

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

January 7, 2021

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

**RE: Planning Commission Advisory Report
Ordinance No.: 2020-716**

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan and Honorable Members of the City Council:

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

Planning and Development Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

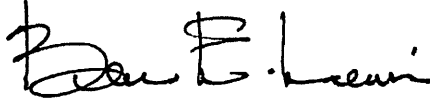
Planning Commission Commentary: There was one speakers in opposition. Their concern was noise and vibration of the business. The Commissioners determined the noise may be coming from the adjacent service garage and not the subject property. The Commissioners felt the use is separated from the residential dwelling and an appropriate expansion.

Planning Commission Vote: 6-0

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

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

Sincerely,

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

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

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2019-0716

JANUARY 7, 2021

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2020-0716.

Location: 7641 Woodley Road

Real Estate Number: 002520 0020

Current Zoning District: Agriculture (AGR)

Proposed Zoning District: Industrial Light (IL)

Current Land Use Category: Agriculture-IV (AGR-IV)

Proposed Land Use Category: Light Industrial (LI)

Planning District: District 6 —North

Applicant/Agent: Danielle Schatz
Seastop LLC
7641 Woodley Road
Jacksonville, Florida 32219

Owner: Henry Schatz
Seastop LLC
7641 Woodley Road
Jacksonville, FL 32219

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance 2020-0716 seeks to rezone 1.00± acres from Agriculture (AGR) to Industrial Light (IL). The property is located in the Agriculture-IV (AGR-IV) land use category within the Suburban Development Area of the Future Land Use Element of the 2030 Comprehensive Plan. This application has a small scale Land Use Amendment, L-5485-20C, which seeks to change the land use from Agriculture-IV (AGR-IV) to Light Industrial (LI). The request is being sought in order to allow the property owner to expand their business, which includes container storage and equipment sales. Staff notes that a similar rezoning application from AGR to IL was approved by City Council in 2019 under Ordinance 2019-115-E.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to Section 656.125 of the Zoning Code, an applicant for a proposed rezoning bears the burden of proving, by substantial competent evidence, that the proposed rezoning is consistent with the City's comprehensive plan for future development of the subject parcel. In determining whether a proposed rezoning is consistent with the 2030 Comprehensive Plan, the Planning and Development Department considers several factors, including (a) whether it is consistent with the functional land use category identified in the Future Land Use Map series of the Future Land Use Element; (b) whether it furthers the goals, objectives and policies of the Comprehensive Plan; and (c) whether it conflicts with any portion of the City's land use regulations. Thus, the fact that a proposed rezoning is permissible within a given land use category does not automatically render it consistent with the 2030 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

1. ***Is the proposed rezoning consistent with the 2030 Comprehensive Plan?***

Yes. In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land* of the Zoning Code, if the companion Land Use Amendment is approved, the subject property would be located in the Light Industrial (LI) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan.

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

Yes. The proposed rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. According to the Future Land Use Element (FLUE), LI is intended to provide for the location of industrial uses which have fewer objectionable impacts than Heavy Industrial (HI) on residential areas, such as noise, odor, toxic chemicals and wastes. Principal uses within the LI land use category include uses such as, light assembly and manufacturing, packaging, storage/warehousing, and recycling facilities.

Future Land Use Element

Objective 3.2

Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas. Plan and have an adverse impact on adjoining or nearby uses. Consider office and high density residential development as a viable alternative in land use reviews.

By allowing the rezoning of this property the owners of the adjacent property can grow business, allowing for more parking and outside storage. The subject property is buffered from residential properties by a 30 foot access easement. This is adequate buffer for the uses.

3. *Does the proposed rezoning conflict with any portion of the City's land use regulations?*

No. The proposed rezoning is not in conflict with any portion of the City's land use regulations. If approved as recommended by the Staff of the Planning and Development Department, the subject property will be rezoned from AGR to IL in order to permit outside storage and equipment sales.

SURROUNDING LAND USE AND ZONING

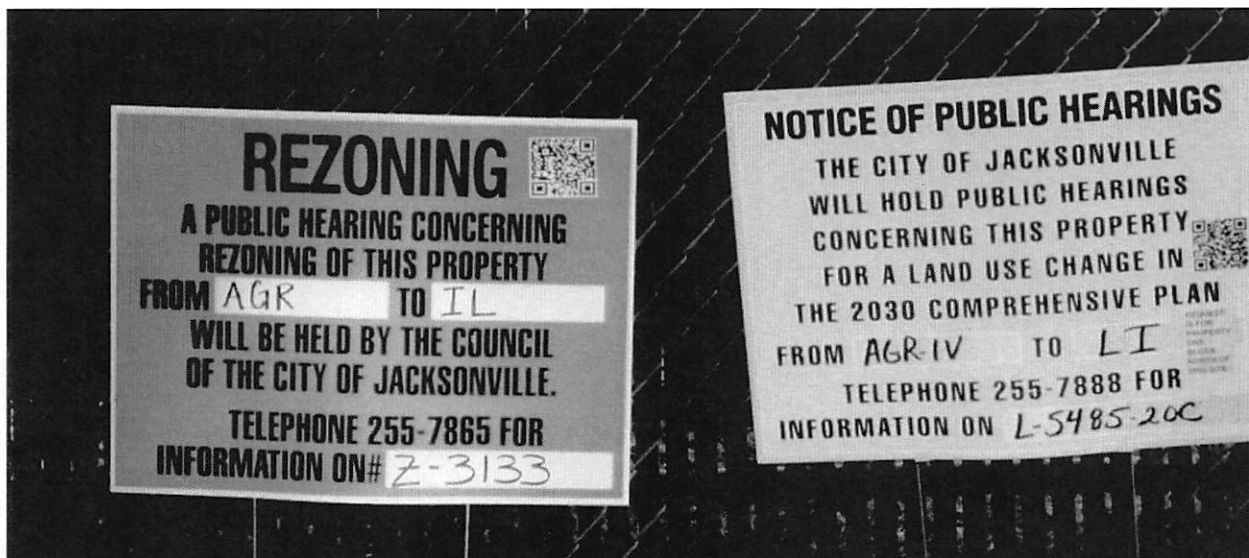
The subject property has access along Woodley Road. Surrounding properties in the area range from Industrial uses and residential properties in the Agriculture zoning district. Typical single family subdivisions are not common in this area west of New Kings Road. The proposed rezoning to IL would allow for the adjacent property to expand with an adequate buffer between residential uses. The adjacent land use categories and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	AGR-IV	AGR	Vacant Lot
South	LI	IL	Vacant Lot
East	LI	IL	Warehouse, Open Storage
West	AGR-IV	AGR	Vacant Lots, Single-Family Homes

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

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on December 22 2020 by the Planning and Development Department, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2020-0716** be **APPROVED**.



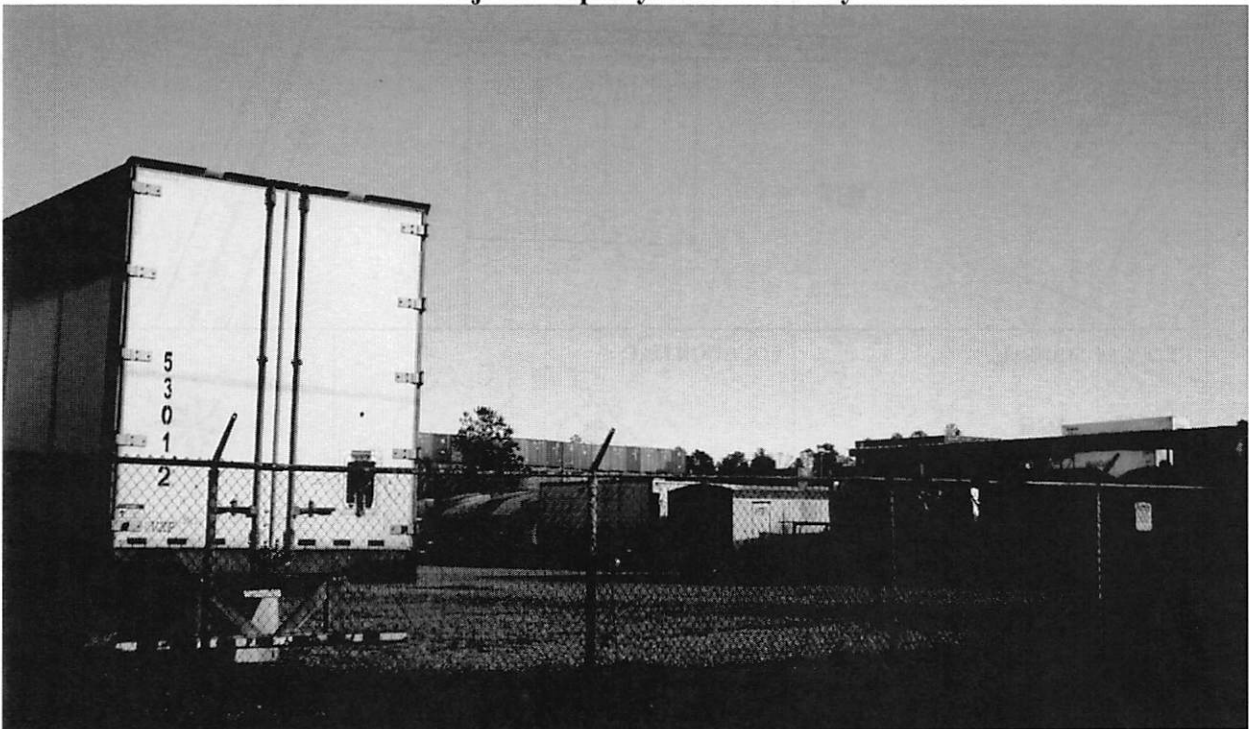
Source: Planning & Development Department, 12/23/2020

Aerial View of the Subject Property.



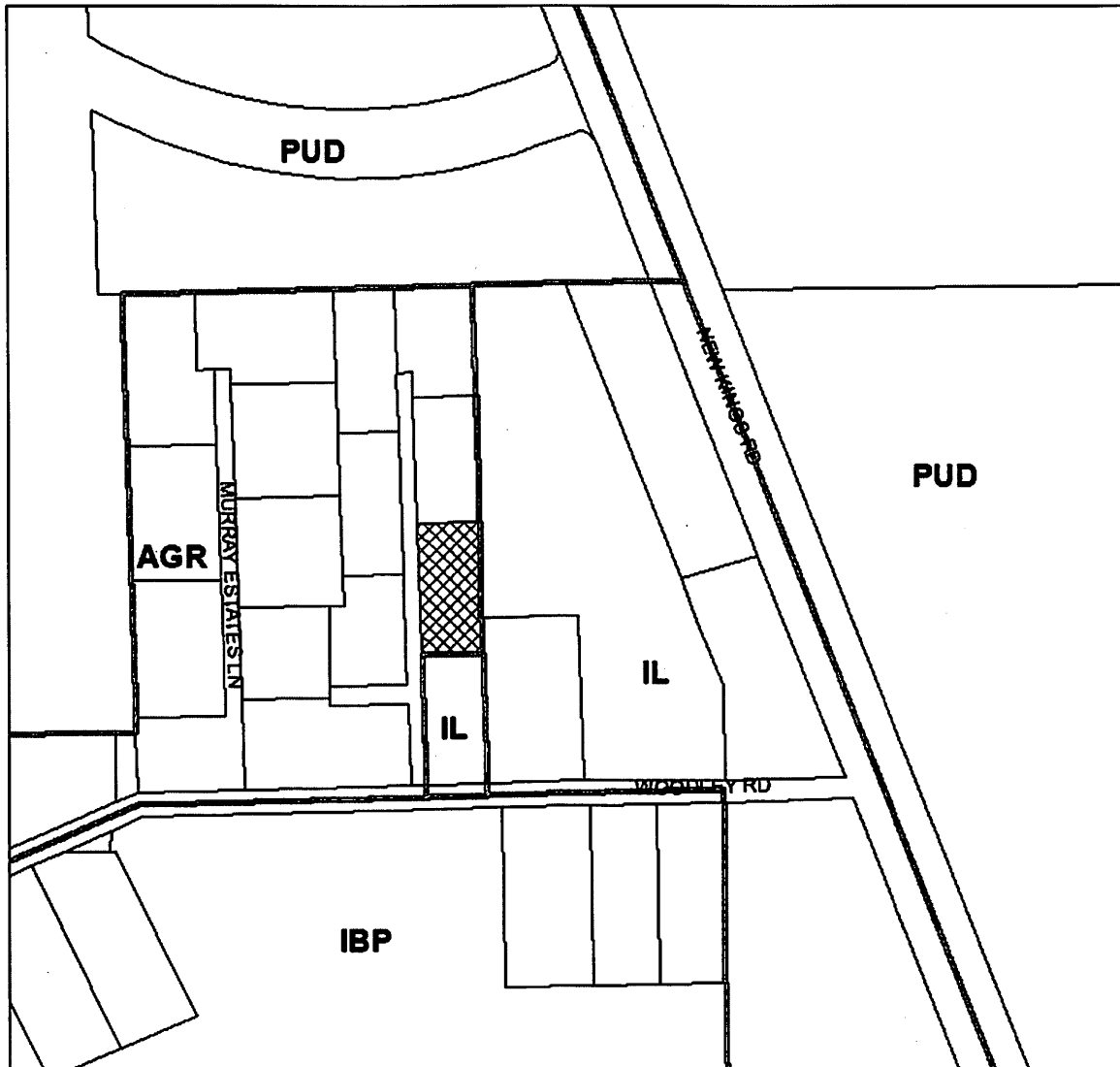
Source: Planning & Development Department, 12/22/2020

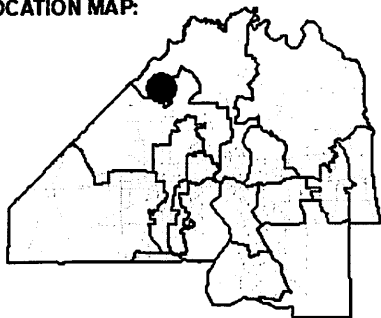
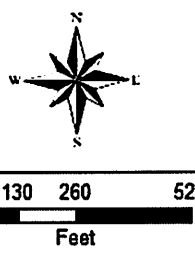
View of Subject Property from Woodley Road.



Source: Planning & Development Department, 12/22/2020

View of Neighboring Property, rezoned from AGR to IL under Ordinance 2019-115-E.



<p>REQUEST SOUGHT:</p> <p>FROM: AGR</p> <p>TO: IL</p>	<p>LOCATION MAP:</p> 	 <p>0 130 260 520 Feet</p> <p>COUNCIL DISTRICT:</p> <p>7</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2020-0716</p>	<p>TRACKING NUMBER</p> <p>T-2020-3133</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2020-0716 **Staff Sign-Off/Date** KPC / 11/12/2020
Filing Date 11/12/2020 **Number of Signs to Post** 2
Hearing Dates:
1st City Council 01/12/2021 **Planning Comission** 01/07/2021
Land Use & Zoning 01/20/2021 **2nd City Council** 01/26/2021
Neighborhood Association THE EDEN GROUP INC.
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3133 **Application Status** PENDING
Date Started 09/15/2020 **Date Submitted** 09/15/2020

General Information On Applicant

Last Name SCHATZ **First Name** DANIELLE **Middle Name**
Company Name SEASTOP LLC
Mailing Address 7641 WOODLEY ROAD
City JACKSONVILLE **State** FL **Zip Code** 32219
Phone 9047144454 **Fax** 904 **Email** DANIELLE@STDEDICATED.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name SCHATZ **First Name** HENRY **Middle Name**
Company/Trust Name SEASTOP LLC
Mailing Address 7641 WOODLEY ROAD
City JACKSONVILLE **State** FL **Zip Code** 32219
Phone 9047144454 **Fax** **Email** DANIELLE@STDEDICATED.COM

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 002520 0020	7	6	AGR	IL

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

Existing Land Use Category

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 1.00

Justification For Rezoning Application

EXPANDING THE BUSINESS

Location Of Property

General Location
7641

House #	Street Name, Type and Direction	Zip Code
7641	WOODLEY RD	32219

Between Streets
WOODLEY ROAD and US 1

Required Attachments For Formal, Complete application

The following items must be attached to each application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below for inclusion of information required.

Exhibit 1 A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.

Exhibit A Property Ownership Affidavit – Notarized Letter(s).

Exhibit B Agent Authorization - Notarized letter(s) designating the agent.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

One copy of the Deeds to indicate proof of property ownership.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required SIGN(S) must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING.** (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof**
1.00 Acres @ \$10.00 /acre: \$10.00
- 3) Plus Notification Costs Per Addressee**
9 Notifications @ \$7.00 /each: \$63.00
- 4) Total Rezoning Application Cost:** \$2,073.00

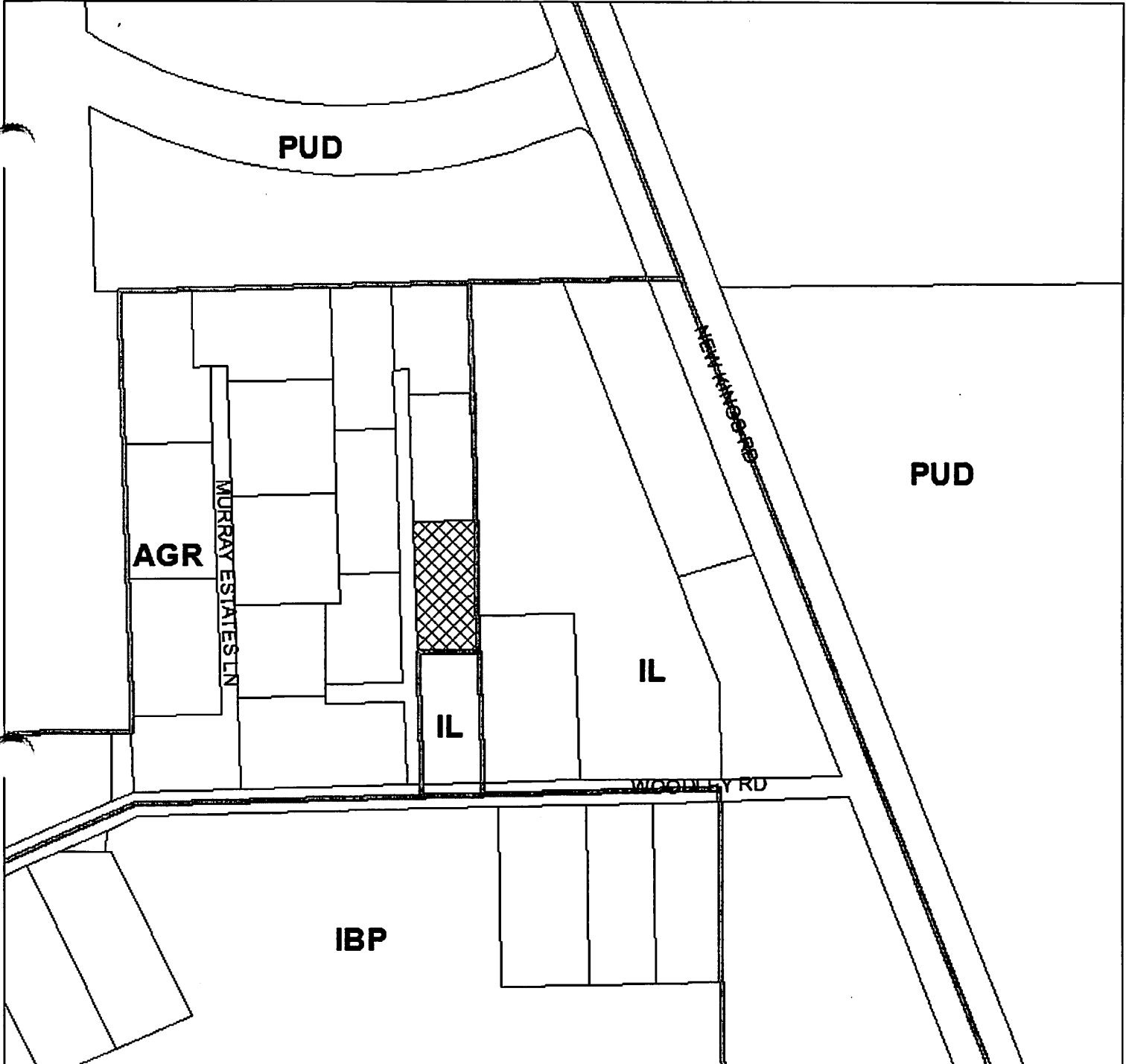
NOTE: Advertising Costs To Be Billed to Owner/Agent

MAP SHOWING SURVEY OF

PART OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 35; THENCE NORTH 88'-32'-30" EAST, 815.5 FEET, ALONG THE NORTH LINE OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 35, TO THE POINT OF THE BEGINNING; THENCE CONTINUE NORTH 88'-32'-30" EAST, 224.03 FEET ALONG SAID LINE, TO THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 17796, PAGE 122; THENCE SOUTH 21'-18'-13" EAST, 1007.77 FEET, ALONG SAID LINE, TO A FOUND $\frac{1}{2}$ INCH IRON IN THE EAST LINE OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 35; THENCE SOUTH 00'-56'-19" EAST, 220.25 FEET, ALONG SAID LINE, TO THE NORTH LINE OF WOODLEY ROAD (A 60.00 FOOT RIGHT-OF-WAY); THENCE SOUTH 88'-33'-20" WEST, 329.94 FEET, ALONG THE NORTH LINE OF SAID WOODLEY ROAD, TO THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9629, PAGE 212; THENCE NORTH 01'-56'-10" WEST, 388.06 FEET, ALONG THE EAST LINE OF SAID LANDS, TO ITS NORTHEAST CORNER; THENCE SOUTH 88'-32'-30" WEST, 224.50 FEET, ALONG THE NORTH LINE OF SAID LANDS, TO ITS NORTHWEST CORNER; THENCE SOUTH 01'-55'-00" EAST, 83.12 FEET, ALONG THE WEST LINE OF SAID LANDS, TO A FOUND $\frac{1}{2}$ " IRON PIPE; THENCE SOUTH 88'-49'-22" WEST, 142.55 FEET, TO A FOUND $\frac{1}{2}$ " IRON PIPE; THENCE NORTH 01'-57'-59" WEST, 305.33 FEET, TO A FOUND $\frac{1}{2}$ " IRON PIPE; THENCE NORTH 88'-41'-04" EAST, 142.66 FEET, TO A FOUND $\frac{1}{2}$ " IRON PIPE; THENCE NORTH 01'-55'-31" WEST, 557.047 FEET, TO THE POINT OF BEGINNING.

BEING THE SAME LANDS AS THOSE DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 14040, PAGE 1873 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TO: SEASTOP LLC

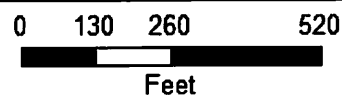
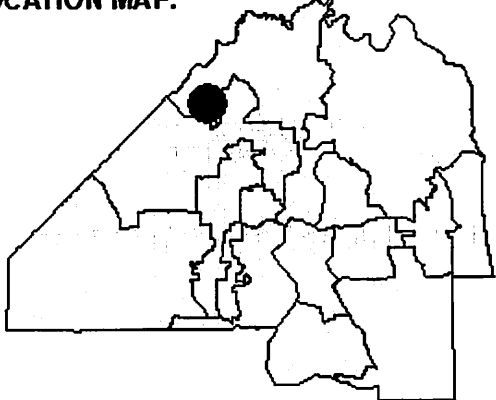


REQUEST SOUGHT:

FROM: AGR

TO: IL

LOCATION MAP:



COUNCIL DISTRICT:

7

TRACKING NUMBER

T-2020-3133

**EXHIBIT 3
PAGE 1 OF 1**

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL ONE:

PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 1 NORTH; RANGE 25 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE NORTH 88°32'30" EAST, 815.5 FEET, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35, TO THE POINT OF BEGINNING. THENCE CONTINUE NORTH 88°32'30" EAST, 224.5 FEET ALONG SAID LINE TO THE WEST LINE OF THE LANDS DESCRIBED IN DEED BOOK 1632, PAGE 501; THENCE SOUTH 21°19' 40" EAST, 840.25 FEET ALONG SAID LINE TO A POINT; THENCE SOUTH 02°05'21" EAST, 378.70 FEET, TO THE NORTH LINE OF WOODLEY ROAD (A 80.0 FOOT RIGHT-OF-WAY); THENCE SOUTH 88°32'30" WEST, 280.0 FEET, ALONG THE NORTH LINE OF SAID WOODLEY ROAD, TO THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8234, PAGE 2444; THENCE NORTH 01°56'10" WEST, 388.06 FEET, ALONG THE EAST LINE OF SAID LANDS, TO ITS NORTHEAST CORNER; THENCE SOUTH 88°32'30" WEST, 224.5 FEET, ALONG THE NORTH LINE OF SAID LANDS, TO ITS NORTHWEST CORNER; THENCE SOUTH 01°56'10" EAST, 82.91 FEET, ALONG THE WEST LINE OF SAID LANDS, THENCE SOUTH 88°32' 30" WEST, 142.75 FEET; THENCE NORTH 01°56'10" WEST, 305.15 FEET; THENCE NORTH 88°32'30" EAST, 142.75 FEET; THENCE NORTH 01°56'10" WEST 558.65 FEET, TO THE POINT OF BEGINNING.

TOGETHER WITH A 40.0 FOOT NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35 TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF WOODLEY ROAD (A 80.0 FOOT RIGHT-OF-WAY) WITH THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE NORTH 88°32'30" EAST 634.20 FEET, ALONG THE NORTH LINE OF SAID WOODLEY ROAD, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°32'30" EAST, 40.0 FEET ALONG THE NORTH LINE OF SAID WOODLEY ROAD; THENCE NORTH 01°56'10" WEST, 610.30 FEET; THENCE SOUTH 88°43'10" WEST, 40.0 FEET; THENCE SOUTH 01°56'10" EAST, 610.30 FEET, TO THE POINT OF BEGINNING.

PARCEL TWO:

COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF SOUTHWEST 1/4; THENCE NORTH 88°32'30" EAST, ALONG THE NORTH OF SAID NORTHEAST 1/4 OF SOUTHWEST 1/4, 815.5 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 1°56'10" EAST 1168.95 FEET TO A POINT IN THE NORTH LINE OF WOODLEY ROAD, THENCE NORTH 88°32'30" EAST, ALONG SAID NORTH LINE OF WOODLEY ROAD, 504.5 FEET, THENCE NORTH 1°56'10" WEST, ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF SOUTHWEST 1/4, 367.69 FEET, THENCE NORTH 21°19'40" WEST, ALONG THE WESTERLY LINE OF THE LANDS DESCRIBED IN DEED BOOK 1632, PAGE 501 OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, 840.25 FEET TO SAID NORTH LINE OF NORTHEAST 1/4 OF SOUTHWEST 1/4, THENCE SOUTH 88°32'30" WEST, ALONG SAID NORTH LINE OF NORTHEAST 1/4 OF SOUTHWEST 1/4, 224.5 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PART RECORDED IN OFFICIAL RECORDS VOLUME 9324, PAGE 2444, AS RERECORDED IN OFFICIAL RECORDS VOLUME 8829, PAGE 212 PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL TWO LIES ENTIRELY WITHIN THE LIMITS OF PARCEL ONE.

EXHIBIT A - Property Ownership Affidavit

Date: 9/11/20

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:
7641 Woodley Road, Jacksonville, FL.
32219

To Whom it May Concern:

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

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

Seastop, LLC

By _____

By Henry Schatz

Print Name: _____

Print Name: Henry Schatz

Its: owner

*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**

Sworn to and subscribed and acknowledged before me this _____ day of _____ 2014, by _____, who is personally known to me or who has produced _____ as identification and who took an oath.

(Signature of NOTARY PUBLIC)

(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: _____

FLORIDA JURAT
FS 117.05(13)

State of Florida }
County of Duval }

Sworn to (or affirmed) and subscribed before me by means of

Physical Presence,

— OR —

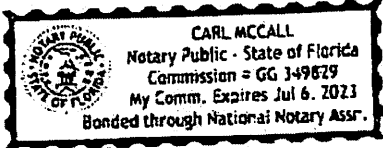
Online Notarization,

this 17 day of Sept 2020 by
Day Month Year

HEINRY SCHAFF
Name of Person Swearing or Affirming

Carl McCall
Signature of Notary Public — State of Florida

CARL MCCALL
Name of Notary Typed, Printed or Stamped



Personally Known

Produced Identification

Type of Identification Produced: _____

DRIVER LICENSE

Place Notary Seal Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: EXHIBIT A - PROPERTY OWNERSHIP AFFIDAVIT

Document Date: 9-11-2020 Number of Pages: 1

Signer(s) Other Than Named Above: NONE

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: 9/11/20

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

Re: Agent Authorization for the following site location: 7641 Woodley Rd, Jacksonville, FL.
32219

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 Danielle Schatz to act as agent to file application(s) for rezoning 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 Corporate Name:

Seastop, LLC

Print Name: _____

By Henry Schatz

Print Name: Henry Schatz

Its: Owner.

*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

Sworn to and subscribed and acknowledged before me this _____ day of _____
2014, by _____, who is personally known to me or who has
produced _____ as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)

(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: _____

FLORIDA JURAT
FS 117.05(13)

State of Florida }
County of DUVAL }

Sworn to (or affirmed) and subscribed before me by means of

Physical Presence,

— OR —

Online Notarization,

this 11 day of SEPT 2020, by
Day Month Year

HENRY SHAW
Name of Person Swearing or Affirming

Carl McCall
Signature of Notary Public – State of Florida

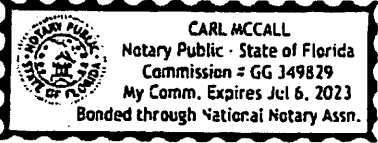
Carl McCall
Name of Notary Typed, Printed or Stamped

Personally Known

Produced Identification

Type of Identification Produced: _____

Driver License



Place Notary Seal Stamp Above

OPTIONAL

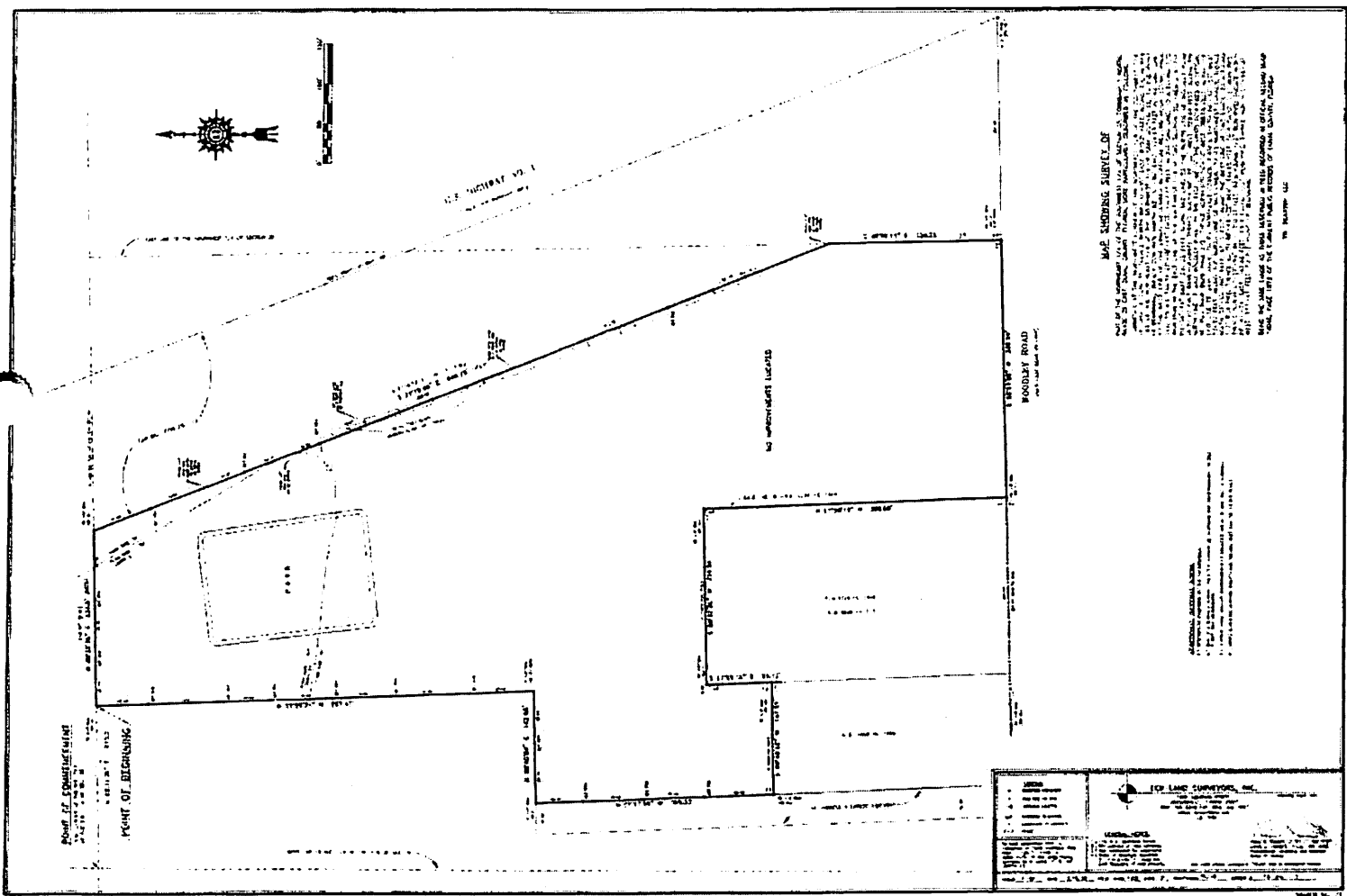
Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: EXHIBIT B - AGENT AUTHORIZATION AFFIDAVIT

Document Date: 9-11-2020 Number of Pages: 1

Signer(s) Other Than Named Above: NONE



MAP SHOWING SURVEY OF
 PART OF THE SURVEY OF THE PUBLIC LANDS IN THE COUNTY OF...
 MADE BY THE UNITED STATES GEOLOGICAL SURVEY...
 IN 1880...

<p>FOR LAND SURVEYORS, INC.</p> <p>1000 ...</p>	
<p>...</p>	<p>...</p>