

Application For Administrative Deviation

Planning and Development Department Info

Application # AD-23-20 **Staff Sign-Off/Date** CMC / 02/14/2023
Filing Date N/A **Number of Signs to Post** 4
Current Land Use Category MDR
Deviation Sought 1.) REDUCE REQUIRED MINIMUM LOT AREA FROM 1500 TO 1350 SQUARE FEET FOR TOWNHOMES 2.) DECREASE MINIMUM NUMBER OF LOADING SPACES FROM 9 REQUIRED TO 0 LOADING SPACES.
Applicable Section of Ordinance Code N/A
Notice of Violation(s) N/A
Hearing Date N/A
Neighborhood Association WEST JAX CIVIC ASSOCIATION
Overlay N/A

Application Info

Tracking # 4667 **Application Status** FILED COMPLETE
Date Started 11/30/2022 **Date Submitted** 11/30/2022

General Information On Applicant

Last Name DIEBENOW **First Name** STEVE **Middle Name**
Company Name
Mailing Address
ONE INDEPENDENT DRIVE, STE. 1200
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9043011269 **Fax** 9043011279 **Email** SDIEBENOW@DRIVERMCAFFEE.COM

General Information On Owner(s)

Last Name N/A **First Name** N/A **Middle Name**
Company/Trust Name
NORMANDY & HAMMOND, LLC
Mailing Address
8764 NORMANDY BLVD
City JACKSONVILLE **State** FL **Zip Code** 32221
Phone **Fax** **Email**

Last Name JAGODNIK **First Name** ELSIE **Middle Name** P.
Company/Trust Name
Mailing Address
2932 OAK CREEK LANE
City JACKSONVILLE **State** FL **Zip Code** 32221
Phone **Fax** **Email**

Last Name CHRISTERSSON **First Name** CATHERINE **Middle Name** B.

Company/Trust Name

Mailing Address
1810 BILODEAU COURT

City JACKSONVILLE **State** FL **Zip Code** 32221

Phone **Fax** **Email**

Last Name N/A **First Name** N/A **Middle Name**

Company/Trust Name
TRUSTEE CORPORATION OF THE WEST NORMANDY BAPTIST CHURCH, INC.

Mailing Address
8728 NORMANDY BLVD

City JACKSONVILLE **State** FL **Zip Code** 32221

Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed?

If Yes, State Application No(s)

Map	RE#	Council District	Planning District	Current Zoning District(s)
Map	009109 0005	12	4	CCG-2,RMD-A,RMD-B
Map	009120 0020	12	4	RMD-B
Map	009120 0010	12	4	RMD-B
Map	009312 0010	12	4	RMD-B

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

Total Land Area (Nearest 1/100th of an Acre) 26.52

In Whose Name Will The Deviation Be Granted
RCBF PROPERTIES, LLC

Is transferability requested? Yes No
If approved, the administrative deviation is transferred with the property.

Location Of Property

General Location
SOUTH OF NORMANDY BOULEVARD AND NORTH OF HERLONG ROAD

House # 8740 **Street Name, Type and Direction** NORMANDY BLVD **Zip Code** 32221

Between Streets
NORMANDY BOULEVARD and HERLONG ROAD

Utility Services Provider
 City Water/City Sewer Well/Septic City Water/Septic City Sewer/Well

Deviation sought

Click on a check box to provide details pertaining to the deviation sought.
 Reduce required minimum lot area from 1500 to 1350 square feet.

- Increase maximum lot coverage from % to %.
- Increase maximum height of structure from to feet.
- Reduce required yard(s)
- Reduce minimum number of off-street parking spaces from to .
- Increase the maximum number of off-street parking spaces from to .
- Reduce setback for any improvements other than landscaping, visual screening or retention in the CCG-1 zoning district from a residential zoning district from a minimum of **15** feet to feet.
- Reduce setback for any improvements other than landscaping, visual screening or retention in the CCG-2 zoning district from a residential zoning district from a minimum of **25** feet to feet.
- Decrease minimum number of loading spaces from required to loading spaces.

Reduce the dumpster setback from the required **5** feet along:

- North to feet;
- East to feet;
- South to feet;
- West to feet.
- Decrease the minimum number of bicycle parking spaces from required to spaces.
- Reduce the minimum width of drive from feet required to feet.
- Reduce vehicle use area interior landscape from square feet to square feet.
- Increase the distance from the vehicle use area to the nearest tree from **55** feet maximum to feet.
- Reduce the number of terminal island trees from terminal islands required to terminal islands.
- Reduce the landscape buffer between vehicle use area along from **10** feet per linear feet of frontage and **5** feet minimum width required to feet per linear feet of frontage and feet minimum width.
- Reduce the number of shrubs along from required to shrubs.
- Reduce the number of trees along from required to trees.

Reduce the perimeter landscape buffer area between vehicle use area and abutting property from **5** feet minimum width required along:

- North boundary to feet;
- East boundary to feet;
- South boundary to feet;
- West boundary to feet.

Reduce the number of trees along:

- North property boundary from required to trees;
- East property boundary from required to trees;
- South property boundary from required to trees;
- West property boundary from required to trees.
- Increase the maximum width of the driveway access from from 24 36 48 feet required to feet.

Decrease the minimum width of the driveway access from

from 24 36 48 feet required to feet.

Increase the maximum width of the driveway access to adjoining property from **24** feet required along:

North to feet;

East to feet;

South to feet;

West to feet.

Decrease the minimum width of the driveway access to adjoining property from **24** feet required along:

North to feet;

East to feet;

South to feet;

West to feet.

Reduce the uncomplimentary land use buffer width from **10** feet wide required along:

North property boundary to feet wide;

East property boundary to feet wide;

South property boundary to feet wide;

West property boundary to feet wide.

Reduce the uncomplimentary land use buffer trees along:

North property boundary from required to trees;

East property boundary from required to trees;

South property boundary from required to trees;

West property boundary from required to trees.

Reduce the uncomplimentary land use buffer visual screen from **6** feet tall and **85** % opaque required along:

North property boundary to feet tall and %;

East property boundary to feet tall and %;

South property boundary to feet tall and %;

West property boundary to feet tall and %.

Required Attachments

The following items must be attached to the application.

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

Supplemental Information

- Letter From DCFS, Department of Children and Family Services - day care uses only
- Letter from the applicable Home Owner's Association, stating that the request meets their architectural and aesthetic requirements; or letter stating that the subject parcel is not

within the jurisdiction, of a Home Owner's Association - residential only
 Elevations, must be drawn to scale - height increase requests only

Criteria

Section 656.101(a), Ordinance Code, defines an administrative deviation as "a relaxation of the terms of the Zoning Code requirements for minimum lot area, yards, number of off-street parking spaces, landscaping, maximum lot coverage and maximum height of structures, including fences, which the Zoning Administrator is authorized to grant pursuant to the procedures set forth in Section 656.109(e) through (j)."

Section 656.109(e) through (j), Ordinance Code, provides that, with respect to action upon Applications for Administrative Deviations, the Zoning Administrator shall grant a deviation only if substantial competent evidence exists to support a positive finding based on each of the following criteria:

I. The need for the proposed deviation arises out of the physical surroundings, shape, topographic condition or other physical or environmental conditions that are limited to the subject property alone; or this issue is common to numerous sites.

YES. THE NEED FOR THE PROPOSED DEVIATION ARISES OUT OF THE PHYSICAL SURROUNDINGS, SHAPE, OR CONDITIONS LIMITED TO THE SUBJECT PROPERTY ALONE. APPLICANT PROPOSES TO DEVELOP A MULTI-FAMILY PROJECT ON APPROXIMATELY 26.52 ACRES LOCATED AT 8740, 8728, AND 8564 NORMANDY AND 1810 AND 1733 BILODEAU COURT (RE#S 009109 0005, 009312 0010, 009308 0000, 009120 0020, 009120 0010) (THE "PROPERTY") AS MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION FILED HERewith. TO PERMIT THE DEVELOPMENT PLAN, APPLICANT HAS FILED A COMPANION LAND USE AMENDMENT TO MDR AND REZONING APPLICATION TO RMD-D. APPLICANT SEEKS TO DEVELOP A MULTI-FAMILY RESIDENTIAL PROJECT WITH THREE HUNDRED NINETY-SIX (396) APARTMENT UNITS AND FIFTY (50) TOWNHOME UNITS. WITH FOUR HUNDRED FORTY-SIX (446) TOTAL UNITS, THERE IS A LOADING REQUIREMENT OF NINE (9) LOADING SPACES [446 / 50 = 8.92]. THIS DEVIATION IS REQUESTED AS A RESULT OF SITE LIMITATIONS AND BALANCING THE NEED TO PROVIDE REQUIRED LANDSCAPING, BUFFERING, SETBACKS AND PARKING WHILE CREATING A CONSISTENT AND COMPATIBLE DEVELOPMENT THAT WILL ALLOW RESIDENTS TO LOAD IN AVAILABLE PARKING SPACES OR DRIVE AISLES WHEN NEEDED. ADDITIONALLY, DUE TO THE UNIQUE SHAPE OF THE PROPERTY AND THE INTERMIXING OF APARTMENTS AND TOWNHOMES, APPLICANT REQUESTS A REDUCTION IN MINIMUM LOT AREA FOR THE TOWNHOMES FROM ONE THOUSAND FIVE HUNDRED (1,500) SQUARE FEET TO ONE THOUSAND THREE HUNDRED FIFTY (1,350) SQUARE FEET. THE TOWNHOMES WILL MAINTAIN THE MINIMUM FIFTEEN (15) FOOT WIDTH AND PROVIDE A MINIMUM LOT DEPTH OF NINETY (90) FEET. THERE IS A COMPANION LAND USE AMENDMENT AND REZONING. Z-5785 AND Z-4665 RESPECTIVELY.

1. There are practical or economic difficulties in carrying out the strict letter of the regulation;

YES. THERE ARE PRACTICAL AND ECONOMIC DIFFICULTIES COMPLYING WITH THE STRICT LETTER OF THE ZONING CODE AS APPLIED TO THE PROJECT. APPLICANT HAS PRIORITIZED PROVIDING LANDSCAPING, BUFFERS AND PARKING IN LIEU OF LOADING SPACES GIVEN THE EXISTING SITE CONSTRAINTS. IN APPLICANT'S DEVELOPMENT EXPERIENCE, RESIDENTS WILL UTILIZE AVAILABLE PARKING SPACES OR DRIVE AISLES TO FACILITATE LOADING WHEN NEEDED. PROVIDING DESIGNATED LOADING SPACES DOES NOT BEST SERVE THE DEVELOPMENT AND WOULD GO CRITICALLY UNDERUTILIZED WHEN THAT AREA INSTEAD COULD GO TO ENSURING AVAILABLE PARKING OR ADDITIONAL LANDSCAPING. THE REQUESTED REDUCTION IN MINIMUM LOT AREA ACCOUNTS FOR A TEN (10) FOOT LOT DEPTH REDUCTION WHILE PROVIDING A MINIMUM FIFTEEN (15) LOT WIDTH. THIS REDUCTION IS A RESULT OF THE UNIQUE SHAPE OF THE PROPERTY AND PROVIDING SUFFICIENT LANDSCAPING AND PARKING. PROVIDING THE MIX OF APARTMENTS AND TOWNHOMES WILL PROVIDE A UNIQUE OFFERING TO PROSPECTIVE RESIDENTS. HOWEVER, THE PLACEMENT OF APARTMENTS AND TOWNHOMES REQUIRE THIS REDUCTION.

2. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish some result that is in the public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees.

YES. THE REQUEST FOR ADMINISTRATIVE DEVIATION IS NOT BASED EXCLUSIVELY UPON A DESIRE TO REDUCE THE COST OF DEVELOPING THE SITE. THE REQUEST IS BASED UPON A DESIRE TO DEVELOP AN UNDERUTILIZED PARCEL OF LAND, WHERE THE DEVELOPER MUST BALANCE MEETING ALL ZONING CODE REQUIREMENTS, INCLUDING LANDSCAPING, PARKING AND BUFFERS, WITHIN A CONFINED SPACE AND UNIQUELY SHAPED PROPERTY. BASED UPON THEIR EXPERIENCE AS MULTI-FAMILY OPERATORS, APPLICANT HAS UTILIZED BEST EFFORTS IN MEETING ALL THE REQUIREMENTS WHILE PROVIDING SUFFICIENT HOUSING STOCK.

3. The proposed deviation will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the deviation;

YES. THE PROPOSED DEVIATION WILL NOT DIMINISH PROPERTY VALUES, ALTER THE ESSENTIAL CHARACTER OF THE SURROUNDING AREA, OR SUBSTANTIALLY INTERFERE WITH OR INJURE THE RIGHTS OF OTHERS WHOSE PROPERTY WOULD BE AFFECTED BY THE DEVIATION. THE PROJECT WILL ENHANCE THE AREA BY REPLACING UNDERDEVELOPED PROPERTY WITH MODERN MULTI-FAMILY RESIDENCES. APPLICANT HAS LOCATED THE

APARTMENTS TO THE SOUTH OF THE PROPERTY AND THE TOWNHOMES TOWARD THE CENTER AND THUS PROVIDE A TRANSITION FROM THE COMMERCIAL DEVELOPMENT PATTERN ALONG NORMANDY BOULEVARD TO MULTI-FAMILY USES TOWARD HERLONG ROAD. THE PARCELS TO THE WEST, SOUTH AND EAST ARE GENERALLY USED FOR SINGLE FAMILY RESIDENCES, AND THE PROPOSED MULTI-FAMILY UNITS ARE LOCATED TO ACCOMMODATE THE RUNWAY PROTECTION ZONE OF HERLONG AIRPORT. LANDSCAPING AND SETBACKS AS REQUIRED BY THE ZONING CODE ARE PROVIDED TO ENSURE CONSISTENCY AND COMPATIBILITY WITH THE SURROUNDING COMMUNITY. LOADING WILL BE CONDUCTED INTERIOR TO THE SITE, SUCH THAT THIS DEVIATION WILL NOT SUBSTANTIALLY DIMINISH PROPERTY VALUES, ALTER THE CHARACTER OF THE AREA, NOR INTERFERE WITH THE PROPERTY RIGHTS OF OTHERS.

4. The proposed deviation will not be detrimental to the public health, safety or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law;

YES. THE PROPOSED USE WILL NOT AFFECT PUBLIC HEALTH, SAFETY OR WELFARE OR RESULT IN ADDITIONAL PUBLIC EXPENSE, CREATION OF NUISANCE OR CONFLICT ANY OTHER APPLICABLE LAW. THE REQUESTED DEVIATION WILL ASSIST IN MEETING THE NEED FOR MORE HOUSING OPTIONS IN THE AREA AND WILL ACTIVATE PROPERTY ABUTTING NORMANDY BOULEVARD.

5. The proposed deviation has been recommended by a City landscape architect, if the deviation is to reduce required landscaping; and

APPLICANT DOES NOT SEEK A PROPOSED DEVIATION RELATING TO MINIMUM REQUIRED LANDSCAPING.

6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.

YES. THE EFFECT OF THE PROPOSED DEVIATION IS IN HARMONY WITH THE SPIRIT AND INTENT OF THE ZONING CODE. APPLICANT HAS HAD TO BALANCE MEETING THE ZONING CODE PROVISIONS FOR MINIMUM LOT AREA, SETBACKS, BUFFERS, LANDSCAPING, PARKING AND LOADING WHILE PROVIDING SUFFICIENT DENSITY TO MAKE THE PROJECT ECONOMICALLY VIABLE. APPLICANT HAS MET ALL OF THE ZONING CODE REQUIREMENTS EXCEPT FOR MINIMUM LOT AREA AND LOADING. THE MINIMUM LOT AREA REPRESENTS A TEN (10) FOOT REDUCTION IN LOT DEPTH. LOT WIDTH WILL BE PROVIDED ACCORDING TO CODE AND WILL BE SUFFICIENT TO MEET THE DEMANDS OF RESIDENTS. THE AVAILABLE PARKING SPACES AND DRIVE AISLES ARE PROVIDED PURSUANT TO CODE AND CAN BE UTILIZED TO MEET RESIDENTS' LOADING DEMAND WHEN NEEDED. IF GRANTED, THE ADMINISTRATIVE DEVIATION WILL ALLOW FOR MUCH NEEDED HOUSING STOCK WITH NO DETRIMENTAL IMPACT TO SURROUNDING PROPERTIES.

If the deviation is proposed to correct an existing violation, the Zoning Administrator shall also consider the following:

(i) Whether the violation was created by the applicant with the intent to violate the provisions of this Zoning Code;

APPLICANT IS NOT AWARE OF ANY PRIOR CITATIONS FOR THE PROPERTY.

(ii) The length of time the violation has existed without receiving a citation; and

APPLICANT IS NOT AWARE OF ANY PRIOR CITATIONS FOR THE PROPERTY.

(iii) Whether the violation occurred as a result of construction which occurred prior to the acquisition of the property by the owner.

APPLICANT IS NOT AWARE OF ANY PRIOR CITATIONS FOR THE PROPERTY.

Public Hearings

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

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

Application Certification

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

Agreed to and submitted

Filing Fee Information

1) Residential District Base Fee	\$966.00
2) Plus Notification Costs Per Addressee	

48 Notifications @ \$7.00/each: \$336.00

3) Total Application Cost:

\$1,302.00

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

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

EXHIBIT A
Property Ownership Affidavit

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

Re: Property Ownership Affidavit for 8740 Normandy Blvd, Jacksonville, FL 32221 (RE# 009109 0005)

Ladies and Gentlemen:

You are hereby advised that the undersigned, A. Farhat, as Manager, of Normandy & Hammond, LLC, a Florida limited liability company is the Owner of the property described in **Exhibit 1**, in connection with seeking entitlements as may be required for the above referenced property, submitted to the Jacksonville Planning and Development Department.

Normandy & Hammond, LLC,
a Florida limited liability company

[Handwritten Signature]
Signed

A. Farhat
Printed

Manager
Title

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24th day of September, 2022 by, Abraham E. Farhat as Manager of Normandy & Hammond, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

[Notary Seal]

[Handwritten Signature]
(Notary Signature)

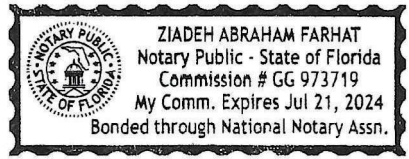


EXHIBIT A
Property Ownership Affidavit

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

**Re: Property Ownership Affidavit for 1810 Bilodeau Court, Jacksonville, FL
32221 (RE# 009120 0010)**

Ladies and Gentlemen:

I, Cathcrine B. Christersson, hereby certify that I am the Owner of the property described in **Exhibit 1**, in connection with filing a land use amendment, rezoning, administrative deviation, exception, waiver, variance and such other entitlements as may be required for the above referenced property, submitted to the Jacksonville Planning and Development Department.


Catherine B. Christersson

STATE OF Mississippi
COUNTY OF Jackson

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of July, 2022 by, Catherine B. Christersson, who is personally known to me or has produced drivers license as identification.

[Notary Seal]




(Notary Signature)

EXHIBIT A
Property Ownership Affidavit

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

Re: Property Ownership Affidavit for 1733 Bilodeau Court and 8564 Normandy Boulevard, Jacksonville, FL 32221 (RE#s 009120 0020 & 009308 0000)

Ladies and Gentlemen:

I, Elsie P. Jagodnik, hereby certify that I am the Owner of the property described in **Exhibit 1**, in connection with filing a land use amendment, rezoning, administrative deviation, exception, waiver, variance and such other entitlements as may be required for the above referenced property, submitted to the Jacksonville Planning and Development Department.



Elsie P. Jagodnik

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13 day of July, 2022 by, Elsie P. Jagodnik, who is personally known to me or has produced Drivers License as identification.

[Notary Seal]



(Notary Signature)

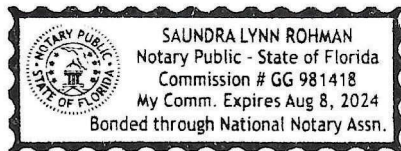


EXHIBIT A
Property Ownership Affidavit

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

**Re: Property Ownership Affidavit for 8728 Normandy Boulevard, Jacksonville,
FL 32221 (RE# 009312 0010)**

Ladies and Gentlemen:

I, Wayne Sumner, as President of Trustee Corporation of the West Normandy Baptist Church, Inc., a Florida not for profit corporation, hereby certify that said entity is the Owner of the property described in **Exhibit 1**, in connection with filing a land use amendment, rezoning, administrative deviation, exception, waiver, variance and such other entitlements as may be required for the above referenced property, submitted to the Jacksonville Planning and Development Department.

TRUSTEE CORPORATION OF THE
WEST NORMANDY BAPTIST CHURCH,
INC., a Florida not for profit corporation

Wayne Sumner
Signed

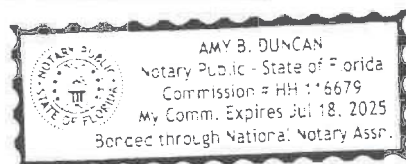
Wayne Sumner
Printed

President
Title

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of June, 2022 by, Wayne Sumner as President of Trustee Corporation of the West Normandy Baptist Church, Inc., a Florida not for profit corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.

[Notary Seal]



Amy B. Duncan
(Notary Signature)

EXHIBIT B
Agent Authorization

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

Re: Agent Authorization for 8740 Normandy Blvd, Jacksonville, FL 32221 (RE# 009109 0005)

Ladies and Gentlemen:

You are hereby advised that the undersigned, A Farhat, as Manager, of Normandy & Hammond, LLC, a Florida limited liability company, hereby authorizes and empowers Driver, McAfee, Hawthorne & Diebenow, PLLC, to act as agent to assist with seeking entitlements as may be required 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.

Normandy & Hammond, LLC,
a Florida limited liability company

[Signature]
Signed

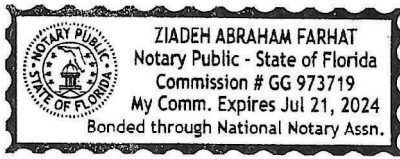
A Farhat
Printed

Manager
Title

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26th day of September, 2022 by, Abraham Z. Farhat as Manager of Normandy & Hammond, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

[Notary Seal]



[Signature]
(Notary Signature)

EXHIBIT B
Agent Authorization

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

Re: Agent Authorization for 1810 Bilodeau Court, Jacksonville, FL 32221 (RE# 009120 0010)

Ladies and Gentlemen:

You are hereby advised that Catherine B. Christersson hereby authorizes and empowers Driver, McAfee, Hawthorne & Diebenow, PLLC, to act as agent to file an application for land use amendment, rezoning, administrative deviation, exception, waiver, variance and such other entitlements as may be required 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.


Catherine B. Christersson

STATE OF Mississippi
COUNTY OF Jackson

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4 day of July, 2022 by, Catherine B. Christersson, who is personally known to me or has produced drivers license as identification.

[Notary Seal]


(Notary Signature)



EXHIBIT B
Agent Authorization

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

**Re: Agent Authorization for 1733 Bilodeau Court and 8564 Normandy Boulevard,
Jacksonville, FL 32221 (RE#s 009120 0020 & 009308 0000)**

Ladies and Gentlemen:

You are hereby advised that Elsie P. Jagodnik hereby authorizes and empowers Driver, McAfee, Hawthorne & Diebenow, PLLC, to act as agent to file an application for land use amendment, rezoning, administrative deviation, exception, waiver, variance and such other entitlements as may be required 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.

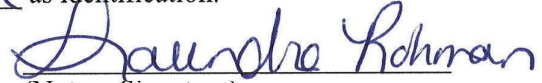


Elsie P. Jagodnik

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13 day of July, 2022 by, Elsie P. Jagodnik, who is personally known to me or has produced Drivers License as identification.

[Notary Seal]



(Notary Signature)

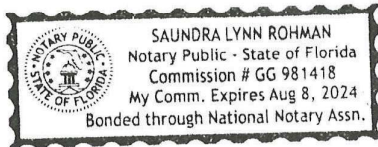


EXHIBIT B
Agent Authorization

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

**Re: Agent Authorization for 8728 Normandy Boulevard, Jacksonville, FL 32221
(RE# 009312 0010)**

Ladies and Gentlemen:

You are hereby advised that Wayne Sumner, as President, of Trustee Corporation of the West Normandy Baptist Church, Inc., a Florida not for profit corporation, hereby authorizes and empowers Driver, McAfee, Hawthorne & Diebenow, PLLC, to act as agent to file an application for land use amendment, rezoning, administrative deviation, exception, waiver, variance and such other entitlements as may be required 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.

TRUSTEE CORPORATION OF THE
WEST NORMANDY BAPTIST CHURCH,
INC. a Florida not for profit corporation

Wayne Sumner
Signed

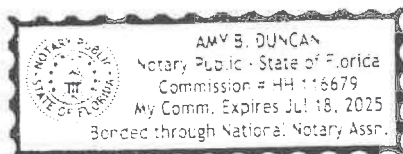
Wayne Sumner
Printed

President
Title

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of June, 2022 by, Wayne Sumner as President of Trustee Corporation of the West Normandy Baptist Church, Inc., a Florida not for profit corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.

[Notary Seal]



Amy B. Duncan
(Notary Signature)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
NORMANDY & HAMMOND, LLC

Filing Information

Document Number L09000020870
FEI/EIN Number 59-0566656
Date Filed 03/03/2009
State FL
Status ACTIVE

Principal Address

8764 NORMANDY BLVD.
JACKSONVILLE, FL 32221

Mailing Address

8764 NORMANDY BLVD.
JACKSONVILLE, FL 32221

Registered Agent Name & Address

AKEL, DANIEL DESQ.
ONE INDEPENDENT DR.
SUITE 2301
JACKSONVILLE, FL 32202

Authorized Person(s) Detail

Name & Address

Title MGR

FARHAT, JEANETTE Z
8764 NORMANDY BLVD.
JACKSONVILLE, FL 32221

Title MGR

FARHAT, ABRAHAM Z
497 MONTEREY PKWY
ORANGE PARK, FL 32073

Annual Reports

Report Year	Filed Date



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Detail by Entity Name

Florida Not For Profit Corporation

TRUSTEE CORPORATION OF THE WEST NORMANDY BAPTIST CHURCH, INC.

Filing Information

Document Number 723913
FEI/EIN Number 59-1558910
Date Filed 07/19/1972
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 04/14/1986

Principal Address

8728 NORMANDY BLVD.
 JACKSONVILLE, FL 32221

Changed: 04/14/1986

Mailing Address

8728 NORMANDY BLVD.
 JACKSONVILLE, FL 32221

Changed: 04/14/1986

Registered Agent Name & Address

KIGHT, CONSTANCE
 8966 DENNY RD
 JACKSONVILLE, FL 32220

Name Changed: 03/08/2006

Address Changed: 03/08/2006

Officer/Director Detail

Name & Address

Title PD

SUMNER, M. DWAYNE
 9348 PROSPERITY LAKE DRIVE
 JACKSONVILLE, FL 32244

Preparer has not examined the title to the property described herein, no warranty or other representation is made, and no opinion is expressed or implied as to the ownership of the property, the condition of its title, its quality, the location of its boundaries or the existence of any liens, unpaid taxes or encumbrances affecting it.

Daniel D. Akel, Esquire
1 Independent Drive, Suite 2301
Jacksonville, FL 32202
Consideration: \$10.00

WARRANTY DEED

THIS INDENTURE, made this 4th day of June, 2009 BETWEEN ZIADEH JOHN FARHAT a/k/a JOHN Z. FARHAT and JEANETTE Z. FARHAT, husband and wife, of the County of Duval, State of Florida, "Grantor", and NORMANDY & HAMMOND, LLC, whose post office address is 8764 Normandy Boulevard, Jacksonville, Florida 32221, of the County of Duval, State of Florida, "Grantee,"

WITNESSETH, That said grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Duval County, Florida, to-wit:

SEE COMPOSIT EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: covenants, restrictions and easements of record.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. "Grantor" and "grantee" are used for singular or plural, as context requires.

THIS IS A CONTRIBUTION TO CAPITAL OF UNENCUMBERED PROPERTY TO AN ENTITY OWNED BY THE GRANTOR AND NO DOCUMENTARY STAMPS ARE DUE UNDER THE KURO CASE.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Kelly Boswell-Williams John Z. Farhat
Printed Name: Kelly Boswell-Williams JOHN Z. FARHAT

Tamara Horne
Printed Name: Tamara Horne

Kelly Boswell-Williams Jeanette Z. Farhat
Printed Name: Kelly Boswell-Williams JEANETTE Z. FARHAT

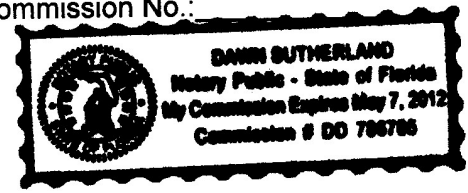
Tamara Horne
Printed Name: Tamara Horne

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 4th day of June, 2009
by JOHN Z. FARHAT and JEANETTE Z. FARHAT, who is personally known to me or
who has produced a Florida driver's license as identification.

Dawn Sutherland

NOTARY PUBLIC, State of Florida
Printed Name: _____
My Commission expires: _____
Commission No.: _____



COMPOSIT EXHIBIT "A"

A portion of Section 33, Township 2 South, Range 25 East, Duval County, Florida being more particularly described as follows: Commence at the intersection of the North Right of Way line of Herlong Road (a 66 foot Right of Way as now established) with the East line of Section 33; thence North $00^{\circ}40'52''$ East, along the East line of said Section 33, a distance of 400.02 feet to the Southeast corner of the lands described in Official Records 6037, page 2369 of the current public records of Duval County, Florida; thence South $89^{\circ}07'52''$ West, along the South line of last said lands, a distance of 135.35 feet to the Southwest corner of last said lands; thence North $22^{\circ}06'35''$ West, along the West line of last said lands, a distance of 524.87 feet to the Westerly prolongation of the North line of the lands described in Official Records 13995, page 807 and the Point of Beginning; thence continue North $22^{\circ}06'35''$ West, along the West line thereof, a distance of 71.01 feet to the Northwest corner of said lands described in Official Records 6037, page 2369; thence along the North line of last said lands the following five (5) courses and distances: (1) North $68^{\circ}02'55''$ East, 39.18 feet; (2) South $24^{\circ}35'43''$ East, 19.05 feet; (3) North $66^{\circ}27'01''$ East, 158.44 feet; (4) South $18^{\circ}34'18''$ East, 49.70 feet; (5) North $68^{\circ}30'37''$ East, 173.81 feet to said East line of Section 33; thence South $00^{\circ}40'52''$ West, along the East line thereof, a distance of 134.84 feet to a point on said Westerly prolongation of the North line of the lands described in Official Records 13995, page 807; thence South $88^{\circ}37'18''$ West, along the Westerly prolongation thereof, a distance of 338.84 feet to the Point of Beginning.

Subject to A 40' drainage easement as recorded in Official Records 1407, page 131 of the current public records of Duval County, Florida.

A portion of Section 34, Township 2 South, Range 25 East, and a portion of Tract 9, Block 2, "Jacksonville Heights" as recorded in Plat Book 5, page 93, and a portion of Lot 30, "Western Acres" as recorded in Plat Book 18, page 22 of the current public records of Duval County, Florida, being more particularly described as follows: Commence at the intersection of the North Right of Way line of Herlong Road (a 66 foot Right of Way as now established) with the East line of Section 33; thence North $00^{\circ}40'52''$ East, along the East line of said Section 33, a distance of 892.42 feet to a point on the Westerly prolongation of the North line of the lands described in Official Records 13995, page 807 of the current public records of Duval County, Florida; thence North $88^{\circ}37'18''$ East, along the Westerly prolongation thereof, a distance of 381.92 feet to the Point of Beginning; thence North $17^{\circ}00'10''$ West, a distance of 306.50 feet to a point on the West line of the lands described in Official Records 3691, page 644; thence North $00^{\circ}15'15''$ East, a distance of 144.30 feet to the South Right of Way line of Normandy Boulevard, also known as State Road 228 (a 100 foot Right of Way as now established); said point also being a point on a curve concave Southeasterly, having a radius of 11,409.16 feet; thence Northeasterly, along and around the arc of said curve, through a central angle of $01^{\circ}03'02''$, an arc distance of 209.21 feet to the Northeast corner of said lands described in Official Records 3691, page 644; said arc being subtended by a chord bearing and distance of North $71^{\circ}50'58''$ East, 209.21 feet; thence South $17^{\circ}00'10''$ East, along the East line of last said lands, a distance of 518.96 feet to the Northwest corner of said lands described in Official Records 13995, page 807; thence South $88^{\circ}37'18''$ West, along said Westerly prolongation of the North line of last said lands, a distance of 261.64 feet to the Point of Beginning.

A portion of Sections 33 and 34, Township 2 South, Range 25 East, and a portion of Tracts 9, 10 and 11, Block 2, "Jacksonville Heights" as recorded in Plat Book 5, page 93 of the current public records of Duval County, Florida, being more particularly described as follows: Begin at the intersection of the North Right of Way line of Herlong Road (a 66 foot Right of Way as now established) with the East line of Section 33; thence North $00^{\circ}40'52''$ East, along the East line of said Section 33, a distance of 400.02 feet to the Southeast corner of the lands described in Official Records 6037, page 2369 of the current public records of Duval County, Florida; thence South $89^{\circ}07'52''$ West, along the South line of last said lands, a distance of 135.35 feet to the Southwest corner of last said lands; thence North $22^{\circ}06'35''$ West, along the West line of last said lands, a distance of 524.87 feet to a point on the Westerly prolongation of the North line of the lands described in Official Records 13995, page 807; thence North $88^{\circ}37'18''$ East, along the Westerly prolongation thereof and the North line of last said lands, a distance of 1331.97 feet to the Northeast corner of last said lands; thence South $00^{\circ}40'55''$ West, along the East line of last said lands and along the East line of the lands described in Official Records 2872, page 999, a distance of 284.23 feet to the South line of said lands described in Official Records 2872, page 999; thence South $89^{\circ}53'12''$ West, along the South line thereof, a distance of 330.91 feet to the Northeast corner of the lands described in Official Records 13989, page 587; thence South $00^{\circ}38'36''$ West, along an East line of last said lands, a distance of 309.93 feet to a South line of last said lands; thence South $89^{\circ}25'00''$ West, along a South line thereof, a distance of 210.13 feet to an East line of last said lands; thence South $00^{\circ}40'24''$ West, along the East line thereof, a distance of 314.82 feet to said North Right of Way line of Herlong Road; thence South $89^{\circ}25'30''$ West, along the North Right of Way line thereof, a distance of 50.01 feet to the Southwest corner of said lands described in Official Records 13989, page 587; thence North $00^{\circ}39'32''$ East, along the West line of last said lands, a distance of 314.81 feet to a South line of the lands described in Official Records 6037, page 2369; thence South $89^{\circ}25'00''$ West, along a South line thereof, a distance of 190.04 feet to an East line of last said lands; thence South $00^{\circ}35'21''$ West, along an East line thereof, a distance of 314.77 feet to said North Right of Way line of Herlong Road; thence South $89^{\circ}25'30''$ West, along the North Right of way line thereof, a distance of 212.21 feet to the Point of Beginning.

Subject to The drainage easements as recorded in Official Records 1407, page 131, Official Records 1585, page 214, and Official Records 1585, page 216 of the current public records of Duval County, Florida.

John F. Rubinsone
TITLE OF JACKSONVILLE, INC.
8138 ATLANTIC BOULEVARD
JACKSONVILLE, FLORIDA 32211
724-1719

VOL 5781 IN 1574
OFFICIAL RECORDS

Warranty Deed

THIS INDENTURE, Made this *5th* day of April, A.D. 1984 BETWEEN
KENNETH W. GRIM AND MAVIS W. GRIM, his wife
of the County of Duval, State of Florida, parties of the first part, and
MILTON C. CHRISTERSSON AND CATHERINE B. CHRISTERSSON, his wife
1810 Nilodouan Court, Jacksonville, Fla 32210

of the County of Duval, State of Florida, parties of the second part,
WITNESSETH: That the said parties of the first part, for and in consideration of the sum of
TEN AND no/100 Dollars,
to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknow-
ledged, they have granted, bargained and sold to the said parties of the second part,
their heirs and assigns forever, the following described land, situate, lying and being in the
County of Duval, State of Florida, to wit:

SEE ATTACHED SCHEDULE "A"

This deed is given in full compliance with that certain Agreement for Deed,
between the parties hereto dated August 13, 1982, and recorded February 25,
1983 in O/R Book 5620, page 2213.



And the said parties of the first part do 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 parties of the first part have hereunto set their hand and seal
of the day and year first above written.

SIGNED AND SEALED IN OUR PRESENCE:

John F. Rubinsone (SEAL)
Christine W. Rubinsone (SEAL)
Kenneth W. Grim (SEAL)
Mavis W. Grim (SEAL)

STATE OF FLORIDA

COUNTY OF DUVAL

I, *John F. Rubinsone*, Notary Public in and for the County and State aforesaid,
do hereby certify that the foregoing instrument was duly executed by the parties therein expressed,
and known to me to be the individual described in and who executed the foregoing instrument, and
acknowledged to and before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal this *5th* day of April, 1984 at Jacksonville, Florida, County and State aforesaid.
John F. Rubinsone
Notary Public in and for the County and State Aforesaid.
My commission expires: _____

SCHEDULE A

Parcel 1: A part of tract 12, block 2, section 34, township 2 south, range 25 east, Jacksonville Heights, according to plat thereof recorded in plat book 5, page 93, of the current public records of Duval County, Florida, more particularly described as follows: Commence at the northwesterly corner of lot 28, western Acres, plat book 10, page 22, thence south 0 degrees 01 minutes 10 seconds west along the westerly line of said lot 28, a distance of 281.92 feet, to an intersection with the northerly line of said tract 12; thence south 88 degrees 32 minutes 50 seconds west, along said northerly line a distance of 81.80 feet to the northwest corner of said tract 12; thence south 0 degrees 28 minutes 35 seconds west, along the westerly line of said tract 12, a distance of 553.10 feet, to the point of beginning; thence continue south 0 degrees 28 minutes 35 seconds west, along said westerly line, a distance of 69.75 feet; thence north 89 degrees 26 minutes 30 seconds east, a distance of 133.80 feet; thence north 0 degrees 28 minutes 35 seconds east, a distance of 69.75 feet; thence south 89 degrees 26 minutes 30 seconds west, a distance of 135.80 feet to the point of beginning.

Parcel 2: A part of tract 12, block 2, section 34 township 2 south, range 25 east, Jacksonville Heights, according to plat thereof recorded in plat book 5, page 93, of the current public records of Duval County, Florida, being more particularly described as follows: Commence at the northwesterly corner of lot 28, western acres, plat book 18, page 22; thence south 0 degrees 01 minutes 10 seconds west, along the westerly line of said lot 28, a distance of 281.92 feet, to an intersection with the northerly line of said tract 12, thence south 88 degrees 32 minutes 50 seconds west along said northerly line a distance of 81.80 feet to the northwest corner of said tract 12; thence south 0 degrees 28 minutes 35 seconds west along the westerly line of said tract 12, a distance of 483.35 feet to the point of beginning; thence continue south 0 degrees 28 minutes 35 seconds west along said westerly line, a distance of 69.79 feet; thence north 89 degrees 26 minutes 30 seconds east, a distance of 135.80 feet; thence north 0 degrees 28 minutes 35 seconds east, a distance of 69.79 feet; thence south 89 degrees 26 minutes 30 seconds west, a distance of 135.80 feet to the point of beginning.

overlaps
.04'
(.48")

Together with a 30 foot easement for ingress and egress a part of tract 12, block 2, section 34, township 2 S. Begin at the intersection of the center line of Bilodeau Court and the northerly line of L. and B. Subdivision recorded in plat book 32, page 2 of the current public records of Duval County, Florida; thence north 0 degrees 28 minutes 35 seconds east along the northerly prolongation of said center line a distance of 260 feet; thence westerly parallel to said northerly line of L. and B. Subdivision a distance of 30 feet; thence south 0 degrees 28 minutes 35 seconds west a distance of 260 feet to a point of said northerly line of L. and B. Subdivision; thence easterly along said northerly line 30 feet to the point of beginning.

Together with all their right title and interest to that Non-exclusive Easement for Ingress and Egress recorded in O/R Book 4480, page 1026.

81- 31013
Apr 5 2 40 PM '84

[Handwritten signature]

NO. 100
DATE 3/21/79
TIME 11:00 AM

VOL 4856 P 690

Name DAVID B. LEE, JR., ESQ.

Warranty Deed

OFFICIAL RECORDS

Address P. O. Box #1000

STATUTE FORM - SECTION 689.02 15

Orange Park, Florida 32073

This Indenture, Made this 29th day of March 1979, Between

O. M. TURNER, a single man

of the County of Duval State of Florida grantor and

ELSIE PATRICIA JAGODNIK, a married woman

whose last office address is 288 Oak Street East, Jacksonville, Florida

of the County of Duval State of Florida grantor,

Witnesseth, that said grantor, for and in consideration of the sum of

TEN AND NO/100

Dollars

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, being and being in Duval County, Florida, to-wit:

SEE SCHEDULE "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

SUBJECT TO COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

CLAY COUNTY
MAR 27 1979



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

Grantor and grantee are sued for singular or plural, as context requires.

In Witness Whereof,

Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence

James M. Hubert
Virginia A. Swanson

O. M. Turner (Seal)
O. M. TURNER (Seal)

STATE OF Florida
COUNTY OF Clay

I HEREBY CERTIFY that on the day before me an officer duly qualified to take acknowledgments, personally appeared

O. M. TURNER, a single man

to me known to be the person described as and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State first aforesaid this 29th day of March 1979.

My commission expires 7-13-79

[Signature]
Notary Public

PARCEL I.

18-22

Lot 28, WESTERN ACRES, as shown in Plat Book 18, Page 22, Current Public Records of Duval County, Florida, except that portion of lands lying within the right-of-way of State Road No. 228.

PARCEL II.

That part of Tract 12, Block 2, Section 34, Township 2 South, Range 25 East, as shown on Plat of Jacksonville Heights, according to Plat Book 5, Page 92, Current Public Records of Duval County, Florida, lying northerly of L AND B SUBDIVISION, according to Plat Book 32, Page 2, except that part recorded in Official Records Volume 4447, Page 977, Current Public Records of Duval County, Florida.

3447-977

79-28012
Apr 11 12 40 PM '77

SEARCHED
SERIALIZED
INDEXED

Vol 6322 pg 512

OFFICIAL RECORDS

DOC. _____
SUR. _____
REC. _____

CORRECTIVE
**CORPORATION
WARRANTY DEED**
(Statutory - Sec. 689.02 F.S.)

ASSOCIATED LAND TITLE GROUP, INC.
6320 St. Augustine Road
Bldg 12, Suite A
Jacksonville, Florida 32217

This instrument as prepared by:
Kim Reid, an Employee of
Associated Land Title Group, Inc.
6320 St. Augustine Road
Building 12, Suite A
Jacksonville, Florida 32217

STATE OF FLORIDA
COUNTY OF Duval

does

KNOW ALL MEN BY THESE PRESENTS: That the

MURRAY HILL BAPTIST CHURCH, a non-profit corporation

for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby acknowledged has bargained, sold, conveyed and granted unto TRUSTEE CORPORATION OF THE WEST NORMANDY BAPTIST CHURCH, INC., A/K/A WEST NORMANDY BAPTIST CHURCH, A/K/A WEST NORMANDY BAPTIST CHURCH, INC., a non-profit corporation

Address: 8728 Normandy Boulevard, Jacksonville, Florida 32221
grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in the County of Duval, State of Florida, to-wit:

PARCEL ONE: Beginning at the Northeasterly corner of Lot 30 WESTERN ACRES: thence South 1°17' East along the Easterly line of said Lot 30 and a Southerly prolongation thereof, 330 feet; thence South 87°52' West 219.28 feet; thence North 17°43' West 259.05 feet to the Southerly line of Normandy Boulevard (State Road #228), said point being South 72°17' West 305 feet from the point of beginning; thence Northeasterly along a curve having a radius of 11,409.2 feet, 305 feet more or less to the point of beginning.
PARCEL TWO: Begin at the Southeast corner of Lot 30 WESTERN ACRES, as recorded in Plat Book 18, page 22; thence North 87°52' East 216.3 feet; thence South 0°33'25" West, along the East line of Tract 11 a distance of 426.3 feet; thence South 87°52' West 338 feet; thence North 17°43' West 310 feet; thence North 87°52' East 219.28 feet; thence North 1°17' West 126.3 feet to the point of beginning.
As recorded in Plat Book 18, page 22, and Plat Book 5, page 93 of the current public records of Duval County, Florida.

THIS CORRECTIVE DEED IS BEING FILED TO CORRECT THE NAME OF THE GRANTEE AS SHOWN IN THAT CERTAIN WARRANTY DEED, DATED April 4, 1979, FILED May 11, 1979, IN OFFICIAL RECORDS VOLUME 4878, page 328, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

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

*If proper and herein, the term "grantee/heir" shall include the heirs, personal representatives, successors and/or assigns of the respective parties herein; the use of singular number shall include the plural and the plural the singular. the use of any gender shall include all genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on April 23, 1987

Attest: Walter C. Catta
Secretary

MURRAY HILL BAPTIST CHURCH

BY: Paul E. McManus
PRESIDENT

Signed, sealed and delivered in the presence of:

Manly R. Dell
Shelby S. Anderson

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF

Before me personally appeared

Paul E. McManus President and Walter C. Catta respectively of above named corporation under the laws of the aforesaid State, to me known to be the persons described in and who executed the foregoing conveyance and severally acknowledged the execution thereof to be their act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the duly authorized act and deed of said corporation. Given under my hand and seal official on April 23, 1987

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
APR 23 1987
00.50

Notary Public
My Comm. Expires: 25

57-50960

SKETCH AND DESCRIPTION

OF

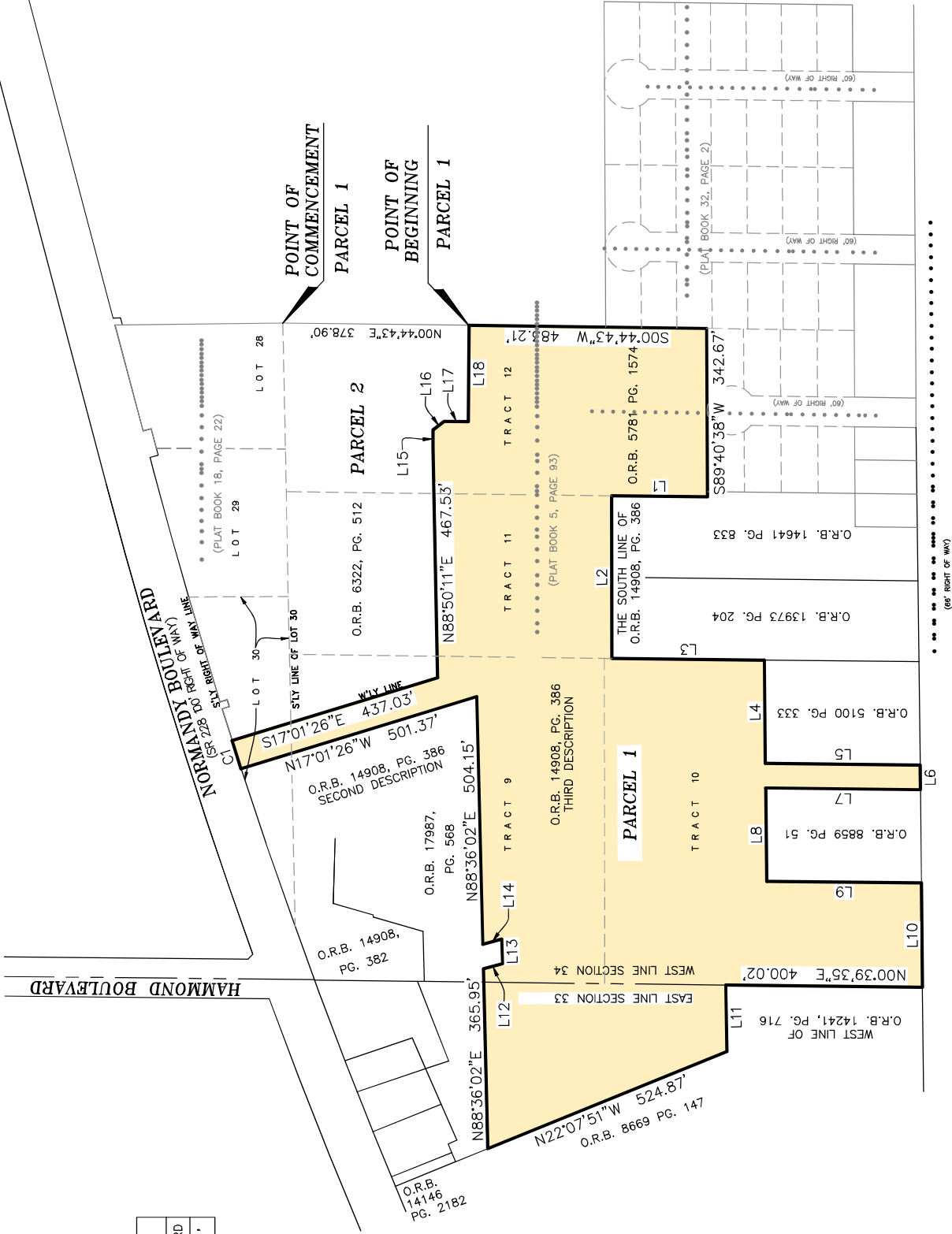
A PORTION OF THE PLAT OF WESTERN ACRES, AS RECORDED IN PLAT BOOK 18, PAGE 22, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF LOTS 9, 10, 11, AND 12, BLOCK 2, SECTION 34, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF SAID CURRENT PUBLIC RECORDS, TOGETHER WITH A PORTION OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 25 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID PLAT OF WESTERN ACRES, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF SAID TRACT 12, THENCE SOUTH 00 44'43" WEST, 3 8.90 FEET, TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 00 44'43" WEST, 483.21 FEET, TO A NORTH LINE OF THE PLAT OF L AND B SUBDIVISION, AS RECORDED IN PLAT BOOK 32, PAGE 2, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89 40'38" WEST, ALONG SAID LINE AND THE WESTERLY PROLONGATION THEREOF, 342.67 FEET, TO THE WEST LINE OF AFORESAID TRACT 12, THENCE NORTH 00 39'38" EAST, ALONG LAST SAID LINE, A DISTANCE OF 195.24 FEET, TO THE SOUTH LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14908, PAGE 386, OF SAID CURRENT OFFICIAL RECORDS; THENCE SOUTH 89 51'56" WEST, ALONG LAST SAID LINE, A DISTANCE OF 330.91 FEET TO THE WEST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13973, PAGE 204, OF SAID CURRENT OFFICIAL RECORDS, THENCE SOUTH 00 3' 20" WEST, ALONG LAST SAID LINE, A DISTANCE OF 309.93 FEET, TO THE NORTH LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5100, PAGE 333, OF SAID CURRENT OFFICIAL RECORDS, THENCE SOUTH 89 23'43" WEST, ALONG LAST SAID LINE, A DISTANCE OF 210.13 FEET, TO THE WESTERLY LINE OF LAST SAID LANDS, THENCE SOUTH 00 39'08" WEST, ALONG SAID LINE, A DISTANCE OF 314.82 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF HERLONG ROAD (66' RIGHT OF WAY, AS NOW ESTABLISHED, THENCE SOUTH 89 24'14" WEST, ALONG LAST SAID LINE, A DISTANCE OF 50.01 FEET, TO THE EAST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8859, PAGE 51, OF SAID CURRENT OFFICIAL RECORDS; THENCE NORTHERLY, WESTERLY, AND SOUTHERLY, ALONG LAST SAID LANDS RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: NORTH 00 38'15" EAST, 314.81 FEET, COURSE NO. 2: SOUTH 89 23'43" WEST, 190.04 FEET, COURSE NO. 3: SOUTH 00 34'04" WEST, 314. FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF SAID HERLONG ROAD, THENCE SOUTH 89 24'14" WEST, ALONG LAST SAID LINE, A DISTANCE OF 212.21 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14421, PAGE 716, OF SAID CURRENT OFFICIAL RECORDS, THENCE NORTH 00 39'35" EAST, ALONG LAST SAID LINE, A DISTANCE OF 400.02 FEET, TO THE NORTHERLY LINE OF LAST SAID LANDS, THENCE SOUTH 89 06'36" WEST, ALONG LAST SAID LINE, A DISTANCE OF 135.35 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8669, PAGE 147, OF SAID CURRENT OFFICIAL RECORDS; THENCE NORTH 22 0 51" WEST, ALONG LAST SAID LINE, A DISTANCE OF 524.8 FEET, THENCE NORTH 88 36'02" EAST, 365.95 FEET, THENCE SOUTH 15 01'00" EAST, 39.98 FEET, THENCE NORTH 88 3 18' EAST, 50.00 FEET, THENCE NORTH 15 01'00" WEST, 40.00 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17987, PAGE 588, OF SAID CURRENT OFFICIAL RECORDS; THENCE NORTH 88 36'02" EAST, ALONG LAST SAID LINE, A DISTANCE OF 504.15 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14908, PAGE 386, OF SAID CURRENT OFFICIAL RECORDS, THENCE NORTH 1 01'26" WEST, ALONG LAST LINE, A DISTANCE OF 501.37 FEET, TO THE SOUTH RIGHT OF WAY LINE OF NORMANDY BOULEVARD, ALSO KNOWN AS STATE ROAD 228 (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED), SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 11,409.16 FEET, THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 60.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 2 12'11" EAST, 60.01 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6322, PAGE 512, OF SAID CURRENT PUBLIC RECORDS, THENCE SOUTH 1 01'26" EAST, ALONG LAST SAID LINE, 43.03 FEET, THENCE NORTH 88 50'11" EAST, 46.53 FEET, THENCE SOUTH 89 39'26" EAST, 36.81 FEET, THENCE SOUTH 36 59'31" EAST, 28.5 FEET, THENCE SOUTH 00 20'34" WEST, 49.28 FEET, THENCE SOUTH 89 39'26" EAST, 195.62 FEET, TO THE POINT OF BEGINNING.

CONTAINING 20.90 ACRES, MORE OR LESS.

SHEET 1
OF 1

SKETCH AND DESCRIPTION PARCEL NO. 1 APARTMENT SITE



CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	11409.16'	60.01'	0°18'05"	N72°12'11"E	60.01'

LINE	BEARING	DISTANCE
L1	N00°39'38"E	195.24'
L2	S89°51'56"W	330.91'
L3	S00°37'20"W	309.93'
L4	S89°23'43"W	210.13'
L5	S00°39'08"W	314.82'
L6	S89°24'14"W	50.01'
L7	N00°38'15"E	314.81'
L8	S89°23'43"W	190.04'
L9	S00°34'04"W	314.77'
L10	S89°24'14"W	212.21'
L11	S89°06'36"W	135.35'
L12	S15°01'00"E	39.98'
L13	N88°37'18"E	50.00'
L14	N15°01'00"W	40.00'
L15	S89°39'26"E	36.81'
L16	S36°59'31"E	28.75'
L17	S00°20'34"W	49.28'
L18	S89°39'26"E	195.62'

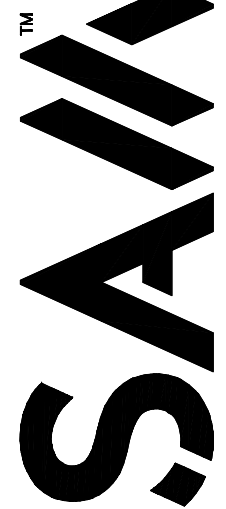
GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF THOSE LANDS, DESCRIBED STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 NGS ADJUSTMENT.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
4. NORMANDY BOULEVARD R/W SHOWN HEREON IS BASED ON STATE OR FLORIDA STATE ROAD DEPARTMENT R/W MAP SECTION 72120-2507.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT OR REPORT, THEREFOR THERE MAY BE ADDITIONAL MATTERS OF RECORD NOT SHOWN HEREON THAT MAY BE FOUND IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LEGEND:

- SR = STATE ROAD
- P.B. = PLAT BOOK
- RE# = REAL ESTATE NUMBER
- PG(S) = PAGE(S)
- O.R.B. = OFFICIAL RECORDS BOOK

FLORIDA REGISTERED PROFESSIONAL SURVEYOR NO. 5613
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



10250 Normandy Blvd
 Jacksonville, FL 32221
 Ofc: 904.619.6630
 email: info@sam.biz

PROJECT:	RCBE PROPERTIES LLC
GREEN ACRES	
JOB NUMBER:	1022078818B
DATE:	11/7/2022
SCALE:	1"=200'
SURVEYOR:	DMJ
TECHNICIAN:	TJM
DRAWING:	1022078818B PARCEL 1
PARTY/CHIEF:	NA
FIELDBOOKS:	NA

SKETCH AND DESCRIPTION

OF

A PORTION OF TRACTS 9, 11 AND 12, BLOCK 2, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE PLAT OF WESTERN ACRES, AS RECORDED IN PLAT BOOK 18, PAGE 22 OF SAID CURRENT PUBLIC RECORDS, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF SAID TRACT 12; THENCE SOUTH 00 44 43" WEST, ALONG THE EAST LINE OF SAID TRACT 12, A DISTANCE OF 3 8.90 FEET THENCE NORTH 89 39 26" WEST, 195.62 FEET THENCE NORTH 00 20 34" EAST, 49.28 FEET THENCE NORTH 36 59 31" WEST, 28. 5 FEET THENCE NORTH 89 39 26" WEST, 36.81 FEET THENCE SOUTH 88 50 11" WEST, 46 .53 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK BOOK 6322, PAGE 512 OF SAID CURRENT PUBLIC RECORDS THENCE NORTH 1 01 26" WEST, ALONG LAST SAID LINE, 311.8 FEET, TO THE SOUTH LINE OF AFORESAID PLAT OF WESTERN ACRES; THENCE NORTH 88 50 11" EAST, ALONG LAST SAID LINE, A DISTANCE OF 813.27 FEET, TO THE **POINT OF BEGINNING**.

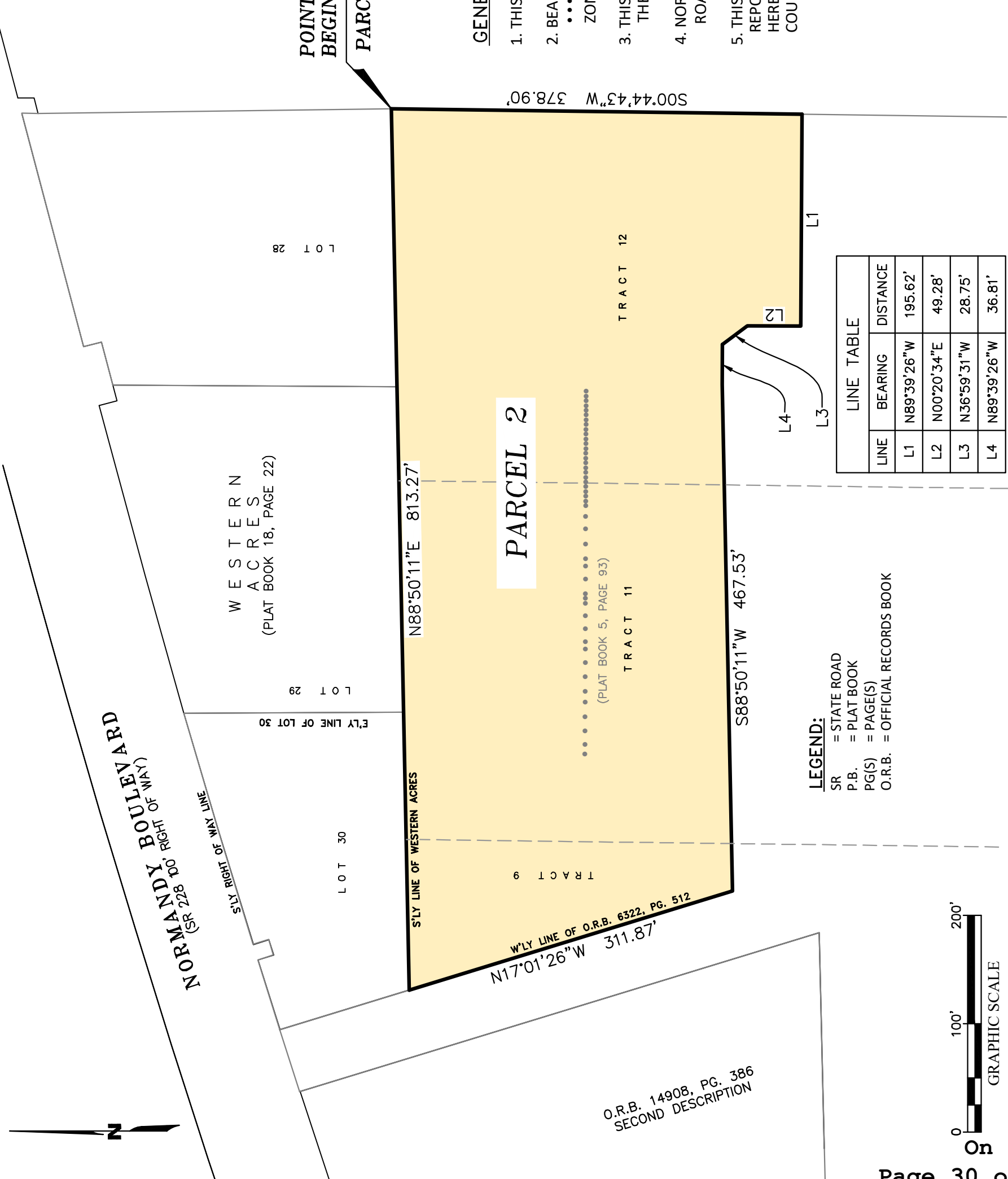
CONTAINING 5.62 ACRES, MORE OR LESS.

GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE PLAT OF WESTERN ZONE, NORTH AMERICAN DATUM 1983/1990 NGS ADJUSTMENT.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
4. NORMANDY BOULEVARD R/W SHOWN HEREON IS BASED ON STATE OR FLORIDA STATE ROAD DEPARTMENT R/W MAP SECTION 72120-2507.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT OR REPORT, THEREFOR THERE MAY BE ADDITIONAL MATTERS OF RECORD NOT SHOWN HEREON THAT MAY BE FOUND IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

POINT OF BEGINNING

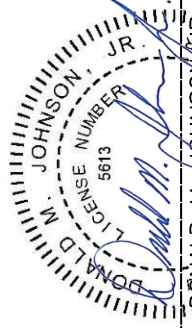
PARCEL 2



LINE TABLE	
LINE	BEARING DISTANCE
L1	N89°39'26"W 195.62'
L2	N00°20'34"E 49.28'
L3	N36°59'31"W 28.75'
L4	N89°39'26"W 36.81'

LEGEND:

- SR = STATE ROAD
- P.B. = PLAT BOOK
- PG(S) = PAGE(S)
- O.R.B. = OFFICIAL RECORDS BOOK



DONALD M. JOHNSON, JR.
 STATE OF FLORIDA
 PROFESSIONAL LAND SURVEYOR NO. 5613
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JOB NUMBER: 1022078818B	DATE: 11/7/2022	SCALE: 1"=100'	SURVEYOR: DWJ	TECHNICIAN: TJM	DRAWING: 1022078818B PARCEL 2	TRACT ID:	PARTY CHIEF: NA	FIELD BOOKS: NA
NO.	REVISIONS	BY	DATE					



10250 Normandy Blvd
 Jacksonville, FL 32221
 Ofc: 904.619.6630
 email: info@sam.biz

SKETCH AND DESCRIPTION OF
 PARCEL NO. 2
 PROPOSED TOWNHOME SITE

PROJECT: RCBF PROPERTIES LLC
 GREEN ACRES
 SHEET 1
 OF 1

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE
009312 0010	WEST NORMANDY BAPTIST CHURCH		8728 NORMANDY BLVD			JACKSONVILLE	FL
009309 0000	BIG DEAL PROPERTY HOLDINGS LLC		8650 NORMANDY BLVD			JACKSONVILLE	FL
009308 0000	JAGODNIK ELSIE P		2932 OAK CREEK LN			JACKSONVILLE	FL
009307 0010	ANSBACHER FAMILY PTRNS LLC		3733 UNIVERSITY BLVD W SUITE 204			JACKSONVILLE	FL
009302 0000	QUALITY MOBILE HOMES		850737 US HWY 17			YULEE	FL
009300 0000	QUALITY MOBILE HOMES INC		850737 US HWY 17			YULEE	FL
009299 0000	ZIADEH JOHN FARHAT REVOCABLE LIVING TRUST		8764 NORMANDY BLVD			JACKSONVILLE	FL
009278 0000	FOX EQUITIES LLC		4242 GARIBALDI AVE			JACKSONVILLE	FL
009277 0000	FOX EQUITIES LLC		4242 GARIBALDI AVE			JACKSONVILLE	FL
009273 0000	WARD RICHARD		4576 LONG BOW RD			JACKSONVILLE	FL
009245 0000	SKINNER ERIC ET AL		4420 MILAM RD			JACKSONVILLE	FL
009242 0010	JACKSONVILLE ELECTRIC AUTHORITY		21 W CHURCH ST			JACKSONVILLE	FL
009241 0000	PEOPLES GAS SYSTEM INC		ATTN TAX DEPT	PO BOX 2562		TAMPA	FL
009236 0000	RLC HOLDINGS INC		C/O CORE REALTY LLC	4110 SOUTHPOINT BLVD STE 230		JACKSONVILLE	FL
009233 0000	IAR PROPERTY LLC		3948 3RD ST S UNIT 380			JACKSONVILLE BEACH	FL
009232 0000	RLC HOLDINGS INC		7758 SPINDLETREE CT			JACKSONVILLE	FL
009231 0000	CREPEAU RONALD J		12209 SUNOWA SPRINGS TRL			BRYCEVILLE	FL
009228 0010	BROWN ROBERT NICHOLAS		7749 NORMANDY BLVD #145-349			JACKSONVILLE	FL
009228 0000	BROWN NICK		7749 NORMANDY BLVD #145-349			JACKSONVILLE	FL
009221 0000	NB INVESTOR LLC		6900 PHILLIPS HWY STE 26/27			JACKSONVILLE	FL
009220 0000	BERLINER CHRIS		9785 QUITMAN WAY			WESTMINSTER	CO
009218 0020	MREEN FRANKIE B		4632 COLLEGE ST			JACKSONVILLE	FL
009149 0000	DATER INVESTMENT CO		C/O KHOURY	18453 STONERIDGE CT		NORTHVILLE	MI
009148 0000	DINH KEVIN HIEN		1202 ADELENA LN			JACKSONVILLE	FL
009120 0010	CHRISTERSSON CATHERINE B		1810 BILODEAU CT			JACKSONVILLE	FL
009120 0000	JACKSONVILLE PROPERTY HOLDINGS LLC		4420 MILAM RD			JACKSONVILLE	FL
009116 0000	SHIVERS MARGARET		8617 HERLONG RD			JACKSONVILLE	FL
009115 0000	ABIEMAY PROPERTIES LLC		8774 NORMANDY BLVD			JACKSONVILLE	FL
009114 0000	BALLARO BRENDA BUXTON		8647 HERLONG RD			JACKSONVILLE	FL
009113 0020	UNITED AMERICAN FREE WILL BAPTIST CONFERENCE INC		8715 HERLONG RD			JACKSONVILLE	FL
009113 0010	HOLDEN THOMAS A		1040 DEER SPRING DR			JACKSONVILLE	FL
009113 0000	MCGRATH DEBORAH A CARNEVALE ET AL		8697 HERLONG RD			JACKSONVILLE	FL
009110 0020	NORMANDY & HAMMOND LLC		8764 NORMANDY BLVD			JACKSONVILLE	FL
009110 0005	FARHAT JEANNETTE Z LIFE ESTATE		C/O JEANNETTE Z FARHAT	8764 NORMANDY BLVD		JACKSONVILLE	FL
009058 0000	8820 NORMANDY BLVD LLC		8820 NORMANDY BLVD			JACKSONVILLE	FL
009056 0000	JENKINS ROSA L		8831 NORMANDY BLVD			JACKSONVILLE	FL
009055 0000	BEECHLY RUSSELL W II		8848 NORMANDY BLVD			JACKSONVILLE	FL
009052 0000	SANDIFER CORNELL		10608 S 3RD AV			INGLEWOOD	CA
009051 0200	BROUGHTON SEAN L		389 SARGO RD			ATLANTIC BEACH	FL
009051 0100	SMITH DAVID ALAN ESTATE ET AL		5268 ALPHA AVE			JACKSONVILLE	FL
009051 0050	SMITH JACKIE LYNN		8716 HAMMONDWOOD RD S			JACKSONVILLE	FL
009051 0025	BROUGHTON HILDA ESTATE		5268 ALPHA AVE			JACKSONVILLE	FL

009051 0000 OBER NEIL KENT	8811 HERLONG RD	JACKSONVILLE	FL
009042 0000 TAM INVESTMENTS JACKSONVILLE INC	10250 NORMANDY BLVD UNIT 602	JACKSONVILLE	FL
009038 0000 FLOYD LARRY J LIFE ESTATE	8845 HERLONG RD	JACKSONVILLE	FL
009036 0000 TOMKOVICH MICHAEL D	12931 FORT CAROLINE RD	JACKSONVILLE	FL
009033 0000 CITY OF JACKSONVILLE	C/O CITY REAL ESTATE DIV	JACKSONVILLE	FL
009029 0000 JACKSONVILLE AVIATION AUTHORITY	14201 PECAN PARK RD	JACKSONVILLE	FL
	COUNTRY CREEK 7 HOA	JACKSONVILLE	FL
	HAMMOND FOREST HOA		
	NORTHWEST	JACKSONVILLE	FL
	SOUTHWEST	JACKSONVILLE	FL
	WEST JAX CIVIC ASSOCIATION	JACKSONVILLE	FL
	YVONNE MORRIS		
	ELIZABETH TUTEN		
	RHONDA BOYD		
	DR. WILLIE CROSBY		
	PAUL CARNEAL		
	8865 ROSE HILL DR S		
	1433 JUNIPER BUSH CT		
	9381 ARBOR OAK LN		
	6746 SHINDLER DR		
	886 CRESSWELL LN W		
	214 N HOGAN ST 10TH FL		

MAIL_ZIP
32221-6236
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32221-2062
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32210-6011
32202-3155
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