

Date Submitted:	5/9/23
Date Filed:	7/24/23

Application Number:	E-23-51
Public Hearing:	

Application for Zoning Exception
 City of Jacksonville, Florida
 Planning and Development Department

COMPANION APPLICATION / E-23-51
 WLD-23-13

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7865.

For Official Use Only	
Current Zoning District: CCG-1	Current Land Use Category: CBC
Exception Sought: Retail sale and service of all alcoholic beverages for on or off-premises consumption.	Applicable Section of Ordinance Code: 656.313 A IV (c)(i)
Council District: 7	Planning District: 5
Previous Zoning Applications Filed (provide application numbers): E-12-18, WLD-12-8, AD-14-24, E-14-24, WLD-19-14, E-19-34	
Notice of Violation(s): CV 585721 Comp W-4113 #2724.00	
Number of Signs to Post: 1	Amount of Fee: \$1551. Zoning Asst. Initials: CIR
Neighborhood Associations: Riverside Avondale Preservation Society, Park & King Area Association	
Overlay: Riverside / Riverside Historic District	

PROPERTY INFORMATION	
1. Complete Property Address: 2695 Post St. Jacksonville, FL 32204	2. Real Estate Number: 0641990-0010
3. Land Area (Acres): .07	4. Date Lot was Recorded: 7/23/2013
5. Property Located Between Streets: King & Acosta	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>
7. Current Property Use: Bar	
8. Exception Sought: Zoning Exception	
9. In whose name will the Exception be granted: CoLab Cafe LLC	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
10. Name: Brewstead LLC	11. E-mail: george@thevolsteadjax.com
12. Address (including city, state, zip): 465 w 71st St. Jacksonville, FL 32208	13. Preferred Telephone: 904-327-5678

APPLICANT'S INFORMATION (if different from owner)	
14. Name: CoLab Cafe LLC	15. E-mail: thecolabcafe@gmail.com
16. Address (including city, state, zip): 2695 Post St. Jacksonville, FL 32204	17. Preferred Telephone: 904-327-3616

CRITERIA
<p>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.”</p> <p>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:</p> <ul style="list-style-type: none"> (i) <i>Will be consistent with the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto;</i> (ii) <i>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;</i> (iii) <i>Will not have an environmental impact inconsistent with the health, safety and welfare of the community;</i> (iv) <i>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;</i> (v) <i>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;</i> (vi) <i>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;</i> (vii) <i>Will not overburden existing public services and facilities;</i> (viii) <i>Will be sufficiently accessible to permit entry onto the property by fire, police, rescue and</i>

- other services; and*
- (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.*

18. Given the above definition of an "exception" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the request is being sought. Provide as much information as you can; you may attach a separate sheet if necessary. Please note that failure by the applicant to adequately substantiate the need for the exception and to meet the criteria set forth may result in a denial.

We are seeking a zoning exception. The intended use of the building will be the same as it was for Brewz as well as Dahlias Pour House. We do not intend on staying open late or making excessive noise.

ATTACHMENTS

The following attachments must accompany each copy of the application.

- Survey
- Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
- 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, http://apps.coj.net/pao_propertySearch/Basic/Search.aspx, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>.
- Letter from the Department of Children and Family Services (DCFS) – **day care uses only**
- Advisory opinion letter from the Environmental Quality Division (EQD) – **if required**

FILING FEES

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

<u>Base Fee</u>	<u>Public Notices</u>	<u>Advertisement</u>
Residential Districts: \$1,161.00	\$7.00 per Addressee	Billed directly to owner/agent
Non-residential Districts: \$1,173.00		

AUTHORIZATION

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.

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.

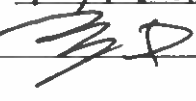
Owner(s)

Print name: George Cunningham

Signature: 

Applicant or Agent (if different than owner)

Print name: Raymond De Padua

Signature: 

**An agent authorization letter is required if the application is made by any person other than the property owner.*

Owner(s)

Print name: _____

Signature: _____

SUBMITTAL

This application must be typed or printed in ink and submitted along with three (3) copies for a total of **four (4) applications**. Each application must include **all required attachments**.

Submit applications to:

Planning and Development Department, Zoning Section
214 North Hogan Street, 2nd Floor
Jacksonville, Florida 32202
(904) 255-8300

Property Ownership Affidavit – Limited Liability Company (LLC)

Date: April 28, 2023

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

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

Address: 2695 Post St. Jacksonville FL 32209 RE#(s): 064199-0010

To Whom it May Concern:

I George J Cunningham, as owner of Brewstead
a Limited Liability Company organized under the laws of the state of Florida, hereby certify
that said LLC is the Owner of the property described in Exhibit 1 in connection with filing application(s)
for Zoning Exception submitted to the Jacksonville Planning and Development
Department.

(signature) [Handwritten Signature]

(print name) George J. Cunningham

Please provide documentation illustrating that signatory is an authorized representative of the LLC. This may be shown through a printout from sunbiz.org showing that the person is either a "sole member" or a "managing member." Other persons may be authorized through a resolution, power of attorney, etc.

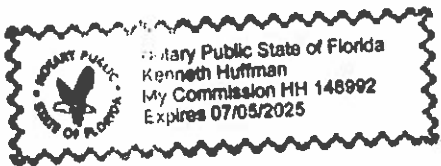
**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 28th day of April 2023, by George J Cunningham, as owner, of Brewstead, a limited liability corporation, who is personally known to me or who has produced Florida Driver License as identification and who took an oath.

[Handwritten Signature]
(Signature of NOTARY PUBLIC)

Kenneth Huffman
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 07/05/2025



Agent Authorization – Limited Liability Company (LLC)

Date: April 28, 2023

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

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

Address: 2695 Post St. Jacksonville, FL 32204 RE#(s): 064199-0070

To Whom It May Concern:

You are hereby advised that George J Cunningham, as Owner of Brewzstead, hereby certify that the LLC is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Colab Case LLC to act as agent to file application(s) for Zoning Exception 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 as submitted to the Jacksonville Planning and Development Department.

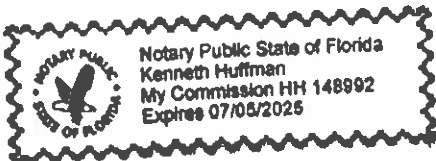
(signature) [Handwritten Signature]

(print name) George J Cunningham

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 28th day of April 2023, by George J Cunningham, as Owner, of Brewzstead, a limited liability corporation, who is personally known to me or who has produced Florida Driver license as identification and who took an oath.

[Handwritten Signature]
(Signature of NOTARY PUBLIC)



Kenneth Huffman
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 07/05/2025

Prepared by:
Beaches Title Services, LLC,
11437 Central Parkway - Suite 102
Jacksonville, Florida 32224

Consideration \$508,000.00

Corporate Warranty Deed

This Deed , April 5, 2019 A.D.

Between

Dahlia's Pour House LLC, a Florida limited liability company whose post office address is: 2695 Post St, Jacksonville, Florida 32204 , Grantor and **Brewzstead LLC, a Florida limited liability company** whose post office address is: 115 W Adams St, Jacksonville, Florida 32202, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Duval, State of Florida, to wit:

A part of Lot 6, Block 6, New Riverside, according to the map or plat thereof, as recorded in Plat Book 3, Page 54, of the Public Records of Duval County, Florida, more particularly described as follows:
Begin at an iron at the Southeast corner of said Lot 6; thence Westerly along the North line of Post Street, a distance of 40.8 feet to a point; thence Northwesterly parallel to the Northerly line of said Lot 6, a distance of 75.8 feet to an iron; thence Easterly parallel to the Northwesterly line of said Lot 6, a distance of 34.8 feet to an iron in the Northeasterly line of said Lot 6; thence Southeasterly 97.5 feet along the Northeasterly line of said Lot 6, to the Point of Beginning.

This conveyance and the foregoing warranties are subject to advalorem taxes levied or which may become a lien subsequent to December 31 of the calendar year next prededing the date hereof, and to any rules, regulations, and subdivision, zoning, planning or platting ordinances, if any, affecting the property, promulgated by state, county, municipal or other authorities, in effect at the time of this conveyance. The references to lawful claims, if any, of third persons contained herein are made for the .exclusive purpose of exceptions from the Grantor's warranty herein, and no reference or recital herein contained shall operate to enlarge, recognize, ratify, review or confirm rights, if any, of third person.

Parcel Identification Number: **064199-0010**

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Dahlia's Pour House LLC, a Florida limited liability company

Signed and Sealed in Our Presence:

By: Andrea D. Koralewski
Andrea D. Koralewski
Its: Manager

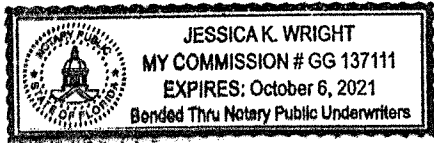
Keynote Kelley K. P. Ke
Witness Print Name:

Jessica K. Wright
Witness Print Name:

(Corporate Seal)

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 28 day of March, 2019, by Andrea D. Koralewski, the Manager of Dahlia's Pour House LLC a Florida limited liability company. She is personally known to me or has produced FDL as identification.



[Signature] (Seal)
Notary Public
Notary Printed Name: _____
My Commission Expires: _____

File Number: 1021-290

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L19000056585
FILED 8:00 AM
February 26, 2019
Sec. Of State
rekemple

Article I

The name of the Limited Liability Company is:

BREWZSTEAD LLC

Article II

The street address of the principal office of the Limited Liability Company is:

2695 POST S
JACKSONVILLE, FL. 32204

The mailing address of the Limited Liability Company is:

115 W ADAMS ST
JACKSONVILLE, FL. 32202

Article III

Other provisions, if any:

PURPOSE IS TO HOLD REAL PROPERTY.

Article IV

The name and Florida street address of the registered agent is:

GEORGE J CUNNINGHAM
115 W ADAMS ST
JACKSONVILLE, FL. 32202

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: GEORGE J CUNNINGHAM

Article V

The name and address of person(s) authorized to manage LLC:

Title: MGR
GEORGE J CUNNINGHAM
115 W ADAMS ST
JACKSONVILLE, FL. 32202

L19000056585
FILED 8:00 AM
February 26, 2019
Sec. Of State
rekemple

Article VI

The effective date for this Limited Liability Company shall be:

02/26/2019

Signature of member or an authorized representative

Electronic Signature: GEORGE J CUNNINGHAM

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

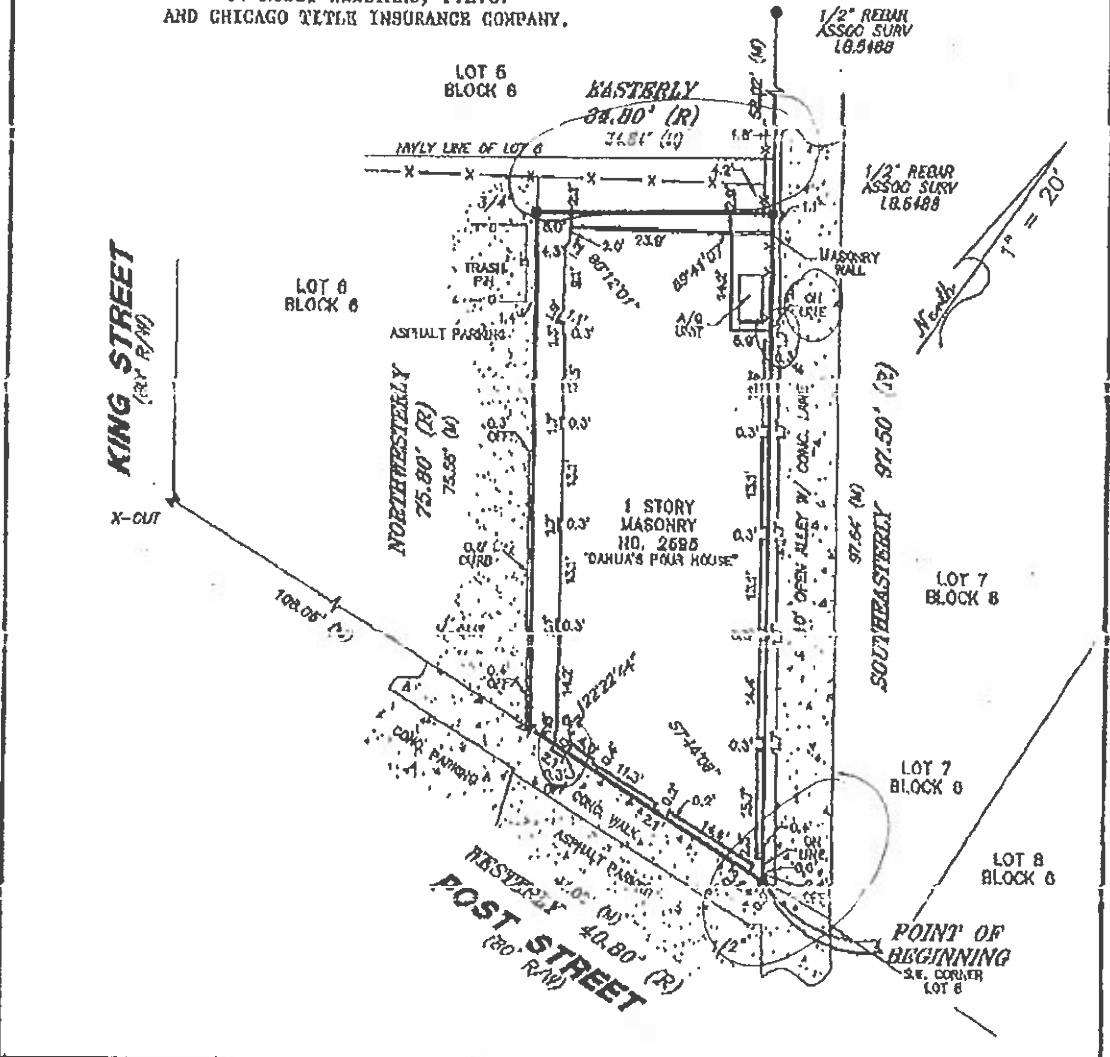
Revised

MAP SHOWING BOUNDARY SURVEY OF

A PART OF LOT 6, BLOCK 8, NEW RIVERSIDE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 04, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON AT THE SOUTHEAST CORNER OF SAID LOT 6; THENCE WESTEALY ALONG THE NORTH LINE OF POST STREET, 40.0 FEET TO A POINT; THENCE NORTHWESTERLY PARALLEL TO THE NORTHEASTERLY LINE OF SAID LOT 6, 78.8 FEET TO AN IRON; THENCE EASTERLY PARALLEL TO THE NORTHWESTERLY LINE OF SAID LOT 6, 34.0 FEET TO AN IRON IN THE NORTHEASTERLY LINE OF SAID LOT 6; THENCE SOUTHEASTERLY 97.5 FEET ALONG THE NORTHEASTERLY LINE OF SAID LOT 6 TO THE POINT OF BEGINNING.

CERTIFIED TO:
 DAHLIA'S FOUR HOUSE,
 DAVID HUGHES, GLENDA HUGHES,
 J. RILEY WILLIAMS, P.L.C.,
 AND CHICAGO TOWER INSURANCE COMPANY.



FLOOD ZONE "X" = AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL FLOOD FLOOD PLAIN (1000 YEAR FLOOD) - AREAS OF 2% ANNUAL FLOOD, AREAS OF 1% ANNUAL FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM AN ANNUAL FLOOD.



ASSOCIATED SURVEYORS INC.
 LAND & ENGINEERING SURVEYS
 3840 BLANCKO BOULEVARD
 JACKSONVILLE, FLORIDA 32210
 904-771-8488
 CERTIFICATE OF AUTHORIZATION NO. LO 0005488

- GENERAL NOTES:**
1. BEARINGS ARE BASED ON
 2. STRUCTURE NO. 2280, CHOWN HISTORIC DISTRICT FLOOD ZONE
 3. BEST DETERMINED FROM F.E.N.A. FLOOD MAPS PANEL NO. 354 DATED 02/20/13.
 4. THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES, IF ANY, NOT DETERMINED.
 5. UNUSUAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCATED BY THIS SURVEY.
 6. THIS SURVEY BASED ON LEGAL DESCRIPTIONS FURNISHED. THE PUBLIC RECORDS WERE NOT SEARCHED BY THIS SURVEYOR FOR EASEMENTS, TIME COVENANTS, D.E.L.'S RESTRICTIONS, CLOSURES, YAKINGS OR ORDNANCES, ETC. THERE COULD BE OTHER MATTERS OF RECORD THAT AFFECT THIS PARCEL.
 6. UNLESS OTHERWISE STATED ALL IRON PIPES FOUND HAVE NO IDENTIFICATION.

I HEREBY CERTIFY THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING PURSUANT TO CHAPTER 8J-17.050 THROUGH 17.052, FLORIDA ADMINISTRATIVE CODE, CHAPTER 472, F.S.

BY: *Raymond J. Schaefer*
 CHARLES B. HATCHER FLORIDA CERTIFICATE NO. 3771
 CHARLES L. STARUNG FLORIDA CERTIFICATE NO. 4578
 RAYMOND J. SCHAEFER FLORIDA CERTIFICATE NO. 8132

JOB NO. 60740 DATE 07/23/2013
 SCALE: 1" = 20' DRAFTER B.L.A.

LEGEND/ABBREVIATIONS

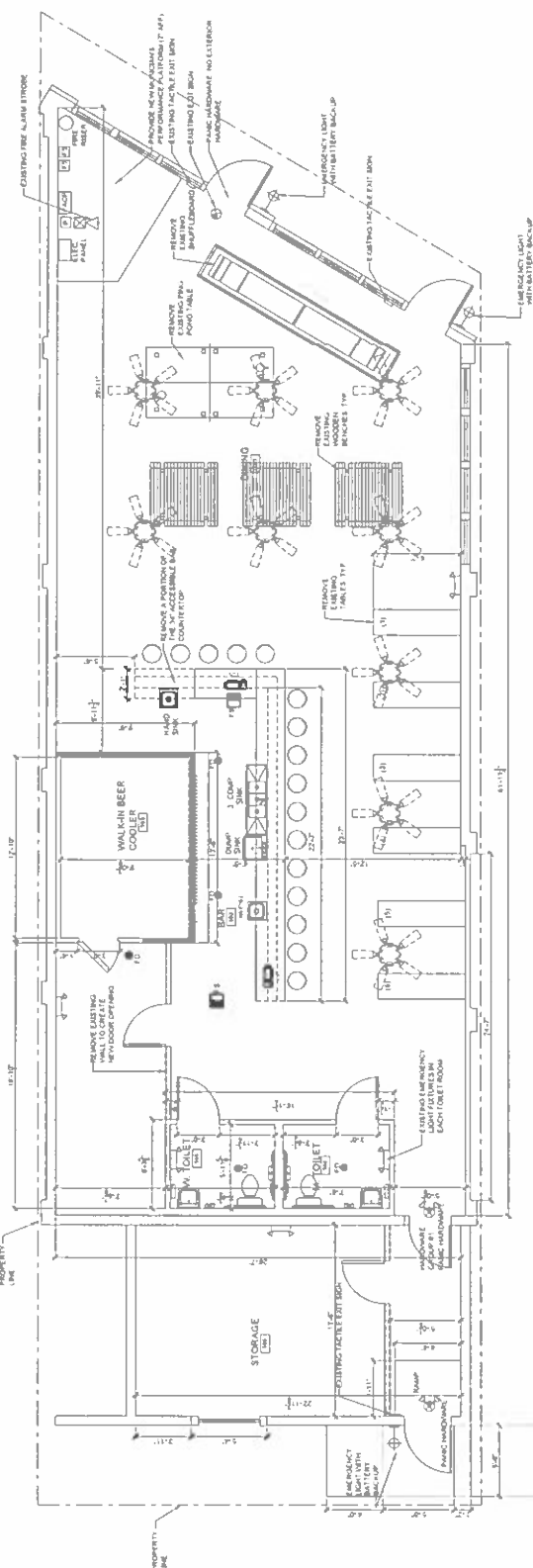
○ SET IRON PIPE OR REBAR	P.O. = POINT OF CURVE	(C) = CHORD
● "ASSOC. SURVEY" OR L.B. 6488	P.T. = POINT OF TANGENCY	(R) = RECORD
○ FOUND IRON PIN OR PIPE (IP)	QU = QUANTITIES	(M) = MEASURED
○ CONC. CURB OR DRIVE (CONC.)	AK = ANGLE	(D) = COMPASS DATA
OR.B.M. = OFFICIAL RECORD BOOK	A/O = ANGLE OF OBSERVATION	(L) = RADIUS
OR.V. = OFFICIAL RECORD VOLUME	W.M. = WATER METER	(L) = ARC LENGTH
P.R.M. = PERMANENT REFERENCE MONUMENT	P.T.G. = POOL EQUIPMENT	(P) = PHONE RISSER
B.R.L. = BUILDING RESTRICTION LINE	Q.U. = QUANTITIES	(M) = POINT OF WAY
E.T. = ELECTRIC TRANSFORMER & PAD	W.L. = WIRE LINE FENCE	(U.T.) = DRAINAGE TILE
A.P.A. = AMERICAN PUBLIC AUTHORITY	W.F. = WOOD FENCE	(U.P.) = UTILITY POLE
P.O.C. = POINT OF CURVE	I.F. = IRON FENCE	(A.V.) = GUY ANCHOR
P.O.R. = POINT OF REVERSE CURVE	B.W. = BETWEEN	(COVD) = COVERED
	(E.T.) = EAVE TR	(E.T.) = ELECTRIC BOX

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

NO.	DATE	REVISION

SHEET TITLE: EXISTING FLOOR PLAN
DRAWN BY: CAS
CHECKED BY: CAS
DATE: 05-05-2013

SHEET
A-1



EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

- NOTES**
1. PROVIDE FIRE-RATED PARTITION PER IBC 717. PROVIDE FIRE-RATED CONCEALED WALL SPACES. INCLUDE VERICAL AT THE CEILING AND DOOR LEVELS AND HORIZONTAL AT INTERVALS NOT EXCEEDING 10' (IBC 717.1.3). SEE IBC 717.1.3 FOR FLOOR JOIST SPACING. PROVIDE 2" MIN. CLEARANCE BETWEEN WALLS AND JOISTS.
 2. REMOVE EXISTING FLOOR AND RECONSTRUCT WITH 4" MIN. THICK CONCRETE SLAB ON GRADE. PROVIDE 4" MIN. THICK CONCRETE SLAB ON GRADE WITH 4" MIN. THICK POLYPROPYLENE FIBER REINFORCED CONCRETE (PPFRC) WITH 1% FIBER. PROVIDE 4" MIN. THICK CONCRETE SLAB ON GRADE WITH 4" MIN. THICK POLYPROPYLENE FIBER REINFORCED CONCRETE (PPFRC) WITH 1% FIBER.
 3. CONCEALED INSULATION MATERIALS SHALL HAVE A FLAME SPREAD RATING OF NOT MORE THAN 75 AND A SMOKE DEVELOPED RATING OF NOT MORE THAN 450 AS DETERMINED IN ACCORDANCE WITH ASTM E 84.
 4. PROVIDE MOISTURE RESISTANT Gypsum BOARD AROUND PLUMBING FIXTURES AND WALLS TO RECEIVE CERAMIC TILE.
 5. PROVIDE FIRE-RATED WOOD BLOCKING IN WALLS AS REQUIRED TO SUPPORT TOILET ROOM FIXTURES. ACCESSORIES, SHELVES & CABINETS SHALL BE INSTALLED IN A STAGGERED PATTERN OFFSET 1/8" ON EACH SIDE OF THE TRENCH. PROVIDE GREATER THAN 1/4" SMALL HAVE DIMEN @ 30" O.C. ON EACH SIDE OF THE TRENCH.
 6. PROVIDE R-11 BOUND ATTENUATION (BATT) AROUND THE TOILET ROOM.
- INTERIOR CONCRETE SLAB INSTALLATION NOTES:**
1. 4" x 12" LONG DIMEN @ 30" O.C. WITH THE EXISTING SLAB AND 9" IN THE NEW SLAB. PROVIDE 4" MIN. THICK POLYPROPYLENE FIBER REINFORCED CONCRETE (PPFRC) WITH 1% FIBER. PROVIDE 4" MIN. THICK CONCRETE SLAB ON GRADE WITH 4" MIN. THICK POLYPROPYLENE FIBER REINFORCED CONCRETE (PPFRC) WITH 1% FIBER. PROVIDE 4" MIN. THICK CONCRETE SLAB ON GRADE WITH 4" MIN. THICK POLYPROPYLENE FIBER REINFORCED CONCRETE (PPFRC) WITH 1% FIBER.
 2. NEW 4" CONCRETE SLAB ON GRADE TO MATCH EXISTING FLOOR (REF. DRAWING 1-1-1) IN NEW REINFORCING OVER 10' MIN. POLYPROPYLENE FIBER REINFORCED CONCRETE (PPFRC) WITH 1% FIBER. PROVIDE 4" MIN. THICK CONCRETE SLAB ON GRADE WITH 4" MIN. THICK POLYPROPYLENE FIBER REINFORCED CONCRETE (PPFRC) WITH 1% FIBER.

MAP OF

A PORTION OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA



VICINITY MAP

SCALE: 1" = 500'

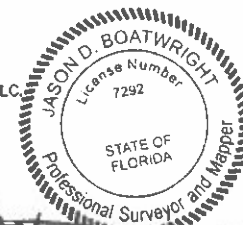
NOTES:

1. THIS IS A MAP ONLY.
2. THE PURPOSE OF THIS MAP IS TO SHOW THE LOCATION OF ANY CHURCHES, SCHOOLS OR ADULT ENTERTAINMENT FACILITIES WITHIN 1500 FEET OF THE SUBJECT SITE, OF WHICH THERE ARE FOUR (4):

SUBJECT SITE:
2695 POST STREET,
JACKSONVILLE, FL 32204
REAL ESTATE I.D. No: 084199-0010

- ① CHAMPIONS AT ST. PAUL'S CATHOLIC SCHOOL (AFTER SCHOOL PROGRAM)
2609 PARK STREET,
JACKSONVILLE, FL 32204 900'±
- ② ST. PAUL'S CATHOLIC SCHOOL-RIVERSIDE (MIDDLE SCHOOL)
2609 PARK STREET
JACKSONVILLE, FL 32204 1,010'±
- ③ ST. PAUL'S CATHOLIC CHURCH & SCHOOL
2609 PARK STREET,
JACKSONVILLE, FL 32204 970'±
- ④ MARY'S CHAPEL
2609 FORBES STREET,
JACKSONVILLE, FL 32204 1,100'±

CERTIFIED TO:
THE COLAB CAFE, LLC



JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

DATE: JULY 6, 2023	FILE: 2023-0921-2
SHEET 1 OF 1	DRAWN BY: ADT
	SCALE: 1" = 500'

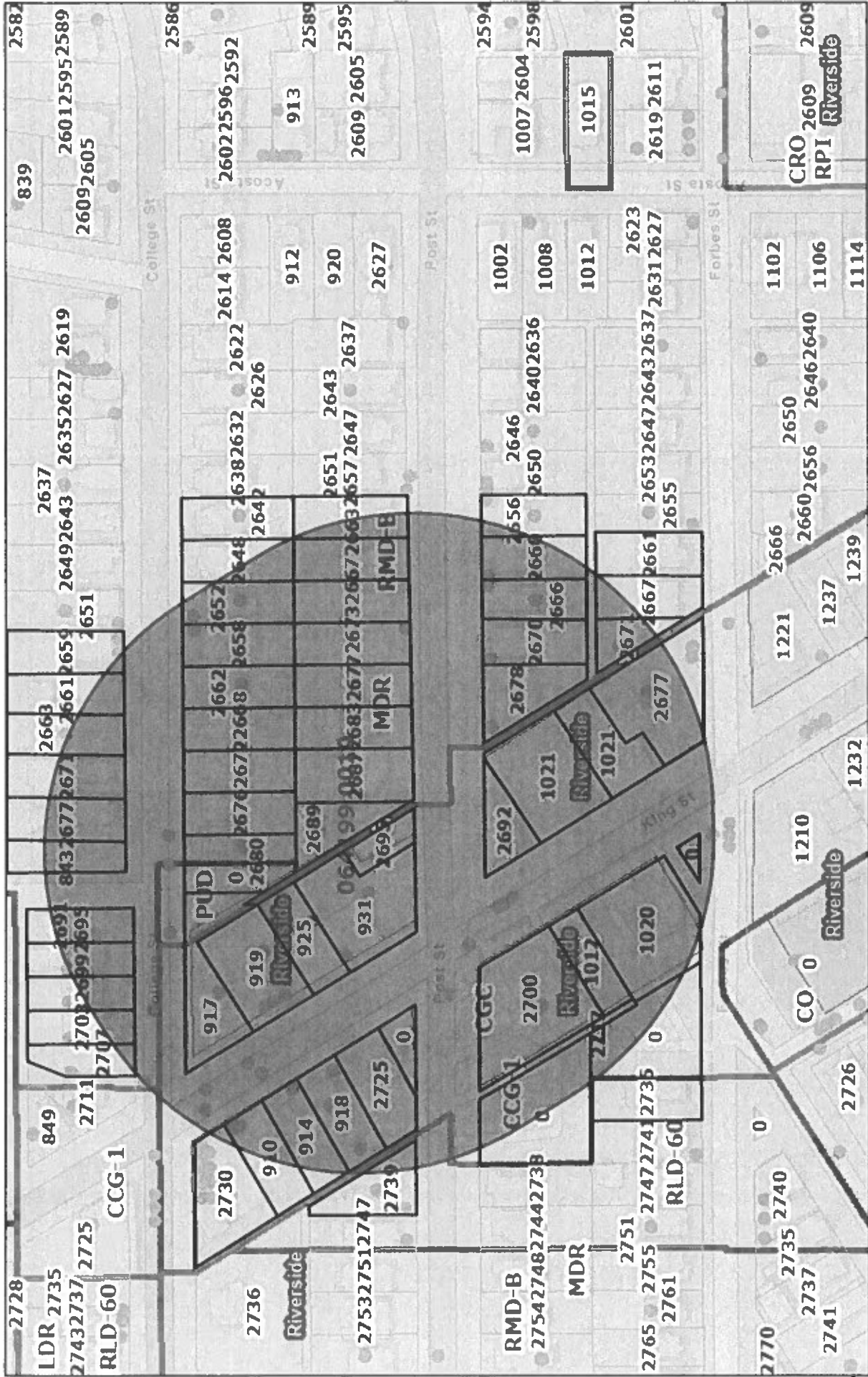
BOATWRIGHT LAND SURVEYORS, INC.

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



On File

Land Development Review



Esri, Community Maps Contributors, City of Jacksonville, FDEP, OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph.

1:2,257
 0 0.01 0.03 0.05 0.06 mi
 0 0.03 0.05 0.1 km

On File
 Page 20 of 21

July 18, 2023

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_CITY	MAIL_ZIP
064353 0000	1017 KING STREET LLC		2958 COLLIER AVE		JACKSONVILLE	FL 32205
064242 0000	APARTMENTS PLUS INC		2908 POST ST		JACKSONVILLE	FL 32205-7474
064378 0000	AUTUMNBROOK PROPERTIES LLC		5569 AUTUMNBROOK CT		JACKSONVILLE	FL 32258
064202 0000	BASS CLEO		7242 TRAILS END		JACKSONVILLE	FL 32277
064224 0000	BLUE TRUST		C/O BARBARA D BLUE TRUSTEE	10829 PEACEFUL HARBOR DR	JACKSONVILLE	FL 32218-
064187 0000	BOZZINI 2008 REVOCABLE TRUST		14314 OLD WOOD RD		SARATOGA	CA 95070
064183 0000	BRUSHNIGAN RIGGS CHRISTOPHER ET AL		2691 COLLEGE ST		JACKSONVILLE	FL 32204
064384 0000	CARTER LOVE L L C		2730 COLLEGE ST		JACKSONVILLE	FL 32205-7412
064230 0000	COLLEGE 2688 LLC		30 CHURCH ST SUITE 4		NEW ROCHELLE	NY 10801
064229 0000	COLVIN DAVID H		2680 COLLEGE ST		JACKSONVILLE	FL 32204
064262 0000	CORL JOSEPH M ET AL		321 HILLTOP DR		ORANGE PARK	FL 32073
064259 0000	DELLINGER CHASE MICHAEL ET AL		2111 MYRA ST		JACKSONVILLE	FL 32204
064180 0000	DENNIS T SCOTT		2703 COLLEGE ST		JACKSONVILLE	FL 32204-3507
064199 0000	DISCOUNT LIQUORLAND LLC		931 KING ST		JACKSONVILLE	FL 32204
064349 0010	FANT JULIAN E JR & DDROTHY S REVOCABLE TRUST		4062 TIMUQUANA RD		JACKSONVILLE	FL 32210
064206 0000	FELIX RYAN JAMES		2663 POST ST		JACKSONVILLE	FL 32204
064235 0000	FLEUR DE LYS LLC		1021 KING ST		JACKSONVILLE	FL 32204-4207
064201 0000	FLORIDA LAND TRUST 2689 OIIST		P O BOX 60952		JACKSONVILLE	FL 32236
064222 0000	GARCIA BIELLE MAREE R		2648 COLLEGE ST		JACKSONVILLE	FL 32204
064181 0000	GUZAK KEVIN		2699 COLLEGE ST		JACKSONVILLE	FL 32204-3571
064263 0000	HISTORIC POST STREET APARTMENTS TRUST		500 WESTOVER DR 10209		SANFORD	NC 27330
064197 0010	IHOP LIKE RMR LLC		30 CHURCH ST		NEW ROCHELLE	NY 10801
064190 0000	KARMA PROPERTY MANAGEMENT LLC		1733 N 1ST ST		JACKSONVILLE BEACH	FL 32250
064260 0000	KING GROUP INVESTMENTS INC		2219 PARK ST		JACKSONVILLE	FL 32204-4315
064197 0020	KING STREET EQUITIES LLC		6271 ST AUGUSTINE RD		JACKSONVILLE	FL 32217
064381 0000	LIML PROPERTY INC		400 E BAY ST UNIT #401	STE 24 1088	JACKSONVILLE	FL 32202
064189 0000	LOSASSO MARY S		2661 COLLEGE ST		JACKSONVILLE	FL 32204-3505
064200 0000	LUCIUS SHAWN		2687 POST ST		JACKSONVILLE	FL 32204
064203 0000	MCGILL JAKE A		2677 POST ST		JACKSONVILLE	FL 32204-4230
064188 0000	MULLANEY SCOTT		2663 COLLEGE ST		JACKSONVILLE	FL 32204
064182 0000	OMT REVIEW LLC		145 BRISTOL PL		PONTE VEDRA BEACH	FL 32082
064351 0000	PEOPLES GAS SYSTEM INC		ATTN: TAX DEPT	P O BOX 2562	TAMPA	FL 33601-2562
064354 0000	POON IRREVOCABLE TRUST		4411 WINTON RD		JACKSONVILLE	FL 32207
064241 0000	R AND M RAWLIS LLC		4495 GLEN KERNAN PKWY E		JACKSONVILLE	FL 32224
064243 0000	REHL RICHARD L		2661 FORBES ST		JACKSONVILLE	FL 32204
064179 0000	ROBINSON ELDRIDGE		2707 COLLEGE ST		JACKSONVILLE	FL 32204
064383 0000	ROCK OF AVONDALE INC		910 KING ST		JACKSONVILLE	FL 32204
064261 0000	RUDLOFF JOSHUA		2666 POST ST		JACKSONVILLE	FL 32204
064380 0000	SAFAR ADMOUN		6863 LA LOMA DR		JACKSONVILLE	FL 32217-2611
064349 0000	SALEEBAS III LLC		3651-1 ST JOHNS AV		JACKSONVILLE	FL 32205
064205 0000	SHELDON KAYLA RENEE		2667 POST ST		JACKSONVILLE	FL 32204
064271 0000	SIEBENSCHUH BRIAN		2642 COLLEGE ST		JACKSONVILLE	FL 32204-3506
064186 0000	SNOW SHANNON M		2677 COLLEGE ST		JACKSONVILLE	FL 32204
064225 0000	THOMPSON LINDA F		2662 COLLEGE ST		JACKSONVILLE	FL 32204-3506
064207 0000	THONNISSEN EMILY J		1732 SAN MARCO BLVD APT 3		JACKSONVILLE	FL 32207
064232 0000	WALKER RESIDENTIAL HOLDINGS LLC		2958 COLLIER AVE		JACKSONVILLE	FL 32205
064185 0000	WILDER GAIGE		843 WEST ST		JACKSONVILLE	FL 32204
064204 0000	WOOD ROBERT H		1667 MARGARET'S WALK		JACKSONVILLE	FL 32003
064223 0000	WORKMAN FAMILY TRUST		5447 TIMUQUANA RD		FLEMING ISLAND	FL 32210
064228 0000	WRIGHT KEENAN W		2676 COLLEGE ST		JACKSONVILLE	FL 32204-3506
064277 0000	ZUKOWSKI CONNIE ANN ET AL		C/O CHASTITY CAMPBELL MURPHY	2672 COLLEGE ST	JACKSONVILLE	FL 32204
		RHONDA BOYD	9381 ARBOR OAK LN		JACKSONVILLE	FL 32208
		JIM LOVE	2730 COLLEGE ST		JACKSONVILLE	FL 32205-7412
		SHANNON BLANKINSHIP	2623 HERSCHEL ST		JACKSONVILLE	FL 32204