

I am, GERALD WHITTINGTON,
and I reside at 6059 WAR ADMIRAL RD JAX, FL 32234.

1. I am aware that Ordinance 2023-407, (dated July, 2023), is proposing a boundary line amendment to the Future Land Use Map series (FLUMs) of the 2045 Comprehensive Plan. The application is proposing an amendment to the Future Land Use Map series (FLUMs) from Agriculture (AGR) in the Rural Development Area to Low Density Residential (LDR) in the Suburban Development Area. The proposed amendment would, generally described, shift the current boundary line location of the Suburban Development Area LDR (low density residential) line from Saddle Brook Landings westerly, and be bounded on the north by Wells Road, by Normandy Blvd to the south and east, and by the Loblolly Mitigation Bank to the west.
2. I am aware that the current Land Use category for the property wherein I reside is Agricultural (AGR), within the Rural Development Area, which permits a maximum density of one unit per 2.5 acres.
3. I am aware that the proposed Land Use is Low Density Residential (LDR) within the Suburban Development Area, which would allow a maximum density of 7 units per acre, if centralized water and sewer is available.
4. I am **opposed** to the proposed boundary line change and proposed amendment as described above.
5. This statement shall apply to any and all hearings, meetings, votes, appeals, etc. conducted by the City of Jacksonville Planning Commission, the City of Jacksonville Land Use and Zoning Committee, the City Council of Jacksonville, and any State of Florida agency having jurisdiction.

Signed Gerald Whittington Date 3/17/24

Name printed GERALD WHITTINGTON

e-mail address KB4CKC@JUNO.COM

telephone number 904-334-4253

END OF STATEMENT

I am, Richard E. Bell,
and I reside at 554 Magnolia Ave, Baldwin, Fla. 32234.

1. I am aware that Ordinance 2023-407, (dated July, 2023), is proposing a boundary line amendment to the Future Land Use Map series (FLUMs) of the 2045 Comprehensive Plan. The application is proposing an amendment to the Future Land Use Map series (FLUMs) from Agriculture (AGR) in the Rural Development Area to Low Density Residential (LDR) in the Suburban Development Area. The proposed amendment would, generally described, shift the current boundary line location of the Suburban Development Area LDR (low density residential) line from Saddle Brook Landings westerly, and be bounded on the north by Wells Road, by Normandy Blvd to the south and east, and by the Loblolly Mitigation Bank to the west.
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Signed Richard E. Bell Date 2-24-24

Name printed Richard E. Bell

e-mail address N/A

telephone number 904 266 4731

END OF STATEMENT

I am, Marie Edwards
and I reside at 5362 Yucca Water Rd

1. I am aware that Ordinance 2023-407, (dated July, 2023), is proposing a boundary line amendment to the Future Land Use Map series (FLUMs) of the 2045 Comprehensive Plan. The application is proposing an amendment to the Future Land Use Map series (FLUMs) from Agriculture (AGR) in the Rural Development Area to Low Density Residential (LDR) in the Suburban Development Area. The proposed amendment would, generally described, shift the current boundary line location of the Suburban Development Area LDR (low density residential) line from Saddle Brook Landings westerly, and be bounded on the north by Wells Road, by Normandy Blvd to the south and east, and by the Loblolly Mitigation Bank to the west.
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Signed Marie Edwards Date 2/24/24
Name printed Marie Edwards
e-mail address medwards72@comcast.net
telephone number 904-334-1299

END OF STATEMENT

I am, Don Edwards,
and I reside at 5362 Yulee Water Rd.

1. I am aware that Ordinance 2023-407, (dated July, 2023), is proposing a boundary line amendment to the Future Land Use Map series (FLUMs) of the 2045 Comprehensive Plan. The application is proposing an amendment to the Future Land Use Map series (FLUMs) from Agriculture (AGR) in the Rural Development Area to Low Density Residential (LDR) in the Suburban Development Area. The proposed amendment would, generally described, shift the current boundary line location of the Suburban Development Area LDR (low density residential) line from Saddle Brook Landings westerly, and be bounded on the north by Wells Road, by Normandy Blvd to the south and east, and by the Loblolly Mitigation Bank to the west.
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Signed Don Edwards Date 2/24/24
Name printed Don Edwards
e-mail address emedwards72@comcast.net
telephone number (904)334-1912

END OF STATEMENT

I am, Michael Philippi,
and I reside at 7051 Solomon Rd.

1. I am aware that Ordinance 2023-407, (dated July, 2023), is proposing a boundary line amendment to the Future Land Use Map series (FLUMs) of the 2045 Comprehensive Plan. The application is proposing an amendment to the Future Land Use Map series (FLUMs) from Agriculture (AGR) in the Rural Development Area to Low Density Residential (LDR) in the Suburban Development Area. The proposed amendment would, generally described, shift the current boundary line location of the Suburban Development Area LDR (low density residential) line from Saddle Brook Landings westerly, and be bounded on the north by Wells Road, by Normandy Blvd to the south and east, and by the Loblolly Mitigation Bank to the west.
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Signed Michael Philippi Date 2/19/24

Name printed Michael Philippi

e-mail address Michael-Philippi@msn.com

telephone number 510-846-1474

END OF STATEMENT

Thank you

I am, Dawn Pettit
and I reside at 202 Palm Ave, Baldwin, FL 32234.

1. I am aware that Ordinance 2023-407, (dated July, 2023), is proposing a boundary line amendment to the Future Land Use Map series (FLUMs) of the 2045 Comprehensive Plan. The application is proposing an amendment to the Future Land Use Map series (FLUMs) from Agriculture (AGR) in the Rural Development Area to Low Density Residential (LDR) in the Suburban Development Area. The proposed amendment would, generally described, shift the current boundary line location of the Suburban Development Area LDR (low density residential) line from Saddle Brook Landings westerly, and be bounded on the north by Wells Road, by Normandy Blvd to the south and east, and by the Loblolly Mitigation Bank to the west.
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Signed Dawn Pettit Date 2/17/24
Name printed Dawn Pettit
e-mail address highenergydawn@yahoo.com
telephone number 954-242-9937

END OF STATEMENT

I am, Michael Pettit,
and I reside at 202 PALM AVE. BALDWIN, FL. 32234.

1. I am aware that Ordinance 2023-407, (dated July, 2023), is proposing a boundary line amendment to the Future Land Use Map series (FLUMs) of the 2045 Comprehensive Plan. The application is proposing an amendment to the Future Land Use Map series (FLUMs) from Agriculture (AGR) in the Rural Development Area to Low Density Residential (LDR) in the Suburban Development Area. The proposed amendment would, generally described, shift the current boundary line location of the Suburban Development Area LDR (low density residential) line from Saddle Brook Landings westerly, and be bounded on the north by Wells Road, by Normandy Blvd to the south and east, and by the Loblolly Mitigation Bank to the west.
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Signed Michael Pettit Date 2/17/2024

Name printed Michael Pettit

e-mail address MJPettit@Ymail.com

telephone number 561.394.0000

END OF STATEMENT

Thank you

I am, Sara Radley
and I reside at Solomon Rd., JAX

1. I am aware that Ordinance 2023-407, (dated July, 2023), is proposing a boundary line amendment to the Future Land Use Map series (FLUMs) of the 2045 Comprehensive Plan. The application is proposing an amendment to the Future Land Use Map series (FLUMs) from Agriculture (AGR) in the Rural Development Area to Low Density Residential (LDR) in the Suburban Development Area. The proposed amendment would, generally described, shift the current boundary line location of the Suburban Development Area LDR (low density residential) line from Saddle Brook Landings westerly, and be bounded on the north by Wells Road, by Normandy Blvd to the south and east, and by the Loblolly Mitigation Bank to the west.
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Signed Sara Radley Date 2-19-24
Name printed Sara Radley
e-mail address Sara_Radley@hotmail.com
telephone number _____

END OF STATEMENT

Thank you

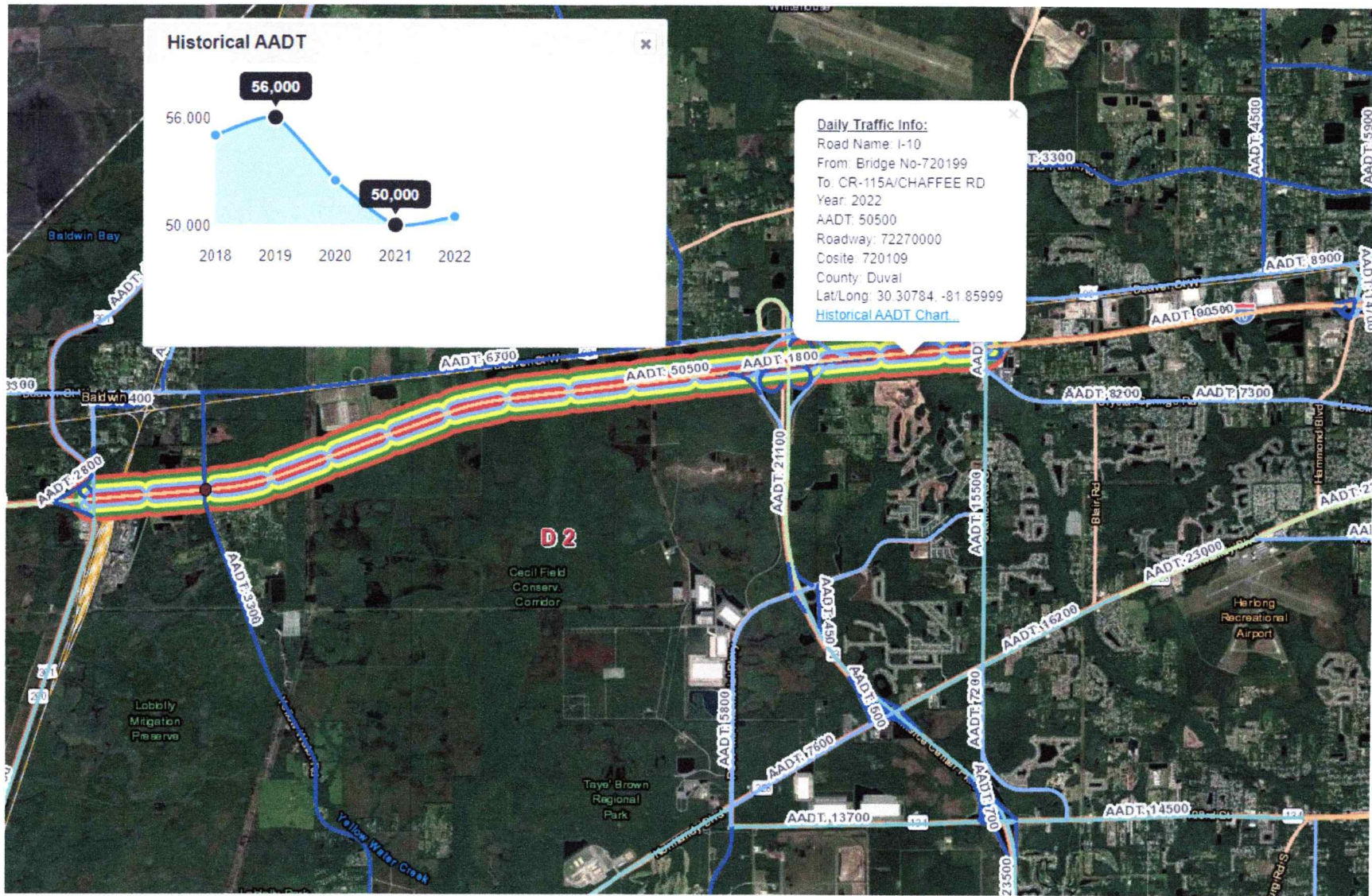
I am, Wanda Robinson
and I reside at 653 Cedar Ave.

1. I am aware that Ordinance 2023-407, (dated July, 2023), is proposing a boundary line amendment to the Future Land Use Map series (FLUMs) of the 2045 Comprehensive Plan. The application is proposing an amendment to the Future Land Use Map series (FLUMs) from Agriculture (AGR) in the Rural Development Area to Low Density Residential (LDR) in the Suburban Development Area. The proposed amendment would, generally described, shift the current boundary line location of the Suburban Development Area LDR (low density residential) line from Saddle Brook Landings westerly, and be bounded on the north by Wells Road, by Normandy Blvd to the south and east, and by the Loblolly Mitigation Bank to the west.
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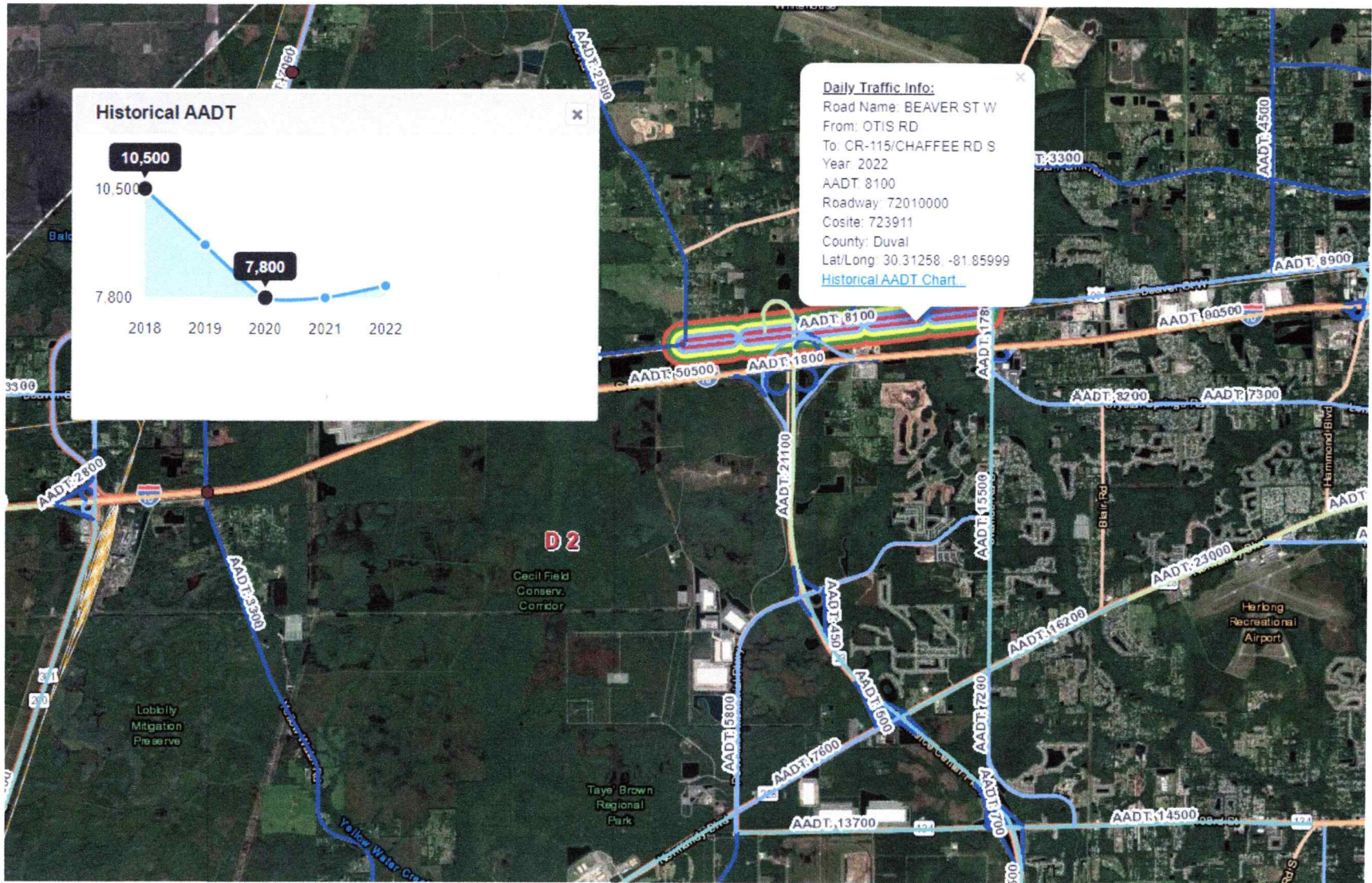
Signed Wanda L. Robinson Date Jan. 19, 2024
Name printed Wanda Robinson
e-mail address CherokeeMaiden1123@gmail.com
telephone number 904-703-3262

END OF STATEMENT

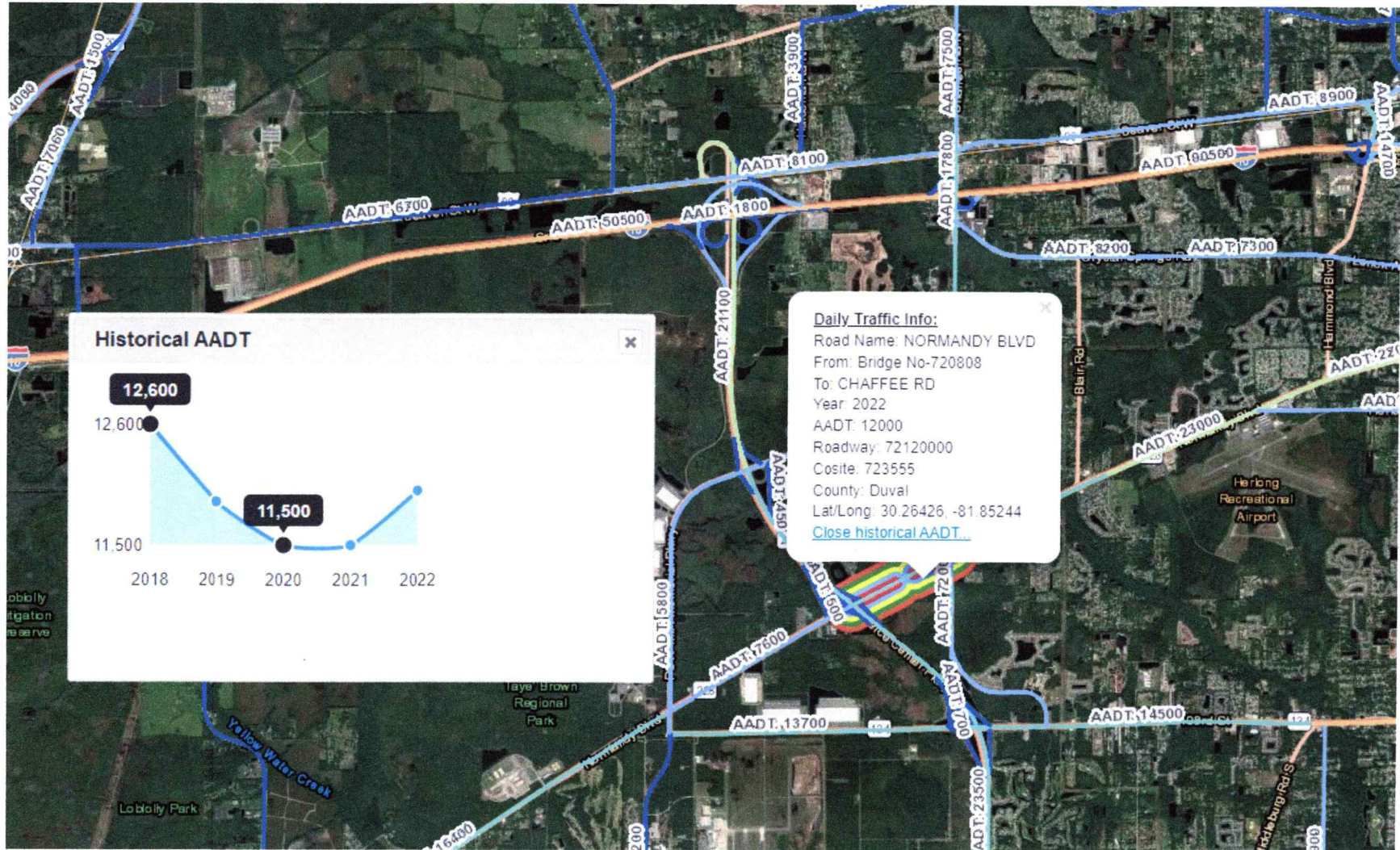
I-10 – US 301 to Chaffee Rd



Beaver St W – Otis Rd to Chaffee Rd S



Normandy Blvd – First Coast Xpwy to Chaffee Rd



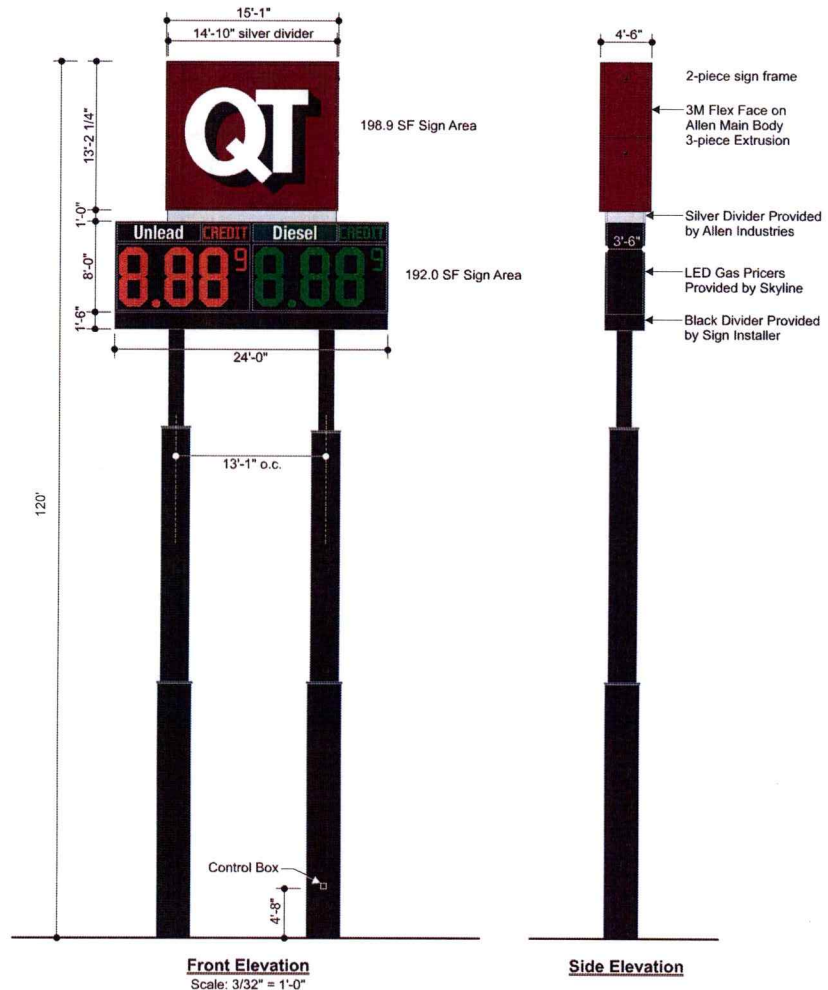


QuickTrip Westbound 2,100' from Sign Location with Sign at 120'



QuickTrip Eastbound 1,150' from Sign Location with Sign at 120'





7287 -TCHR15-ELSSP-CC High Rise Sign

- QT Logo
- Silver Fabricated Aluminum Divider
- Two (2) Product LED Gas Price Sign
- 390.9 Square Feet Sign Area

Notes:
1.) Engineering provided by QT.
2.) Steel supports provided by QT.

Color Specifications

All Paint Finishes to be Akzo Nobel

- Opaque Silver
- Translucent White
- Black - Low Gloss
- Matte White (Interior of Sign)
- Match 3M Cardinal Red #3632-53
- Match PMS 349C

Regarding Fabrication Fit & Finish of All QT Signs:

- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
- Any visible fasteners are to be countersunk and have painted heads.
- Face retainers must fit flush and have even, minimal seams.
- Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.

Allen Industries
UL Listed Electric Sign Complies with
UL 48
EETI CSA C22.2 No.207
E217902 A11 017510
FILE NUMBER E212902

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE USAS CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



7287 -TCHR15-ELSSP-CC

Project Information

Client
QuikTrip
Location
Various
Chaffee Rd, Jacksonville FL

File
QT-TCHR15-ELSSP-CC
Sales House
Design CT
Project Manager
James Gentry

| Date / Description | Issue Date |
|--------------------|------------|
| 02/28/20 | |
| | |
| | |
| | |
| | |
| | |

Notes

Store

7287

Declaration

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1-800-967-2553
www.allenindustries.com

Office of General Counsel
117 W. Duval Street, Suite 480
Jacksonville, FL 32202
(904) 255-5100



MEMORANDUM

TO: LUZ Committee Members

FROM: Jason R. Teal, Deputy General Counsel

DATE: May 7, 2024

RE: **Resolution 2024-222** – REREFERRAL of an Appeal of a Written Interpretation by the Director of the Planning and Development Department of the City of Jacksonville 2045 Comprehensive Plan

On April 16, 2024, the Land Use & Zoning (LUZ) Committee considered Resolution 2024-222 concerning an appeal of a Written Interpretation by the Director of the Planning and Development Department of the City of Jacksonville 2045 Comprehensive Plan. This appeal was filed by Jason Gabriel, Esq., on behalf of Belvedere Terminals Company, LLC (the “Appellant”). The LUZ Committee voted 7-0 to recommend to the City Council to amend the bill to grant the appeal. On April 23, 2024, the City Council considered the appeal and voted against amending the bill to grant the appeal. In response, the Council President rereferred the matter back to the LUZ Committee for further consideration.

Procedure for Appeal

Section 650.204, *Ordinance Code*, provides the procedure for appeal of a written interpretation by the Planning and Development Department Director. The LUZ Committee, as the committee of reference to the City Council on such appeals, will consider this matter and provide a recommendation to the City Council.

Pursuant to Council Rule 6.201 and Section 650.204, *Ordinance Code*.

1. The order of presentation is as follows:
 - a. Disclosure of *ex parte* communications by LUZ Committee members.
 - b. OGC presentation by Jason Teal to state how the appeal came to the LUZ Committee and to discuss the appropriate classification of this matter and an amendment recommended by OGC regarding the effective date section of the Resolution.
 - c. Appellant (up to 10 min., may reserve time for rebuttal).
 - d. Planning Director or his representative (up to 10 min.).

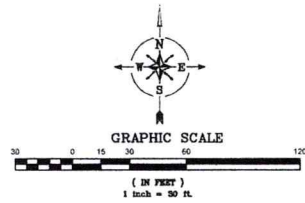
- e. Rebuttal by Appellant (if any time was reserved).
- f. Council member questions.
- g. Deliberation and vote.

Potential Motions/Recommendations by the LUZ Committee

The LUZ Committee will provide a recommendation to the City Council regarding the appeal. Pursuant to Section 650.204, *Ordinance Code*, the City Council may take any of the following actions regarding the appeal:

1. Affirm the Planning Director's Interpretation (in this case, deny the appeal);
2. Reverse the Planning Director's Interpretation and adopt the Appellant's Interpretation (in this case, grant the appeal);
3. Modify the Planning Director's Interpretation; or
4. Refer the matter back to the Planning Director, with specific instructions for further action.

MAP SHOWING SKETCH OF LEGAL

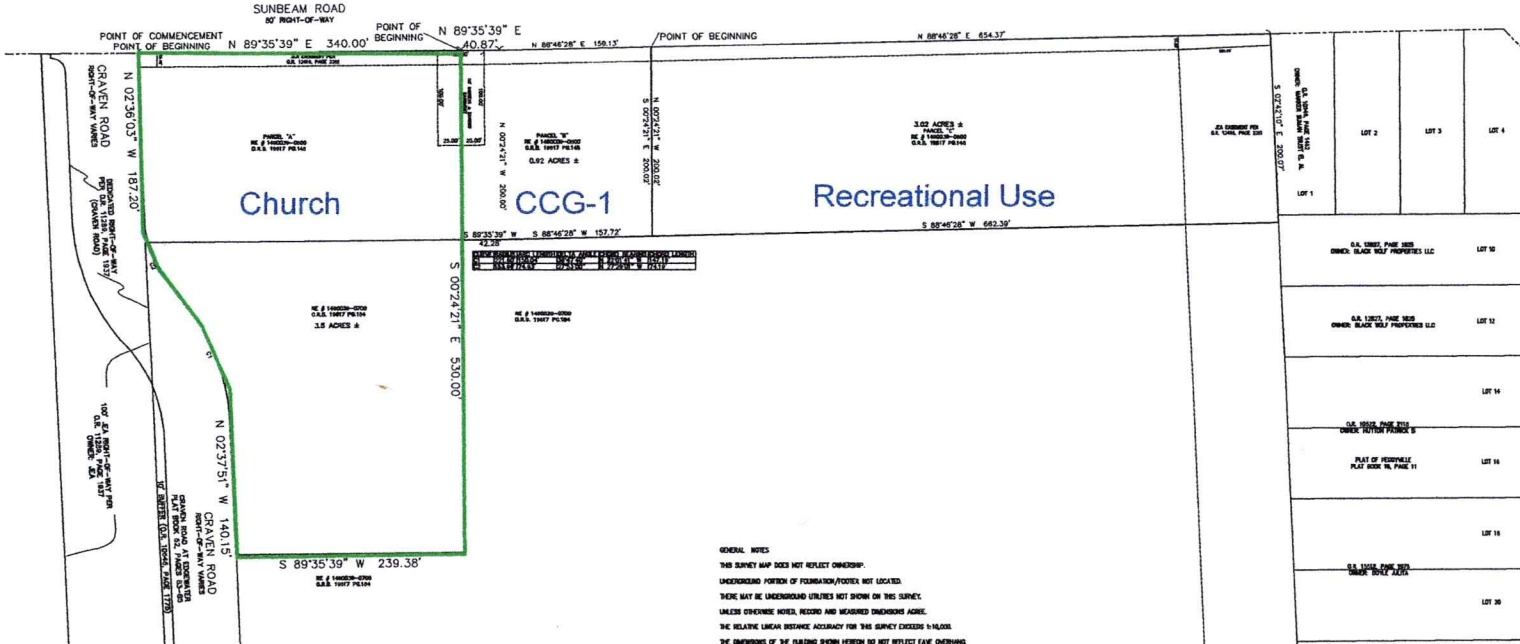


2024-229

PANEL "A"
 A PART OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DAVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF SUNBEAM ROAD (AN 80 FOOT RIGHT OF WAY) AND THE EASTERLY RIGHT OF WAY LINE OF CRAVEN ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 11336, PAGE 1437, A DISTANCE OF 340.00 FEET TO THE POINT OF BEGINNING. THENCE NORTH 89°35'39" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF SUNBEAM ROAD, A DISTANCE OF 340.00 FEET; THENCE SOUTH 02°24'21" EAST, DEPARTING FROM SAID RIGHT OF WAY LINE, A DISTANCE OF 43.28 FEET; THENCE SOUTH 88°45'28" WEST, A DISTANCE OF 230.00 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF SUNBEAM ROAD (WHICH WAY VARIES) AS ESTABLISHED IN THE PLAT OF CRAVEN ROAD AT EDgewater AND RECORDED IN PLAT BOOK 82, PAGES 82 THROUGH 88, OF SAID PUBLIC RECORDS; THENCE NORTH 82°21'40" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 148.15 FEET TO A CURVE BEGINNING SOUTHWESTERLY AND HAVING A RADIUS OF 22.10 FEET AND A CENTRAL ANGLE OF 30°47'40"; THENCE NORTHWESTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE, AN ARC DISTANCE OF 170.00 FEET AND SUBTENDED BY A CHORD BEARING OF NORTH 22°14' WEST AND A CHORD DISTANCE OF 1.07 FEET TO A CURVE BEGINNING SOUTHWESTERLY AND HAVING A RADIUS OF 12.16 FEET AND A CENTRAL ANGLE OF 27°33'00"; THENCE CONTINUE NORTHWESTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE, AN ARC DISTANCE OF 74.19 FEET AND SUBTENDED BY A CHORD BEARING OF NORTH 58°01' WEST AND A CHORD DISTANCE OF 74.19 FEET TO A POINT ON SAID CURVE AND RIGHT OF WAY LINE, THENCE NORTH 02°24'21" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF CRAVEN ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 11336, PAGE 1437, A DISTANCE OF 157.25 FEET TO THE POINT OF BEGINNING, CONTAINING 3.38 ACRES, MORE OR LESS.

PANEL "B"
 A PART OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DAVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF SUNBEAM ROAD (AN 80 FOOT RIGHT OF WAY) AND THE EASTERLY RIGHT OF WAY LINE OF CRAVEN ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 11336, PAGE 1437 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE NORTH 89°35'39" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF SUNBEAM ROAD, A DISTANCE OF 340.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°35'39" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 10.47 FEET; THENCE NORTH 89°35'39" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 180.13 FEET; THENCE SOUTH 02°24'21" EAST, DEPARTING FROM SAID RIGHT OF WAY LINE, A DISTANCE OF 200.00 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 11337, PAGE 148 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°45'28" WEST, ALONG SAID LINE, A DISTANCE OF 157.75 FEET; THENCE SOUTH 82°25'39" WEST, A DISTANCE OF 42.28 FEET; THENCE NORTH 02°24'21" WEST, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.82 ACRES, MORE OR LESS.

PANEL "C"
 A PART OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DAVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF SUNBEAM ROAD (AN 80 FOOT RIGHT OF WAY) AND THE EASTERLY RIGHT OF WAY LINE OF CRAVEN ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 11336, PAGE 1437 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE NORTH 89°35'39" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF SUNBEAM ROAD, A DISTANCE OF 340.00 FEET; THENCE NORTH 89°35'39" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 184.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°35'39" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 10.47 FEET TO THE WEST LINE OF PIEDMONT, AS DESCRIBED IN PLAT BOOK 18, PAGE 11 OF SAID PUBLIC RECORDS; THENCE SOUTH 02°24'21" EAST, DEPARTING FROM SAID RIGHT OF WAY LINE AND ALONG SAID WESTERN LINE OF PIEDMONT, A DISTANCE OF 30.00 FEET TO THE INTERSECTION WITH THE SOUTHERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 11817, PAGE 148 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°45'28" WEST, ALONG SAID LINE, A DISTANCE OF 88.38 FEET; THENCE NORTH 02°24'21" WEST, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.02 ACRES, MORE OR LESS.



| ABBREVIATION | DEFINITION |
|--------------|--------------------------|
| AC | AIR CONDITIONER |
| BC | BACK OF CURB |
| BP | BRICK PAVING |
| CL.F. | CHAIN LINK FENCE |
| CR | CORNER BEARING |
| CD | CHORD DISTANCE |
| CM | CONCRETE MONUMENT |
| CMF | CORRUGATED METAL PIPE |
| CONC | CONCRETE |
| CP | CONCRETE POST |
| CPP | CONCRETE POWER POLE |
| CRD | CRACK |
| DO | DO NOT ENTER SIGN |
| ED | EDGE OF ASPHALT |
| EA | EDGE OF CONCRETE |
| EC | EDGE OF CURB |
| DH | ELECTRIC HANDHOLE |
| EM | ELECTRIC METER |
| FRD | FOUR |
| GA | GRAY ANCHOR |
| G | GUTTER |
| HP | HIGH POINT |
| INVT | INVERT |
| IR | IRON ROD |
| LP | LOW POINT |
| M | MEASURED |
| MP | METAL PLATE |
| OR | OFFICIAL RECORDS BOOK |
| DL | CHANGING LINES |
| PS | PLAT BOOK |
| PL | PLAT OF CURVATURE |
| (P) | POINT OF VANGUARD |
| PC | REINFORCED CONCRETE PIPE |
| PT | POST |
| UL | UTILITY |
| TR | TELEPHONE RISER BOX |
| WV | WATER VALVE |

| SYMBOLS | |
|---------|--------------------------|
| (WV) | WATER VALVE |
| (EM) | ELECTRIC METER |
| (CR) | CORNER BEARING |
| (CD) | CHORD DISTANCE |
| (CM) | CONCRETE MONUMENT |
| (CMF) | CORRUGATED METAL PIPE |
| (CONC) | CONCRETE |
| (CP) | CONCRETE POST |
| (CPP) | CONCRETE POWER POLE |
| (CRD) | CRACK |
| (DO) | DO NOT ENTER SIGN |
| (ED) | EDGE OF ASPHALT |
| (EA) | EDGE OF CONCRETE |
| (EC) | EDGE OF CURB |
| (DH) | ELECTRIC HANDHOLE |
| (EM) | ELECTRIC METER |
| (FRD) | FOUR |
| (GA) | GRAY ANCHOR |
| (G) | GUTTER |
| (HP) | HIGH POINT |
| (INVT) | INVERT |
| (IR) | IRON ROD |
| (LP) | LOW POINT |
| (M) | MEASURED |
| (MP) | METAL PLATE |
| (OR) | OFFICIAL RECORDS BOOK |
| (DL) | CHANGING LINES |
| (PS) | PLAT BOOK |
| (PL) | PLAT OF CURVATURE |
| (P) | POINT OF VANGUARD |
| (PC) | REINFORCED CONCRETE PIPE |
| (PT) | POST |
| (UL) | UTILITY |
| (TR) | TELEPHONE RISER BOX |
| (WV) | WATER VALVE |

GENERAL NOTES
 THIS SURVEY MAP DOES NOT REFLECT OWNERSHIP.
 UNDERGROUND PORTION OF FOUNDATION/FOOTER NOT LOCATED.
 THERE MAY BE UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY.
 UNLESS OTHERWISE NOTED, RECORD AND MEASURED DIMENSIONS AGREE.
 THE RELATIVE LINEAR DISTANCE ACCURACY FOR THIS SURVEY EXCEEDS 1/100,000.
 THE DIMENSIONS OF THE BUILDING SHOWN HEREON DO NOT REFLECT EXACT DIMENSIONS OF ANY.
 ALL BUILDING TIES ARE PERPENDICULAR TO THE PROPERTY LINES UNLESS NOTED OTHERWISE.
 THIS SURVEY MAP AND/OR SURVEY REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE OF A LICENSED SURVEYOR AND HIS OR HER PHYSICAL HANDWRITTEN SEAL.
 NO TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE BALLEE PROPERTY HAVE BEEN PROVIDED. IT IS POSSIBLE THERE ARE OTHER RECORDS, UNRECORDED DEEDS, ENCUMBRANCES OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.
 NOTES OF LIABILITY: THIS SURVEY IS CONFINED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR DAMAGE BY ANY OTHER PARTY IS SOLELY PROVIDED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE COPIES AND RECORDS OBTAINED AND OTHER LIABILITY AND BENEFIT BEYONDS THE BOUNDS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF SURVEYOR.
 THERE MAY BE SET BACKS AND OR ENCUMBRANCES NOT SHOWN BY THIS SURVEY CHECK WITH YOUR LOCAL GOVERNMENT AND OR PLAT CONDITIONS AND RESTRICTIONS.

HOWATT LAND SURVEYING, LLC
 Professional Surveyor and Mapper
 310 13TH ST SAINT AUGUSTINE, FL 32084-1406
 PHONE (904) 824-5484 EMAIL: info@howattland.com

I HEREBY CERTIFY THAT THE SURVEY IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY MAP AND/OR SURVEY REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE OF A LICENSED SURVEYOR AND HIS OR HER PHYSICAL HANDWRITTEN SEAL.

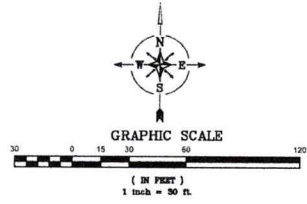
SURVEYED: SEPTEMBER 22, 2023 BY: BLD HOWATT, REGISTERED LAND SURVEYOR, P.L.A. NO. 4791

READING DATUM BASED ON: FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (FPLS), NORTH AMERICAN DATUM OF 1983 (NAD 83)

FIELD BOOK NO.: DATA PARCEL(S) COLLECTED: N/A LEGS: N/A WORK ORDER NO.: 090723

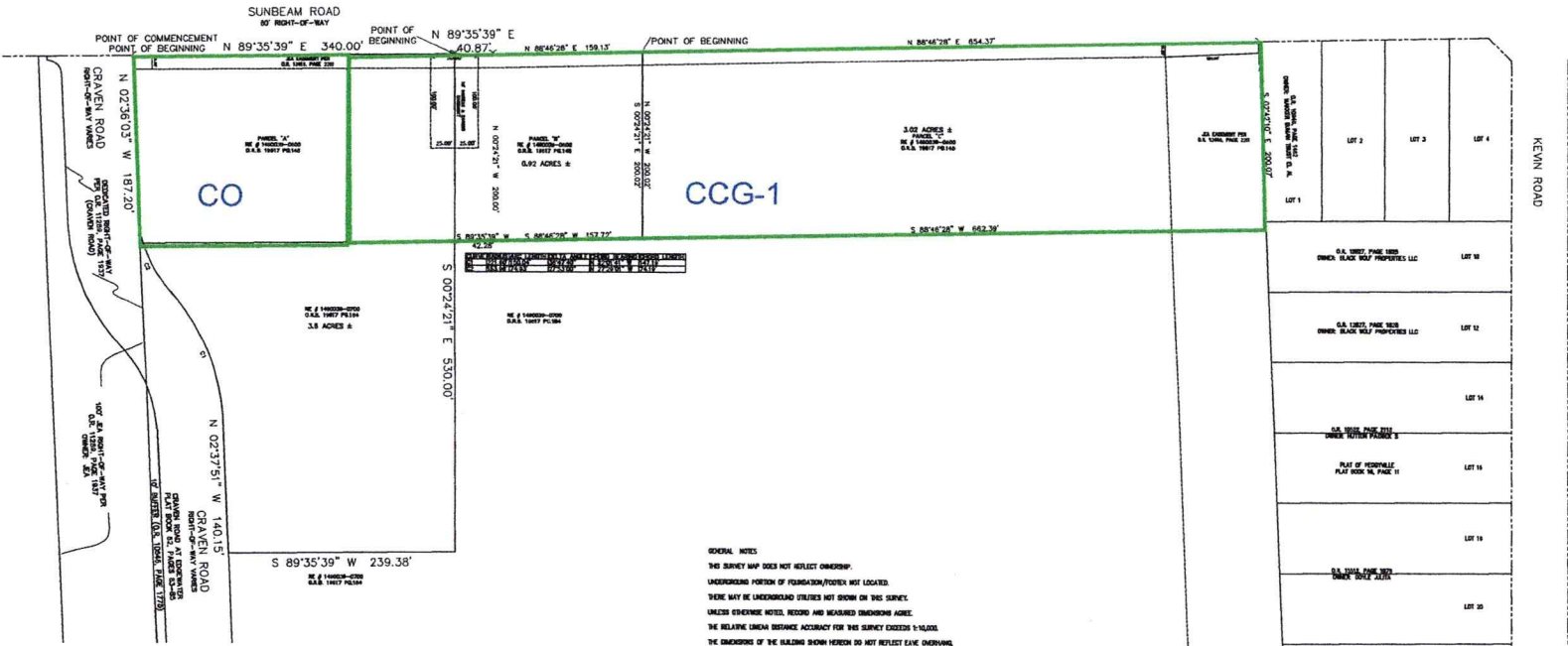
COMPUTER FILE NAME: 202322 SUNBEAM ROAD JOB SCALE: 1" = 30' FILE NO.: 090723

MAP SHOWING SKETCH OF LEGAL



2017-752

PARCEL "A"
A PART OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF SUNBEAM ROAD (AN 80 FOOT RIGHT OF WAY) AND THE EASTERLY RIGHT OF WAY LINE OF CHAVEN ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 11388, PAGE 1837, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 02°24'21" EAST, A DISTANCE OF 340.00 FEET; THENCE EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 340.00 FEET; THENCE SOUTH 89°35'39" WEST, A DISTANCE OF 239.38 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF CHAVEN ROAD; THENCE NORTH 02°24'21" WEST, A DISTANCE OF 340.00 FEET TO THE POINT OF BEGINNING.
PARCEL "B"
A PART OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF SUNBEAM ROAD (AN 80 FOOT RIGHT OF WAY) AND THE EASTERLY RIGHT OF WAY LINE OF CHAVEN ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 11388, PAGE 1837, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°35'39" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF SUNBEAM ROAD, A DISTANCE OF 340.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°35'39" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 40.87 FEET; THENCE NORTH 02°24'21" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 187.20 FEET; THENCE SOUTH 02°24'21" EAST, DEPARTING FROM SAID RIGHT OF WAY LINE, A DISTANCE OF 340.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.33 ACRES, MORE OR LESS.
PARCEL "C"
A PART OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF SUNBEAM ROAD (AN 80 FOOT RIGHT OF WAY) AND THE EASTERLY RIGHT OF WAY LINE OF CHAVEN ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 11388, PAGE 1837, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°35'39" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF SUNBEAM ROAD, A DISTANCE OF 340.00 FEET; THENCE CONTINUE NORTH 89°35'39" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 143.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°35'39" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 143.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°35'39" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 143.37 FEET TO THE POINT OF BEGINNING, CONTAINING 3.02 ACRES, MORE OR LESS.



| ABBREVIATION | DEFINITION |
|--------------|--------------------------|
| AC | AIR CONDITIONER |
| BC | BACK OF APURNT |
| BP | BROCK PAVERS |
| CLF | CHAIN LINK FENCE |
| CS | CHISEL SCREW |
| CD | CHISEL DRILL BIT |
| CM | CONCRETE MOUND |
| OMP | CORRUGATED METAL PIPE |
| CONC | CONCRETE |
| CP | CONCRETE POST |
| OP | CONCRETE POWER POLE |
| D | DO NOT ENTER SIGN |
| EN | EDGE OF ASPHALT |
| EC | EDGE OF CONCRETE |
| EM | EDGE OF METAL |
| EM | ELECTRIC METER |
| FM | FIRE |
| GA | GRASS |
| GA | GUTTER |
| HP | HIGH POINT |
| IN | IRON |
| IR | IRON PIPE |
| LP | LOW POINT |
| M | MESURED |
| MP | METAL PLATE |
| ORO | OFFICIAL RECORDS BOOK |
| OL | OVERHEAD LINES |
| PS | PLAST SIGN |
| PC | POINT OF CURVATURE |
| P | PLAT |
| FT | POINT OF TANGENCY |
| RCP | REINFORCED CONCRETE PIPE |
| R | RAILROAD |
| SL | SQUARE |
| TR | TELEPHONE REPAIR BOX |
| WV | WATER VALVE |

FEDERAL NOTES:
THIS SURVEY MAP DOES NOT REFLECT OMBURSP.
UNDERTAKING OF PERSONS OF FUTURE PROBABLE USE LOCATED.
THERE MAY BE UNRECORDED UTILITIES NOT SHOWN ON THIS SURVEY.
UNLESS OTHERWISE NOTED, RECORDED AND UNRECORDED ENCUMBRANCES.
THE RELATIVE LINEAR DISTANCE ACCURACY FOR THIS SURVEY EXCEEDS 1:5000.
THE DIMENSIONS OF THE BUILDING SHOWN HEREON DO NOT REFLECT EXISTING DIMENSIONS.
ALL BUILDING CORNERS ARE PERPENDICULAR TO THE PROPERTY LINES, UNLESS INDICATED OTHERWISE.
THIS SURVEY MAP AND/OR SURVEY REPORT AND THE COPIES THEREOF ARE NOT VALID UNLESS THEY BEAR THE SIGNATURE OF A LICENSED SURVEYOR AND MAPPER AND THE ORIGINAL SIGNED SEAL.
NO TITLE ORIGIN OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY HAVE BEEN PROVIDED TO BE FORWARDED TO THE PUBLIC. THE OFFICE OF RECORDS, UNRECORDED DEEDS, ENCUMBRANCES OR OTHER INSTRUMENTS SHOULD CONSULT THE RECORDS.
NOTICE OF LIABILITY: THIS SURVEY IS CONSIDERED TO HAVE NEGLIGIBLE BOUNDARY AND PLAT ERROR. ANY OTHER USE, HEDY OF RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND NOT PERMITTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CUSTODIORS AND HEAVY DISCOUNT ANY OTHER LIABILITY AND HEREBY RELEASES THE RIGHTS OF ANY OTHER PERSONS OR FIRMS TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF SURVEYOR.
THERE MAY BE SET BACKS AND OR ENCUMBRANCES NOT SHOWN BY THIS SURVEY CHECK WITH YOUR LOCAL GOVERNMENT AND OR PLAT OWNERS AND RECORDS.

SYMBOLS

| | | | |
|----------|----------------------|----------|---------------------------------|
| [Symbol] | WATER VALVE | [Symbol] | ELECTRIC HAND HOLE |
| [Symbol] | WATER METER | [Symbol] | ELECTRIC CONTROL VAULT |
| [Symbol] | FIRE HYDRANT | [Symbol] | ELECTRIC METER |
| [Symbol] | BACK FLOW PREVENTER | [Symbol] | OVERHEAD UTILITIES |
| [Symbol] | WELL | [Symbol] | WIND ANCHOR |
| [Symbol] | DELAHOUT | [Symbol] | WOOD POWER POLE |
| [Symbol] | SEWER MANHOLE | [Symbol] | CONCRETE POWER POLE |
| [Symbol] | SEWER VALVE | [Symbol] | SEWER CONCRETE LIGHT POLE |
| [Symbol] | SEWER MANHOLE | [Symbol] | SEWER POST |
| [Symbol] | CABLE TV RISER | [Symbol] | CELESTIAL |
| [Symbol] | TELEPHONE RISER | [Symbol] | TOP SIGN |
| [Symbol] | FIXED OPTIC SIGN | [Symbol] | HANDICAP PARKING SIGN |
| [Symbol] | FIXED OPTIC MARKER | [Symbol] | TRAFFIC SIGN |
| [Symbol] | FIXED OPTIC SIGNAL | [Symbol] | TRAFFIC SIGNAL |
| [Symbol] | ELECTRIC TRANSFORMER | [Symbol] | TRAFFIC SIGNAL CONTROL PEDESTAL |
| [Symbol] | TELEPHONE VAULT | [Symbol] | TRAFFIC SIGNAL |
| [Symbol] | MONITORING WELL | [Symbol] | TRAFFIC SIGNAL |
| [Symbol] | [Symbol] | [Symbol] | STREET LIGHT VAULT |
| [Symbol] | [Symbol] | [Symbol] | DISPOSED CONCRETE |
| [Symbol] | [Symbol] | [Symbol] | ROLLAD |
| [Symbol] | [Symbol] | [Symbol] | RECLAIMED WATER METER |
| [Symbol] | [Symbol] | [Symbol] | RECLAIMED WATER METER |

HOWATT LAND SURVEYING, LLC
Professional Surveyor and Mapper
310 10TH ST SAINT AUGUSTINE, FL 32084-1406
PHONE: (904) 651-6464 FAX: (904) 651-6464
E-MAIL: howattls@howattland.com

I HEREBY CERTIFY THAT THIS SKETCH OF LEGAL SURVEY WAS PERFORMED UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 6A-17, F.A.C. AND THE RULES OF PRACTICE FOR REGISTERED PROFESSIONAL ENGINEERS, SURVEYORS AND MAPPERS IN FLORIDA.

SURVEYED: SEPTEMBER 22, 2023
BY: S. HOWATT, REGISTERED LAND SURVEYOR F.L.A. NO. 4715
LEADS: LEADS 8888888888888888

REMARKS: DATA BASED ON FLORIDA STATE PLANE COORDINATES SYSTEM, FLORIDA, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83).

FIELD BOOK NO.: DATA, PARCELS COLLECTED, LEADS: N/A, MARK ORDER NO.:
COMPILED FILE NAME: 20230213 SUNBEAM ROAD JOB, SCALE: 1" = 30', FILE NO.: 020723

Destiny Church Jacksonville

Aterro, LLC & Jeremy's Hill, LLC
 Appropriate Recommendations
 2024-0229

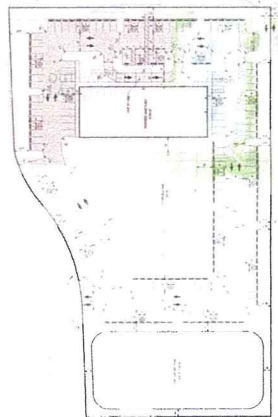
Recommend Zoning Change be delayed until Traffic Study completed and St Johns River Water Management District/DEP reviews the location of the Retention Pond.

- A. NO Construction Vehicles / Equipment access from/to Craven Road and ADD new Right Turn Only at Craven Road and Sunbeam Road.
- B. Buyer & Seller Reconfigure property to accommodate Destiny Church use of Parcels A & B and part of C (RE#149039-600)... AND Not Purchase any part of the Landfill/Brownfield/Hill (RE#149039-700).

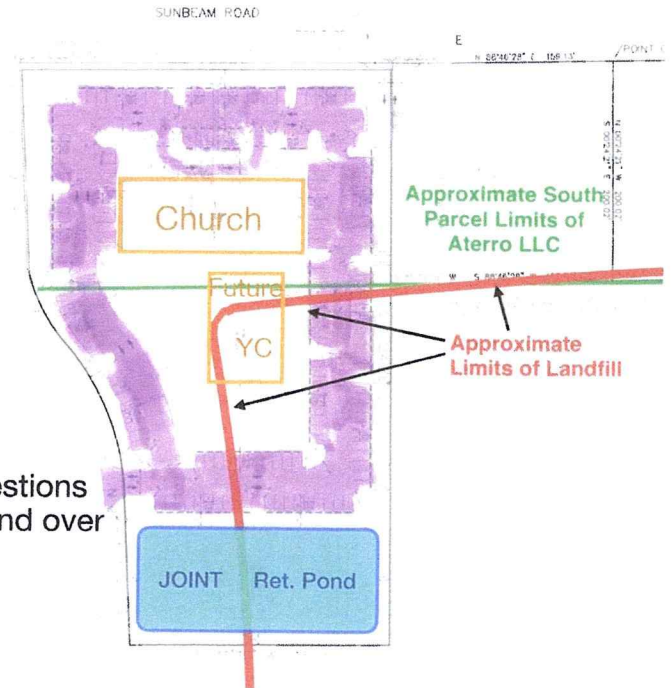


SUNBEAM 200
 Jacksonville, Florida
 Sunbeam Road Frontage Conceptual Master Plan
 STRATAGEM

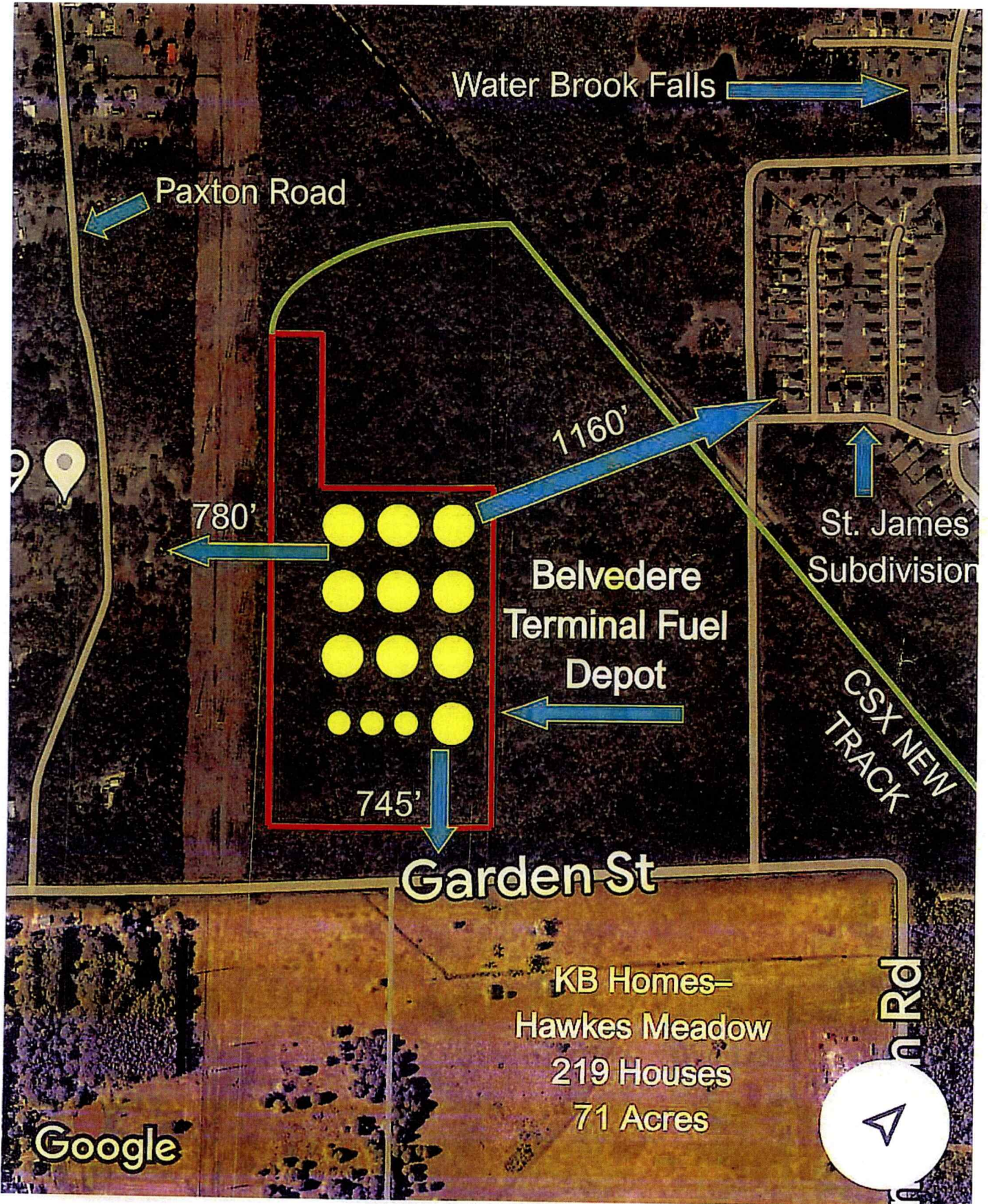
Parcel A & Pond



PARKING
 160 Vehicles



E.P.A. — Questions
 Retention Pond over
 Landfill



Incidents in Jacksonville

2007 T-2 Chemical Company – Killed 4 people, hospitalized 14, injured 32. The explosion was felt and heard up to 15 miles away, 32 damaged structures some as far as 1700 feet away. Explosion was caused by production of MCMT which is an additive to gasoline that increases octane.

1993 Steuart Petroleum 2.3 million gallon gasoline tank fire – burned 115 hours there was one person killed. The fuel tank was overfilled and there was a spark from a vehicle that created the fire/explosion.

1984 Talleyrand Avenue Triangle Refineries – fuel storage tank struck by lightning, tank ruptured on the 2nd day of the fire 1.9 million gallon tank

1984 – January 29, American Electric fire, 495 Ellis Road, PCB's.

1979 – June 7, Kenco, 5270 West Beaver Street, explosion and fire, 7,000 residents evacuated, fish kills in nearby creeks.

1977 – August 18, Glidden-Durkee Corp., West 61st Street, chemical explosion and fire.

1977 – July 25, Pargas Co., 5923 Soutel Drive, fire to two LP storage tanks, 1,000 evacuated.

1975 – September 19, Normandy Village water treatment plant, chlorine gas leak, 10 firefighters and 3 civilians hospitalized.

1973 – Good Housekeeping Gas, Edgewood and US 1, propane truck explosion and fire.

1971 – November 19, Southern States Oil Co., Ft. Caroline Road, 100,000-gallon oil tank fire.

1971 – August 8, Triangle Refineries, Talleyrand Avenue, lightning strike, 1.4 million gallon gasoline tank fire.

1969 – June 5, Commodores Point Terminal, gasoline storage tank struck by lightning, fire.

1967 – March 16, Apperson Chemical Co., 2903 Strickland Street, chlorine gas leak, 17 firefighters and 1 civilian to the hospital for treatment.

1956 – January 22, Glidden Co., West 61st Street, explosion and fire.

1953 – March 16, Apperson Chemical Co., 2903 Strickland Street, chemical fire.

1948 – September 10, Sinclair Refining Co., 1151 Talleyrand Avenue, rail car fire, 2 firefighters and 1 civilian hurt.

If you need any further information on any of these incidents, it can be provided.

View the following video clips on you tube:

7/20/23 Glasgow, Kentucky - 30,000 gallon fuel storage tank hit by lightning

6/6/23 Lake Charles, Louisiana -lightning hit jet fuel tank burned for 48 hours evacuated 1.5 miles from tank farm

8/7/22 Cuba – Fuel tank struck by lightning

8/3/15 Fairfield, Cincinnati 10,000.00 gallon fuel tank that is in the ground was struck by lightning

- 1948 – September 10, Sinclair Refining Co., 1151 Talleyrand Avenue, rail car fire, 2 firefighters and 1 civilian hurt.
- 1953 – March 16, Apperson Chemical Co., 2903 Strickland Street, chemical fire.
- 1956 – January 22, Glidden Co., West 61st Street, explosion and fire.
- 1967 – March 16, Apperson Chemical Co., 2903 Strickland Street, chlorine gas leak, 17 firefighters and 1 civilian to the hospital for treatment.
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- 1979 – June 7, Kenco, 5270 West Beaver Street, explosion and fire, 7,000 residents evacuated, fish kills in nearby creeks.
- 1984 – January 29, American Electric fire, 495 Ellis Road, PCB's.
- 1984 – August 18, Talleyrand Avenue, gallon storage tank struck by lightning, tank ruptured on the 2nd day of the fire.
- 1993 – January 2, Steuart Petroleum, 2.3-million-gallon gasoline tank fire, burned 115 hours.

The Mayor's Award of Merit

is presented to

Fire Headquarters

*for outstanding contributions and service to the
community and the citizens of Jacksonville, Florida.*

*For your dedication, efficiency and participation
in the extinguishment of the Steuart Petroleum Fuel
Tank Fire on January 2, 1993.*



Ed Austin, Mayor



1 Introduced by Council Member Diamond:
2
3

4 **ORDINANCE 2024-256**

5 AN ORDINANCE AMENDING SECTION 656.311
6 (RESIDENTIAL - PROFESSIONAL - INSTITUTIONAL
7 CATEGORY), SUBPART C (COMMERCIAL USE CATEGORIES
8 AND ZONING DISTRICTS), PART 3 (SCHEDULE OF
9 DISTRICT REGULATIONS), CHAPTER 656 (ZONING
10 CODE), *ORDINANCE CODE*, TO INCLUDE ALL
11 SINGLE-FAMILY DWELLINGS ON THE LIST OF
12 PERMISSIBLE USES AND STRUCTURES IN THE
13 COMMERCIAL, RESIDENTIAL AND OFFICE ZONING
14 DISTRICT; AMENDING SECTION 656.704
15 (NONCONFORMING LOTS OF RECORD AND INFILL LOTS -
16 RESIDENTIAL), PART 7 (NONCONFORMING LOTS, USES
17 AND STRUCTURES), CHAPTER 656 (ZONING CODE),
18 *ORDINANCE CODE*, TO ADDRESS MODULAR AND MOBILE
19 HOMES AND TO REDUCE THE MINIMUM SQUARE FEET
20 REQUIRED FOR INFILL LOTS FROM 2,500 SQUARE FEET
21 TO 1,500 SQUARE FEET **OR LESS**; AMENDING SECTION
22 656.1601 (DEFINITIONS), PART 16 (DEFINITIONS),
23 CHAPTER 656 (ZONING CODE), *ORDINANCE CODE*, TO
24 DEFINE "COTTAGE" AND TO AMEND CERTAIN OTHER
25 DEFINITIONS; PROVIDING FOR CODIFICATION
26 INSTRUCTIONS; PROVIDING AN EFFECTIVE DATE.
27

28 **BE IT ORDAINED** by the Council of the City of Jacksonville:

29 **Section 1. Amending Section 656.311**
30 **(Residential-Professional-Institutional Category), Subpart C**
31 **(Commercial Use Categories and Zoning Districts), Part 3 (Schedule**

1 of District Regulations), Chapter 656 (Zoning Code), Ordinance Code.
2 Section 656.311 (Residential-Professional-Institutional Category),
3 Subpart C (Commercial Use Categories and Zoning Districts), Part 3
4 (Schedule of District Regulations), Chapter 656 (Zoning Code),
5 Ordinance Code, is hereby amended to read as follows:

6 CHAPTER 656 - ZONING CODE

7 * * *

8 PART 3. - SCHEDULE OF DISTRICT REGULATIONS

9 * * *

10 SUBPART C. - COMMERCIAL USE CATEGORIES AND ZONING DISTRICTS

11 * * *

12 Sec. 656.311. - Residential-Professional-Institutional Category.

13 * * *

14 A. *Primary zoning districts.* The primary zoning districts shall
15 include the following:

16 * * *

17 III. *Commercial, Residential and Office (CRO) District.*

18 (a) *Permitted uses and structures.*

19 * * *

20 (4) Single family dwellings ~~that were originally designed~~
21 ~~and constructed prior to adoption of the~~
22 ~~Comprehensive Plan.~~

23 * * *

24 (d) *Permissible uses by exception.*

25 (1) Cemeteries and mausoleums but not funeral homes or
26 mortuaries.

27 (2) Residential treatment facilities.

28 (3) Off-street parking lots for premises requiring off-
29 street parking meeting the performance standards and
30 development criteria set forth in Part 4.

31 ~~(4) New Single family dwellings.~~

- 1 (45) Community residential homes of seven to 14 residents
2 meeting the performance standards and development
3 criteria set forth in Part 4.
- 4 (56) Emergency shelter meeting the performance standards
5 and development criteria set forth in Part 4.
- 6 (67) Group care home meeting the performance standards and
7 development criteria set forth in Part 4.
- 8 (78) Essential services meeting the performance standards
9 and development criteria set forth in Part 4.
- 10 (89) Day care centers meeting the performance standards
11 and development criteria set forth in Part 4.
- 12 (910) Home occupations meeting the performance standards
13 and development criteria set forth in Part 4.
- 14 (1011) Drive-through facilities in conjunction with a
15 permitted or permissible use or structure.
- 16 (1112) Rooming houses.
- 17 (1213) Private clubs.
- 18 (1314) Churches, including a rectory or similar use, meeting
19 the performance standards and development criteria
20 set forth in Part 4.
- 21 (1415) Retail outlets for the sale of food, leather goods
22 and luggage, jewelry (including watch repair but not
23 pawn shops), art, cameras or photographic supplies
24 (including camera repair), sporting goods, hobby
25 shops and pet shops (but not animal kennels), musical
26 instruments, television and radio (including repair
27 incidental to sales), florist or gift shops,
28 delicatessens, bake shops (but not wholesale
29 bakeries), and dry cleaning pickup stations, all not
30 to exceed 50 percent of the gross floor area of the
31 buildings of which they are a part.

1 (i) Sale, display and preparation shall be conducted
2 within a completely enclosed building.

3 (ii) Products shall be sold only at retail.

4 (iii) No sale, display or storage of secondhand
5 merchandise shall be permitted.

6 (~~15~~16) Restaurants, including the facilities for the sale
7 and service of all alcoholic beverages for on-
8 premises consumption only, subject to the following
9 condition:

10 (i) Seating shall not exceed a capacity of 60;
11 provided, that seating may be unlimited where
12 total floor area of the restaurant does not
13 exceed ten percent of the gross floor area of
14 the building of which it is a part.

15 (~~16~~17) Pharmacies in existence with a valid exception as
16 of the effective date of Ordinance 2018-75-E shall
17 continue to be legally permitted uses and shall not
18 be deemed legal nonconforming uses.

19 * * *

20 **Section 2. Amending Section 656.704 (Nonconforming lots of**
21 **record and infill lots - Residential), Part 7 (Nonconforming Lots,**
22 **Uses and Structures), Chapter 656 (Zoning Code), Ordinance Code.**
23 Section 656.704 (Nonconforming lots of record and infill lots -
24 Residential), Part 7 (Nonconforming Lots, Uses and Structures),
25 Chapter 656 (Zoning Code), *Ordinance Code*, is hereby amended to read
26 as follows:

27 **CHAPTER 656 - ZONING CODE**

28 * * *

29 **PART 7. - NONCONFORMING LOTS, USES AND STRUCTURES**

30 * * *

31 **Sec. 656.704. - Nonconforming lots of record and infill lots -**

1 **Residential.**

2 Notwithstanding limitations imposed by the provisions of the
3 Zoning Code as to lot area, lot width and street frontage on a single
4 lot of record, as defined in Section 656.1601, *Ordinance Code*, a
5 combination of complete lots of record, an infill lot, or a
6 combination of complete infill lots, where residential use is a
7 permitted use or permissible use by exception in the district, except
8 as otherwise provided:

- 9 (a) One single-family dwelling may be constructed on a single lot
10 of record, a combination of complete lots of record, an infill
11 lot, or a combination of complete infill lots in a RR, RLD,
12 RMD, or AGR District or with a grant of exception in the a-RO
13 and CRO District. One cottage may be constructed on an infill
14 lot, or a combination of complete infill lots. Cottages are
15 also allowed in RMD-A, RMD-B, RMD-C, RMD-D, or CRO Districts
16 up to the maximum number of units allowed on the site by the
17 underlying density and zoning district requirements.
18 Manufactured homes and modular homes which comply with the
19 provisions of Subpart C, Part 4 of this Chapter or which are
20 otherwise allowed upon issuance of a Waiver of Architectural
21 and Aesthetic Regulations by the Department when applicable
22 are considered single-family dwellings., and a mobile home
23 may be placed on a single lot of record in an RLD MH, RMD MH
24 or AGR District, or with a grant of exception in an RLD, RMD,
25 or CRO District; provided, however, that a mobile home may be
26 placed on a single lot of record without a grant of exception
27 in an RLD, RMD, or CRO District where the lot was classified
28 as an "RM District" (Residential, Mixed) or an "RHM District"
29 (Residential, Mobile Home) immediately prior to the effective
30 date of this Zoning Code. An infill lot or a combination of
31 complete infill lots shall be equal to the average lot width

1 and lot area of legally developed lots on the same block or
2 25 feet in width and ~~1,500~~^{2,500} square feet in area, whichever
3 is ~~less~~^{greater}. Notwithstanding any requirements found in a
4 zoning district as to required yards, an infill lot shall
5 have yards which are equal to the yards of a majority of
6 single-family dwellings on the same block.

7 (b) A two family multiple dwelling in a RMD, RHD, CRO, or RO
8 District may be constructed on a single lot of record, a
9 combination of lots of record, an infill lot, or a combination
10 of complete infill lots where the lot or combination of lots
11 is not less than 50 feet in width and is not less than 5,000
12 square feet in area.

13 (c) A three family multiple dwelling in a RMD, RHD, CRO, or RO
14 District may be constructed on a single lot of record, a
15 combination of lots of record, an infill lot, or a combination
16 of complete infill lots where the lot or combination of lots
17 is not less than 60 feet in width and is not less than 6,000
18 square feet in area.

19 (d) A four family multiple dwelling in a RMD, RHD, CRO, or RO
20 District may be constructed on a single lot of record, a
21 combination of lots of record, an infill lot, or a combination
22 of complete infill lots where the lot or combination of lots
23 of record is not less than 70 feet in width and is not less
24 than 7,000 square feet in area.

25 **Section 3. Amending Section 656.1601 (Definitions), Part 16**
26 **(Definitions), Chapter 656 (Zoning Code), Ordinance Code.** Section
27 656.1601 (Definitions), Part 16 (Definitions), Chapter 656 (Zoning
28 Code), *Ordinance Code*, is hereby amended to read as follows:

29 **CHAPTER 656 - ZONING CODE**

30 * * *

31 **PART 16. - DEFINITIONS**

1 * * *

2
3 **Sec. 656.1601. - Definitions.**

4 For the purposes of this Chapter, Zoning Code, the following
5 terms, phrases, words, and their derivations, as listed in
6 alphabetical order herein, shall have the meaning contained below,
7 or as referenced within specific Sections.

8 * * *

9 *Contributing structure* means a building or structure which is:

- 10 (1) At least 50 years old;
11 (2) Within the boundaries of a designated Historic District;
12 (3) Contributing to the historic or architectural character of
13 the district; and
14 (4) Identified by the City Council in its designation of the
15 Historic District.

16 Cottage means a type of dwelling unit authorized to be
17 constructed on any infill lot, subject to the provisions of Section
18 656.704 or within the RMD-A, RMD-B, RMD-C, RMD-D and CRO Zoning
19 Districts, subject to the provisions of Sections 656.306, 656.311,
20 656.604 and 656.704(a).

21 * * *

22 *Dwelling, multiple-dwelling use* means, for purposes of
23 determining whether a lot is in multiple-dwelling use, the following:

- 24 (1) Multiple-dwelling uses in which individual dwelling units
25 are intended to be rented and maintained under central
26 ownership and management; those which are under collective
27 ownership and management, including cooperative apartments,
28 condominiums and the like; row houses, ~~or~~ townhouses or
29 cottages in individual ownership; and all other forms of
30 multiple dwellings regardless of ownership management,
31 taxation or other consideration, where the form does not

1 meet the requirements of this Zoning Code for a single-
2 family dwelling. A multiple-dwelling use may contain
3 residents who receive *supportive services*, whether provided
4 by the owner, management or third parties. Owners and
5 managers may provide or coordinate *supportive services* for
6 tenants. Ancillary services whose primary purpose is to
7 support tenants may be located onsite, including but not
8 limited to laundry facilities, day care and after-school
9 programs for children, gymnasiums, swimming pools, concierge
10 services, and coordination of care for disabled persons
11 which are within the scope of *supportive services*.

12 (2) An undivided lot containing more than one building and the
13 buildings are not so located that lots and yards conforming
14 to requirements for single-family dwellings in the district
15 could be provided, in which event the lot shall be considered
16 to be in multiple-dwelling use if there is more than one
17 dwelling unit on the lot, even though the individual
18 buildings may each contain only one dwelling unit, excluding
19 guesthouses and servants' quarters.

20 (3) A multiple dwelling in which dwelling units are available
21 for rental for periods of less than one week shall be
22 considered a motel or a hotel, as the case may be.

23 *Dwelling, multiple-family* means a building containing more than
24 one dwelling unit or a cottage.

25 * * *

26 *Guesthouse* ~~or cottage~~ means living quarters in a building
27 separate from and in addition to the main residential building on a
28 lot, used for intermittent or temporary occupancy by nonpaying guests;
29 provided, that the quarters shall have no kitchen, cooking facilities
30 or kitchen sink. The quarters shall not be rented, leased or
31 otherwise made available for compensation of any kind.

1 * * *

2 *Infill lot* for the purposes of this Chapter 656 means a lot or
3 parcel ~~located in the Urban Priority Area development area or Urban~~
4 ~~Area development area~~ which has access to centralized potable water
5 and sanitary sewer and is: (i) part of a plat recorded on or before
6 September 21, 1990 in the Office of the Clerk of the Circuit Court
7 of Duval County; or (ii) described by metes and bounds and the
8 description for which was recorded on or before September 21, 1990
9 in the Office of the Clerk of the Circuit Court of Duval County.

10 * * *

11 **Section 4. Codification Instructions.** The Codifier and the
12 Office of General Counsel are authorized to make all chapter and
13 division "tables of contents" consistent with the changes set forth
14 herein. Such editorial changes and any other necessary to make the
15 *Ordinance Code* consistent with the intent of this legislation are
16 approved and directed herein, and changes to the *Ordinance Code* shall
17 be made forthwith and when inconsistencies are discovered.

18 **Section 5. Effective Date.** This Ordinance shall become
19 effective upon signature by the Mayor or upon becoming effective
20 without the Mayor's signature.

21
22 Form Approved:

23
24 _____
25 Office of General Counsel

26 Legislation Prepared By: Mary E. Staffopoulos

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