconsistent with the health, safety and welfare of the community?*

No. The traffic circulation pattern of the site allows for the safe movement of traffic for patrons on the property. The site is accessible to vehicular and pedestrian traffic from Mandarin Road.

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

No. The proposed exception will not have a detrimental effect on the future development of contiguous properties or the general area since the area is fully developed with single family dwelling subdivisions. The cemetery expansion will occur on property already owned by the Mandarin Cemetery and is buffered from the closest single family subdivision by wetlands.

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

No. The cemetery expansion will not result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, dust or physical activities out of character for the surrounding area.

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

No. The proposed use will not overburden existing public services or facilities.

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

Yes. The subject property is accessible from Mandarin Road to permit adequate access for fire, police, rescue, and other service vehicles.

(ix) *Will the proposed use be consistent with the definition of a zoning exception and meet the standards and criteria of the zoning classification in which such use is proposed to be located?*

Yes. According to Section 656.1601 of the Zoning Code, *exception* means a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to number, area, location or relation to the neighborhood, could promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. The proposed exception is appropriate in this location and consistent with the definition of a zoning exception. As more fully set forth in the foregoing findings and conclusions, the requested use at this location is consistent with the definition of a zoning exception.

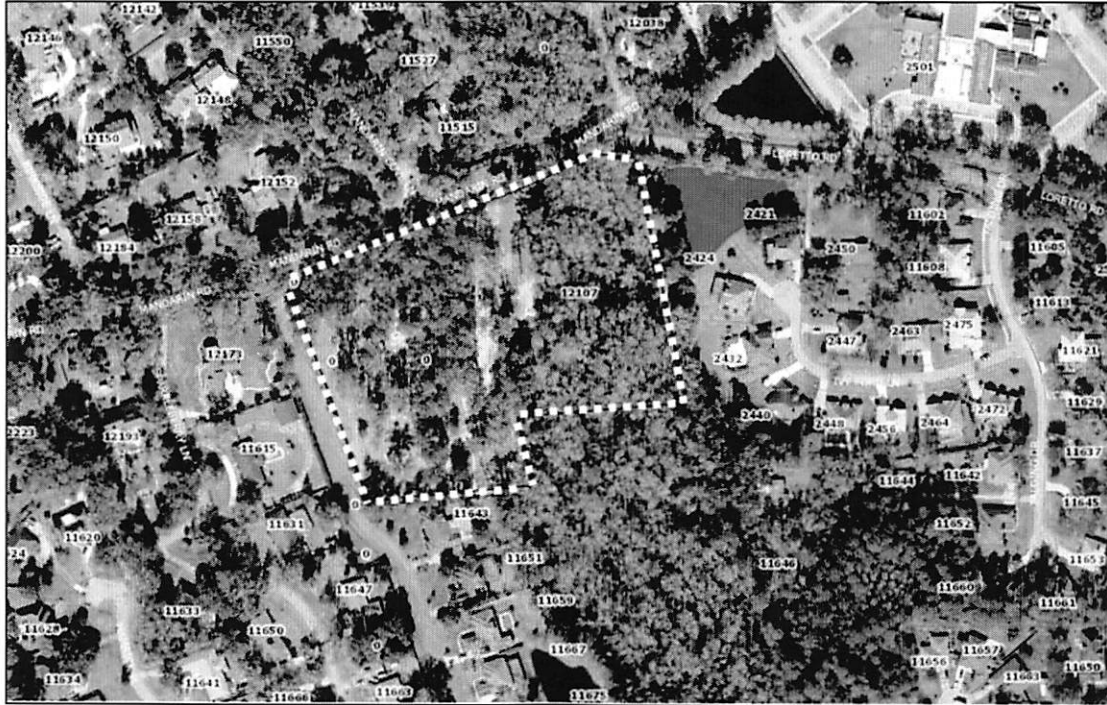
SUPPLEMENTARY INFORMATION

The applicant provided proof of posting on **October 1, 2022** to the Planning and Development Department, that 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-22-58 be **APPROVED**.



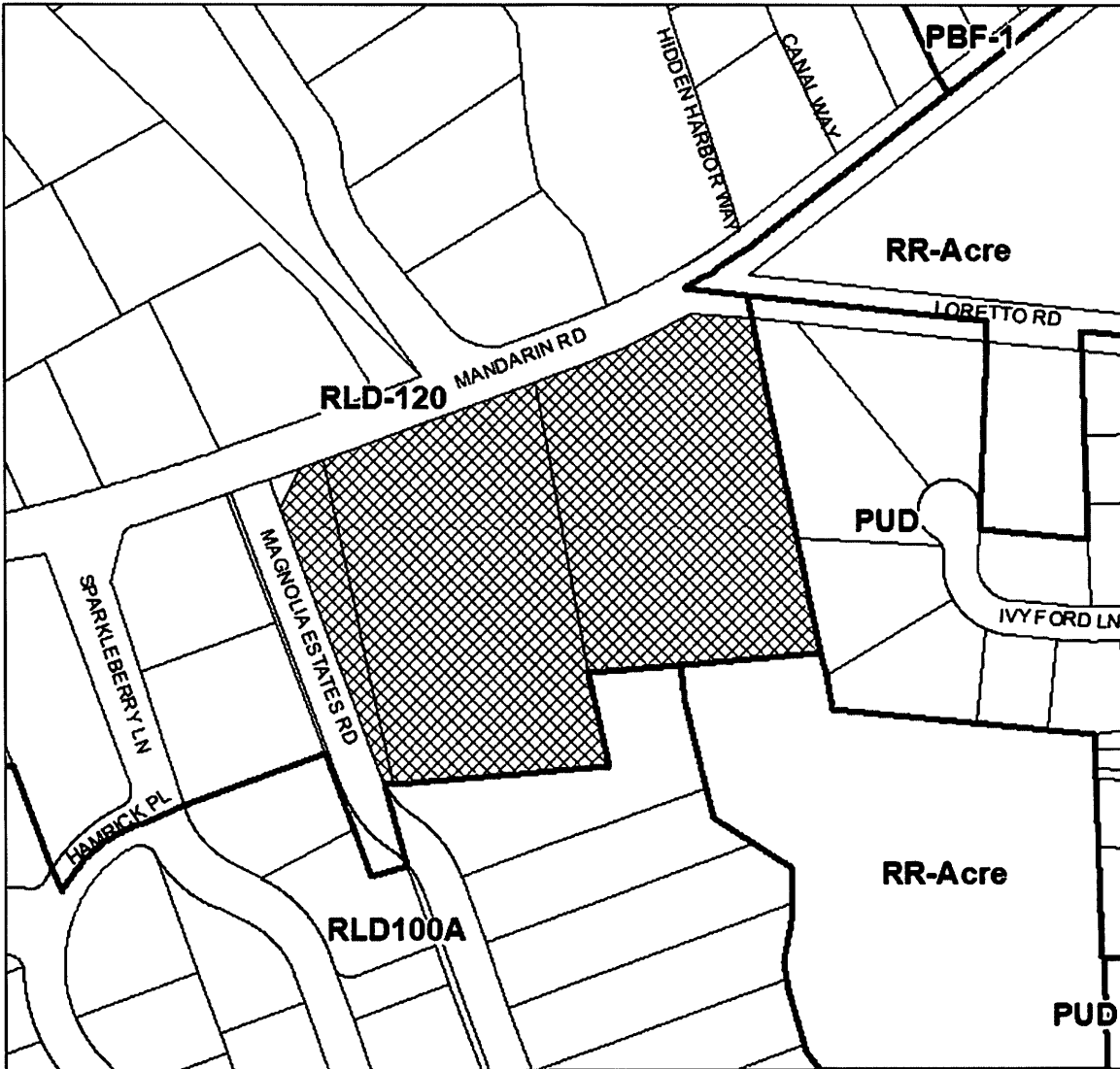
Aerial View

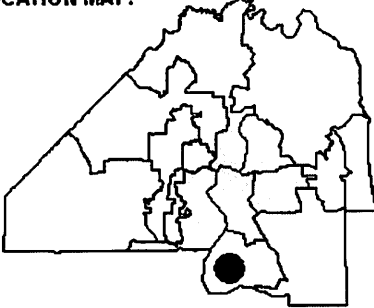
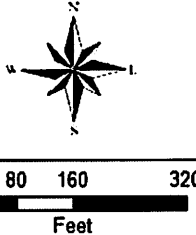
Source: JaxGIS



View of Subject Property

Source: GoogleMaps



<p>REQUEST SOUGHT:</p> <p>EXPANSION OF CEMETERY ON PARCEL 105653 0000</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT: 6</p>
	<p>TRACKING NUMBER T-2021-3636</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>

Application For Zoning Exception

Planning and Development Department Info

Application # 2022-0715 (E-22-58) Staff Sign-Off/Date ELA / 08/16/2022
 Filing Date 09/27/2022 Number of Signs to Post 6
 Current Land Use Category RR
 Exception Sought EXPANSION OF CEMETERY ON PARCEL 105653 0000
 Applicable Section of Ordinance Code N/A
 Notice of Violation(s) N/A
 Hearing Date 10/20/2022 CC: 10/25/2022 LUZ: 11/01/2022
 Neighborhood Association HAMMOCK OAKS BEAUTIFICATION COMMITTEE, OLDE MANDARIN NEIGHBORHOOD ASSOCIATION, MANDARIN GARDEN CLUB
 Overlay MANDARIN OVERLAY

Application Info

Tracking # 3636 Application Status FILED COMPLETE
 Date Started 07/01/2021 Date Submitted 07/01/2021

General Information On Applicant

Last Name First Name Middle Name
 HUMPHREY BRUCE B
 Company Name
 BIRCHFIELD AND HUMPHREY P.A.
 Mailing Address
 824 A1A NORTH, SUITE 305
 City State Zip Code
 PONTEVEDRA FL 32082
 Phone Fax Email
 9043966625 9043966624 BHUMPHREY@BIRCHFIELDHUMPHREY.COM

General Information On Owner(s)

Last Name First Name Middle Name
 CEMETERY MANDARIN
 Company/Trust Name
 MANDARIN CEMETERY, INCORPORATED
 Mailing Address
 3720 KORI ROAD
 City State Zip Code
 JACKSONVILLE FL 32257
 Phone Fax Email
 9042920268 9042922049 SAM@SAMFOLDS.COM

Property Information

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

Map RE#	Council District	Planning District	Current Zoning District(s)
Map 105653 0000	6	3	RLD-120
Map 105746 0000	6	3	RLD-120
Map 105745 0025	6	3	RLD-120

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

Total Land Area (Nearest 1/100th of an Acre) 7.47

Current Property Use
 CEMETERY
 Exception Sought
 EXPANSION OF CEMETERY ON PARCEL 105653 0000
 In Whose Name Will The Exception Be Granted
 MANDARIN CEMETERY, INCORPORATE

Location Of Property

General Location

MANDARIN

House #	Street Name, Type and Direction	Zip Code
12107	MANDARIN RD	32223

Between Streets

LORETTO ROAD and MAGNOLIA ESTATES ROAD

Utility Services Provider

City Water/City Sewer Well/Septic City Water/Septic City Sewer/Well

Required Attachments

The following items must be attached to the application.

- Survey
- Site Plan
- Property Ownership Affidavit (Exhibit A)
- Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- Legal Description - may be written as either lot and block, or metes and bounds (Exhibit 1)
- Proof Of Property Ownership - may be print-out of property appraiser record card if individual owner, <https://paopropertysearch.coj.net/Basic/Search.aspx>, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <https://search.sunbiz.org/Inquiry/CorporationSearch/ByName>

Supplemental Information

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

Advisory Opinion Letter From EQD, Environmental Quality Division

Criteria

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

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

- (i) Will be consistent with the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto.
- (ii) Will be compatible with the existing contiguous uses or zoning and compatible with the general character of the area considering population, density, design, scale, and orientation of the structures to the area, property values and existing similar uses.
- (iii) Will not have an environmental impact inconsistent with the health, safety and welfare of the community.
- (iv) Will not have a detrimental effect on vehicular or pedestrian traffic or parking conditions, and will not result in the generation or creation of traffic inconsistent with health, safety and welfare of the community.
- (v) Will not have a detrimental effect on the future development of contiguous properties or the general area, according to the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto.
- (vi) Will not result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, dust or physical activities taking into account existing uses or zoning in the vicinity.
- (vii) Will not overburden existing public services and facilities.
- (viii) Will be sufficiently accessible to permit entry onto the property by fire, police, rescue and other services.
- (ix) Will be consistent with the definition of an exception, the standards and criteria of the zoning classification in which such use is proposed to be located and all other requirements for such particular use set for elsewhere in the Zoning Code (Chapter 656, Ordinance Code) or as otherwise adopted by the Planning Commission.

Public Hearings

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

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

Application Certification

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

Agreed to and submitted

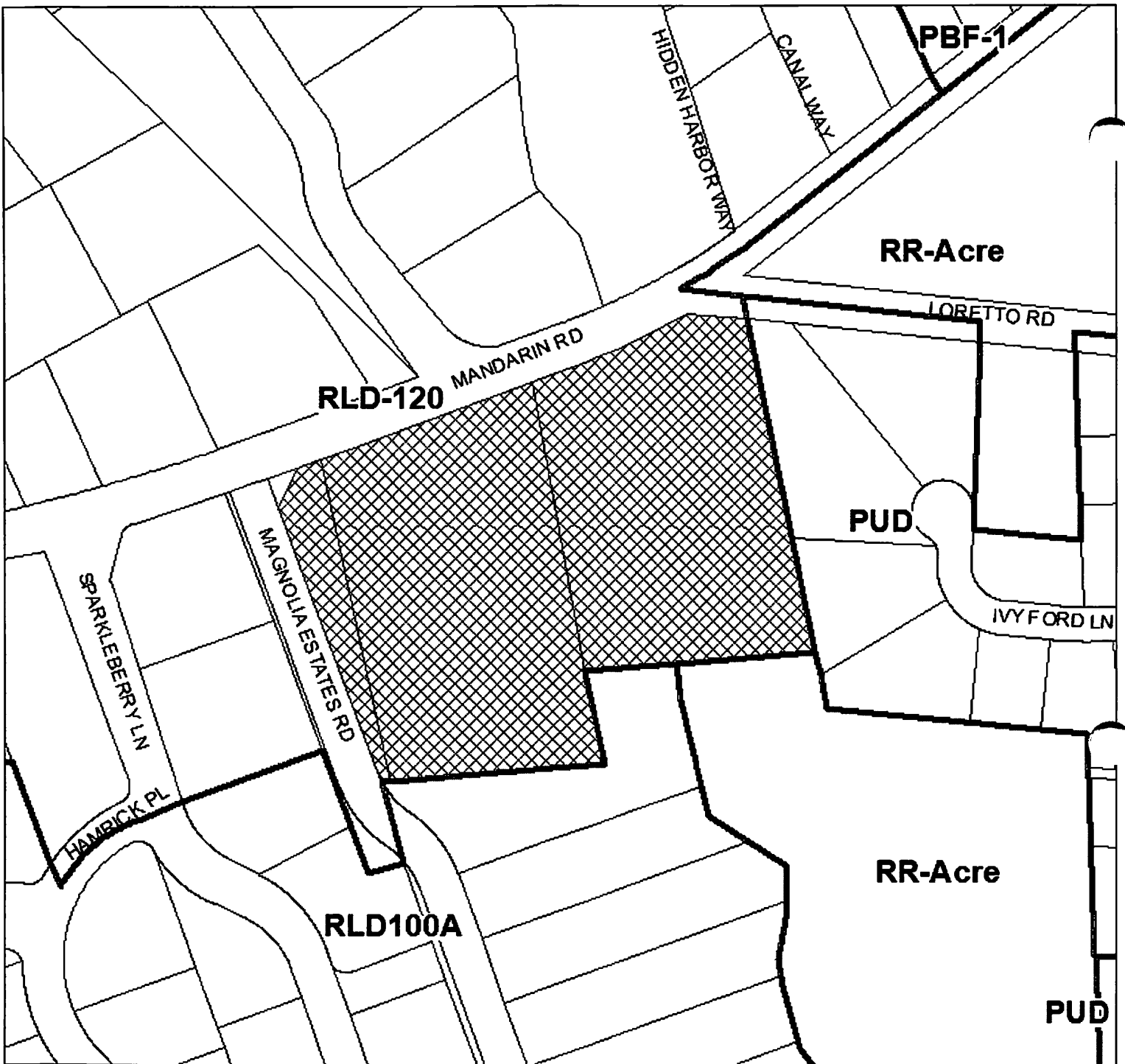
Filing Fee Information

1) Non-residential District Base Fee	\$1,173.00
2) Plus Notification Costs Per Addressee	
37 Notifications @ \$7.00/each:	\$259.00
3) Total Application Cost:	\$1,432.00

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

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

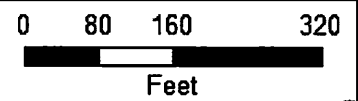
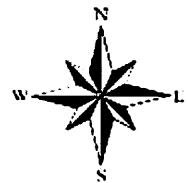
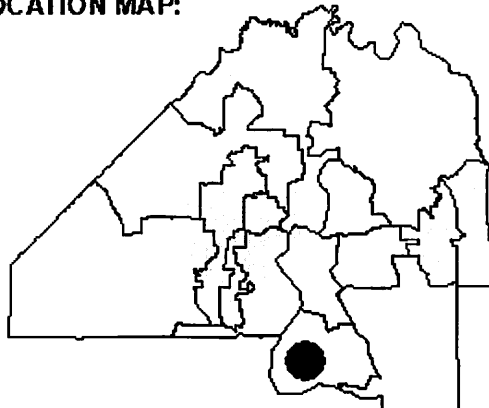
**** The fee for the advertisement is in addition to the above fees. The newspaper will send the invoice directly to the applicant.**



REQUEST SOUGHT:

**EXPANSION OF CEMETERY
ON PARCEL 105653 0000**

LOCATION MAP:



COUNCIL DISTRICT:

6

TRACKING NUMBER

T-2021-3636

**EXHIBIT 2
PAGE 1 OF 1**

LEGAL DESCRIPTION

LEGAL FROM SURVEY BY: JAMES W. CANNADAY

TRACT "A" MAGNOLIA ESTATES, AS RECORDED IN PLAT BOOK 51, PAGES 32, 32A, 32B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE SAMUEL FAIRBANKS GRANT, SECTION 22 AND A PORTION OF SECTION 12, ALL OF TOWNSHIP 4 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE COMMENCE AT THE CENTERLINE INTERSECTION OF LORETTO ROAD (COUNTY ROAD NO. 33, A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED) AND MANDARIN ROAD (COUNTY ROAD NO. 17, A 66 FOOT RIGHT OF WAY AS ESTABLISHED BY DUVAL COUNTY RIGHT OF WAY MAP, DRAWING NO. 17-B-5, DATED OCTOBER 27, 1966); THENCE SOUTH $67^{\circ}-11'-00''$ WEST, ALONG SAID CENTERLINE OF MANDARIN ROAD, A DISTANCE OF 158.07 FEET TO AN ANGLE POINT IN SAID CENTERLINE; THENCE SOUTH $69^{\circ}-51'-20''$ WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 114.07 FEET; THENCE SOUTH $20^{\circ}-08'-40''$ EAST, A DISTANCE OF 33.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF AFORESAID MANDRAIN ROAD, SAID POINT BEING THE NORTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 4930, PAGE 594 OF THE AFORESAID CURRENT PUBLIC RECORDS AND THE POINT OF BEGINNING; THENSE SOUTH $11^{\circ}-17'-04''$ EAST, ALONG THE WESTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 4930, PAGE 594, A DISTANCE OF 587.96 FEET TO A POINT IN A NORTHERLY LINE OF LOT 14 OF AFORESAID MAGNOLIA ESTATES; THENCE SOUTH $86^{\circ}-34'-16''$ WEST, ALONG A NORTHERLY LINE OF SAID LOT 14, A DISTANCE OF 327.74 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LIEN OF MAGNOLIA ESTATES ROAD (A 60.0 FOOT RIGHT OF WAY AS NOW ESTABLISHED), SAID POINT LYING IN A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 125.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 17.43 FEET, SAID CURVE BEING SUBTENDEDED BY A CHORD BEARING OF NORTH $23^{\circ}-20'-41''$ WEST AND A CHORD DISTANCE OF 17.41 FEET TO THE POINT OF TANGENCY OF SAID CURVE THENCE NORTH $19^{\circ}-21'-00''$ WEST, CONTINUING ALONG THE AFORESAID EASTERLY RIGHT OF WAY LINE OF MAGNOLIA ESTATES ROAD, THE SAME BEING THE WESTERLY LINE OF THE AFORESAID TRACT "A" MAGNOLIA ESTATES, A DISTANCE OF 413.04 FEET; THENCE NORTH $26^{\circ}-20'-41''$ EAST, ALONG THE NORTHWESTERLY LINE OF SAID TRACT "A" AND ITS NORTHWESTERLY PROLONGATION, A DISTANCE OF 77.38 FEET TO AN INTERSECTION WITH THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF MANDARIN ROAD; THENCE NORTH $68^{\circ}-08'-00''$ EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 100.29 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE NORTH $69^{\circ}-51'-20''$ EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 243.32 FEET TO THE POINT OF BEGINNING.

July 29, 2021

Exhibit 1

Page 1 of 1



ONE CITY. ONE JACKSONVILLE.

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 255-8330
www.coj.net

CITY DEVELOPMENT NUMBER REQUEST FORM

In order to receive a City Development Number (CDN) to submit plans for review, you must submit a request using this form. This form is for projects that do not require a more formal Concurrency Review consistent with Chapter 655 Ordinance Code.

DATE: 13 May 2022 CDN Issued: _____

PARCEL (TAX) RE - NUMBER(S): 105745 0025, 105746 0000, 105653 0000

ADDRESS: 12107 Mandarin Road

DEVELOPMENT NAME: Mandarin Cemetery

PROJECT NAME: Mandarin Cemetery Expansion

PROJECT DESCRIPTION: Plat additional cemetery plots within existing cemetery boundaries to meet demand from local community.

APPLICANT/AGENT CONTACT INFORMATION:

NAME: Bruce B. Humphrey, Birchfield + Humphrey

ADDRESS: 320 Town Plaza Avenue, #120, Ponte Vedra, FL 32081

PHONE NUMBER: 904-396-6625

EMAIL: bhumphrey@birchfieldhumphrey.com

NOTE: ADDITIONAL ATTACHMENTS REQUIRED:

- A. SITE PLAN
- B. OTHER - AS MAY BE REQUIRED BY THE CMMSO

MANDARIN CEMETERY PHASE 2

PART OF GOVERNMENT LOT 5, SECTION 12, TOWNSHIP 4 SOUTH, RANGE 26 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET ONE OF THREE SHEETS
PSD 95-0027
CITY DEVELOPMENT NO. 2973

CAPTION:

PART OF GOVERNMENT LOT 5, SECTION 12, TOWNSHIP 4 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE CENTER LINE OF LORETTA ROAD (A 60.0 FOOT RIGHT-OF-WAY), WITH THE CENTERLINE OF MANDARIN ROAD (A 66.0 FOOT RIGHT-OF-WAY); THENCE SOUTH 19°-19'-32" EAST, 33.06 FEET, TO THE SOUTH LINE OF SAID MANDARIN ROAD; THENCE SOUTH 67°-03'-44" WEST, 149.19 FEET, ALONG THE SOUTH LINE OF SAID MANDARIN ROAD, TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE OF MANDARIN ROAD, SOUTH 67°-03'-44" WEST, 7.56 FEET; THENCE SOUTH 69°-44'-04" WEST, 114.20 FEET ALONG THE SOUTH LINE OF SAID MANDARIN ROAD, TO THE EAST LINE OF MANDARIN CEMETERY, THENCE SOUTH 11°-34'-37" EAST, 375.84 FEET, ALONG SAID EAST LINE; THENCE NORTH 85°-51'-25" EAST, 99.81 FEET; THENCE NORTH 01°-04'-11" WEST, 163.57 FEET; THENCE NORTH 13°-33'-00" WEST, 246.81 FEET TO THE SOUTH LINE OF MANDARIN ROAD, AND THE POINT OF BEGINNING.

CONTAINING 47,252.435 SQUARE FEET AND/OR 1.085 ACRES.

APPROVED FOR RECORD:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE.
ON THIS _____ DAY OF _____, 2022.

BY: _____
JOHN PAPPAS, P.E.
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND SUBMITTED TO ME FOR RECORDED AND IS RECORDED IN PLAT BOOK _____ PAGES _____ OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS _____ DAY OF _____, 2022.

BY: _____
RONNIE FUSSELL
CLERK OF THE CIRCUIT COURT

BY: _____

PLAT CONFORMITY REVIEW:

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES THIS _____ DATE OF _____ 2022.

BY: _____
DANNY S. WHEELER
PROFESSIONAL LAND SURVEYOR
NO. 6902 STATE OF FLORIDA

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS A CURRENTLY LICENSED AND REGISTERED LAND SURVEYOR IN AND BY THE STATE OF FLORIDA AND AS SUCH DOES HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED HIS RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER CERTIFIES THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS HAVE BEEN SET ACCORDING TO THE REQUIREMENTS OF SAID CHAPTER 177. SIGNED THIS _____ DAY OF _____, 2022.

BY: _____
HARLO G. EVERETT, JR.
PROFESSIONAL LAND SURVEYOR
NO. 3287, STATE OF FLORIDA

ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT MANDARIN CEMETERY, INCORPORATED, A FLORIDA CORPORATION (HEREINAFTER REFERRED TO AS THE OWNER), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS MANDARIN CEMETERY PHASE 2, HAVING CAUSED TO SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. ALL ROADS, PARKWAYS, LANES, COURTS, WALKWAYS, ACCESS EASEMENTS, DRAINAGE/LANDSCAPE EASEMENTS, AND COMMON AREAS, SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE "OWNER", ITS SUCCESSORS AND ASSIGNS;

IN WITNESS WHEREOF, MANDARIN CEMETERY, INCORPORATED HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2022.

BY: _____
JOSEPH H. WALSH, III PRESIDENT

WITNESS _____

WITNESS _____

PRINT NAME _____

PRINT NAME _____

STATE OF FLORIDA, COUNTY OF DUVAL:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022 BY JOSEPH H. WALSH, III, PRESIDENT OF MANDARIN CEMETERY, INCORPORATED, ON BEHALF OF THE CORPORATION. HE IS [] PERSONALLY KNOWN TO ME OR HAS [] PRODUCED A DRIVERS LICENSE AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA _____

PRINT NAME _____

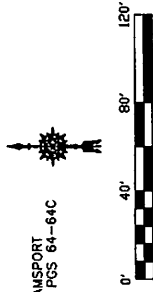
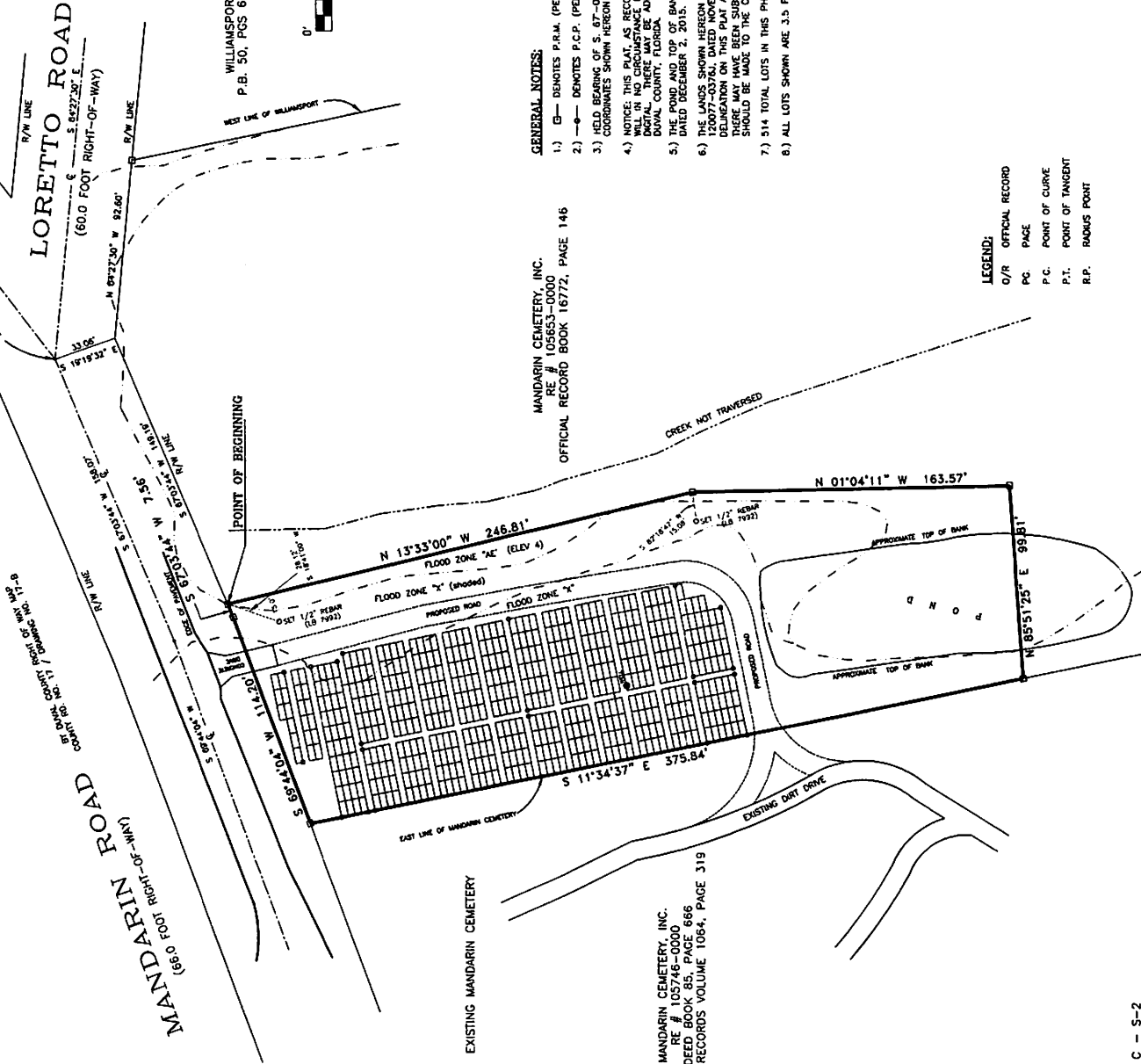
MY COMMISSION EXPIRES _____

MANDARIN CEMETERY PHASE 2

PART OF GOVERNMENT LOT 5, SECTION 12, TOWNSHIP 4 SOUTH, RANGE 26 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET TWO OF THREE SHEETS
PSD 95-0027
CITY DEVELOPMENT NO. 2973



MANDARIN CEMETERY, INC.
RE # 105653-0000
OFFICIAL RECORD BOOK 16772, PAGE 146

GENERAL NOTES:

- 1) □— DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT STAMPED (LB 7992)
- 2) —○— DENOTES P.C.P. (PERMANENT CONTROL POINT STAMPED (LB 7992)
- 3) HELD BEARING OF S. 67°-03'-44" W. ALONG THE CENTER LINE OF MANDARIN ROAD FOR A BASIS OF BEARINGS. COORDINATES SHOWN HEREON ARE BASED ON STATE PLAN COORDINATES (NAD 83/90) FOR THE STATE OF FLORIDA, EAST ZONE.
- 4) NOTES: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- 5) THE POND AND TOP OF BANK SHOWN HEREON TAKEN FROM A FIELD SURVEY BY ECK LAND SURVEYORS ORDER NO. 15-152-D, DATED DECEMBER 2, 2015.
- 6) THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONES "X" AND "XE" AS SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 120077-0170L, DATED NOVEMBER 2014, AND FLOOD ZONE "XE" AS SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 120077-0170L, DATED NOVEMBER 2014. THE FLOOD ZONES SHOWN ON THIS PLAT ARE FOR INFORMATION ONLY. THE EFFECTIVE RECORDING DATE OF THIS PLAT IS 08/27/2015. THE FLOOD ZONES SHOWN ON THIS PLAT ARE FOR THE LOTS SHOWN UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT. THERE MAY BE SUBSEQUENT REVISIONS TO THE FLOOD ZONES AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES FOR THIS INFORMATION SHOULD BE MADE TO THE COMMUNITY'S FLOOD PLAN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE.
- 7) 514 TOTAL LOTS IN THIS PHASE.
- 8) ALL LOTS SHOWN ARE 3.5 FEET WIDE BY 8.0 FEET LONG.

LEGEND:
O/R OFFICIAL RECORD
PC PAGE
P.C. POINT OF CURVE
P.T. POINT OF TANGENT
R.P. RADIUS POINT

MANDARIN CEMETERY, INC.
RE # 105746-0000
DEED BOOK 85, PAGE 666
OFFICIAL RECORDS VOLUME 1064, PAGE 319

ECK LAND SURVEYORS, INC.
1660 EMERSON STREET
JACKSONVILLE, FLORIDA 32207
PHONE: (904) 396-6334 FAX (904) 396-9987
office@ecklandsurveyors.com

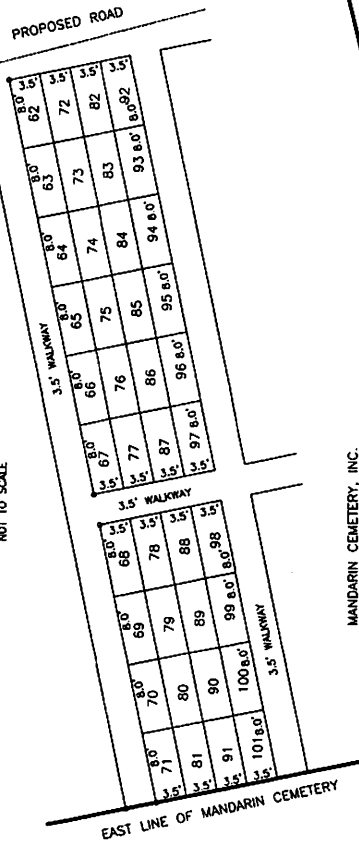
MANDARIN CEMETERY PHASE 2

PART OF GOVERNMENT LOT 5, SECTION 12, TOWNSHIP 4 SOUTH, RANGE 26 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET THREE OF THREE SHEETS
PSD 95-0027
CITY DEVELOPMENT NO. 2973

DETAIL OF LOTS
NOT TO SCALE



MANDARIN CEMETERY, INC.
RE # 105653-0000
OFFICIAL RECORD BOOK 16772, PAGE 146

PROPOSED ROAD

3.5' WALKWAY

3.5' WALKWAY

EAST LINE OF MANDARIN CEMETERY

S 67°03'44" W
7.56'

APPROXIMATE TOP OF BANK

P O N D

APPROXIMATE TOP OF BANK

PROPOSED ROAD

PROPOSED ROAD

CONCRETE DRIVE

MANDARIN ROAD
(66.0 FOOT RIGHT-OF-WAY)
BY DUVAL COUNTY RIGHT-OF-WAY MAP
COUNTY RD. NO. 17 / DRAWING NO. 17-B

S 69°44'04" W 114.20'

S 11°34'37" E 375.84'

EXISTING DIRT DRIVE

EXISTING MANDARIN CEMETERY

EAST LINE OF MANDARIN CEMETERY

MANDARIN CEMETERY, INC.
RE # 105746-0000
DEED BOOK 85, PAGE 666
OFFICIAL RECORDS VOLUME 1064, PAGE 319

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