

# City of Jacksonville, Florida

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*Lenny Curry, Mayor*

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

April 7, 2022

The Honorable Samuel Newby, President  
The Honorable Rory Diamond, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report  
Ordinance No.: 2022-145**

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairperson Diamond and Honorable Members of the City Council:

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

Planning and Development Department Recommendation: **Approve**

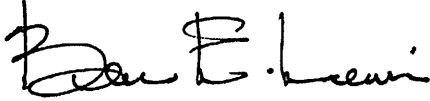
Planning Commission Recommendation: **Approve**

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

Planning Commission Vote:	6-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Jordan Elsbury	Aye
Joshua Garrison	Aye
Jason Porter	Absent

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

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce E. Lewis". The signature is fluid and cursive, with the first name "Bruce" being the most prominent.

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

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT OF**

**APPLICATION FOR REZONING ORDINANCE 2021-0145**

**APRIL 7, 2022**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2022-0145**.

***Location:*** 2845 Edgewood Avenue West, between Edgewood Avenue West and Raines High School

***Real Estate Number:*** 040103 0000; 040103 0010; 040103 0020; 040103 0030; 040115 0000

***Current Zoning District:*** Residential Low Density-60 (RLD-60)

***Proposed Zoning District:*** Commercial Residential Office (CRO)

***Current Land Use Category:*** Low Density Residential (LDR)

***Proposed Land Use Category:*** Residential Professional Institutional (RPI)

***Planning District:*** Northwest – District 5

***Applicant/ Agent:*** Paul Harden, Esq.  
Law Office of Paul M. Harden  
1431 Riverplace Boulevard, Suite 901  
Jacksonville, FL 32207

***Owner:*** Dewayne Harvey  
Innovative Health Care Properties, Inc. &  
Innovative Health Care Properties II, LLC  
2333 Hansen Lane, Suite 4  
Tallahassee, FL 32301

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2022-0145** seeks to rezone approximately 3.21± acres of land from Residential Low Density-60 (RLD-60) to Commercial Residential Office (CRO) in order to utilize the property for CRO uses. The Planning and Development Department finds that the subject property is currently located in the Low Density Residential (LDR) functional land use

category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. There is a companion Land Use Amendment, 2022-0144 (L-5643-21C) to amend the land use from Low Density Residential (LDR) to Residential Professional Institutional (RPI).

### **STANDARDS, CRITERIA AND FINDINGS**

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

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

Yes. The Planning and Development Department finds that the subject property is located in the Low Density Residential (LDR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series L-5643-21C (Ordinance 2022-01444) that seeks to amend the site that is within the Low Density Residential (LDR) land use category to Residential Professional Institutional (RPI). Staff is recommending that Application for Land Use Amendment be approved.

Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

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

Yes. The proposed rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. RPI in the Urban Development Area is intended to provide compact medium density development. Development which includes medium density residential and professional office uses is preferred. Limited commercial retail and service establishments which serve a diverse set of neighborhoods are also encouraged in order to reduce then number of Vehicles Miles Traveled.

Plan amendment requests for new RPI designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses.

The proposed zoning change to CRO is consistent with the proposed land use category change to RPI.

**Future Land Use Element**

**Goal 3**

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

**Policy 1.2.9**

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

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

No. The proposed rezoning is not in conflict with any portion of the City's land use regulations. If approved as recommended by the Staff of the Planning and Development Department, the subject property will be rezoned to CRO in order to utilize the property for CRO uses.

**SURROUNDING LAND USE AND ZONING**

The 3.21 acre subject site is located on the west side of Edgewood Avenue West (SR 111). According to the Functional Highway Classification Map, Edgewood Avenue is a minor arterial roadway. The property is also located in the Urban Development Area, Planning District 5, Council District 10 and currently contains two single-family dwellings. Surrounding uses include single-family dwellings, churches, and daycares. The adjacent land use categories and zoning districts are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use</b>
North	LDR	RLD-60	Church
South	LDR	RLD-60	Single-Family Dwellings
East	RPI/LDR	CRO/RLD-60	Daycare, Church
West	LDR	RLD-60	Single-Family Dwellings

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

### SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **March 2, 2022** by the Planning and Development Department, the required Notice of Public Hearing sign was posted.



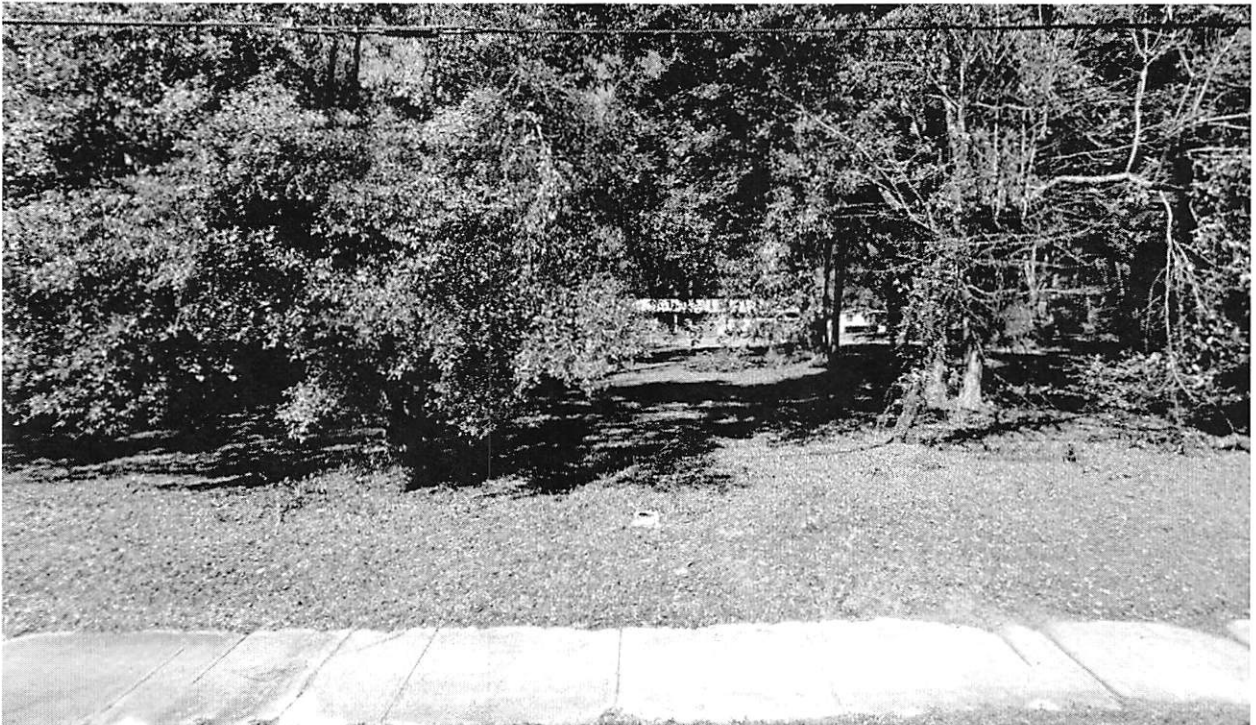
### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2022-0145** be **APPROVED**.



*Source: Planning & Development Department, 3/31/2022*

**Aerial view of the subject property, facing North.**



*Source: Planning & Development Department, 3/31/2022*

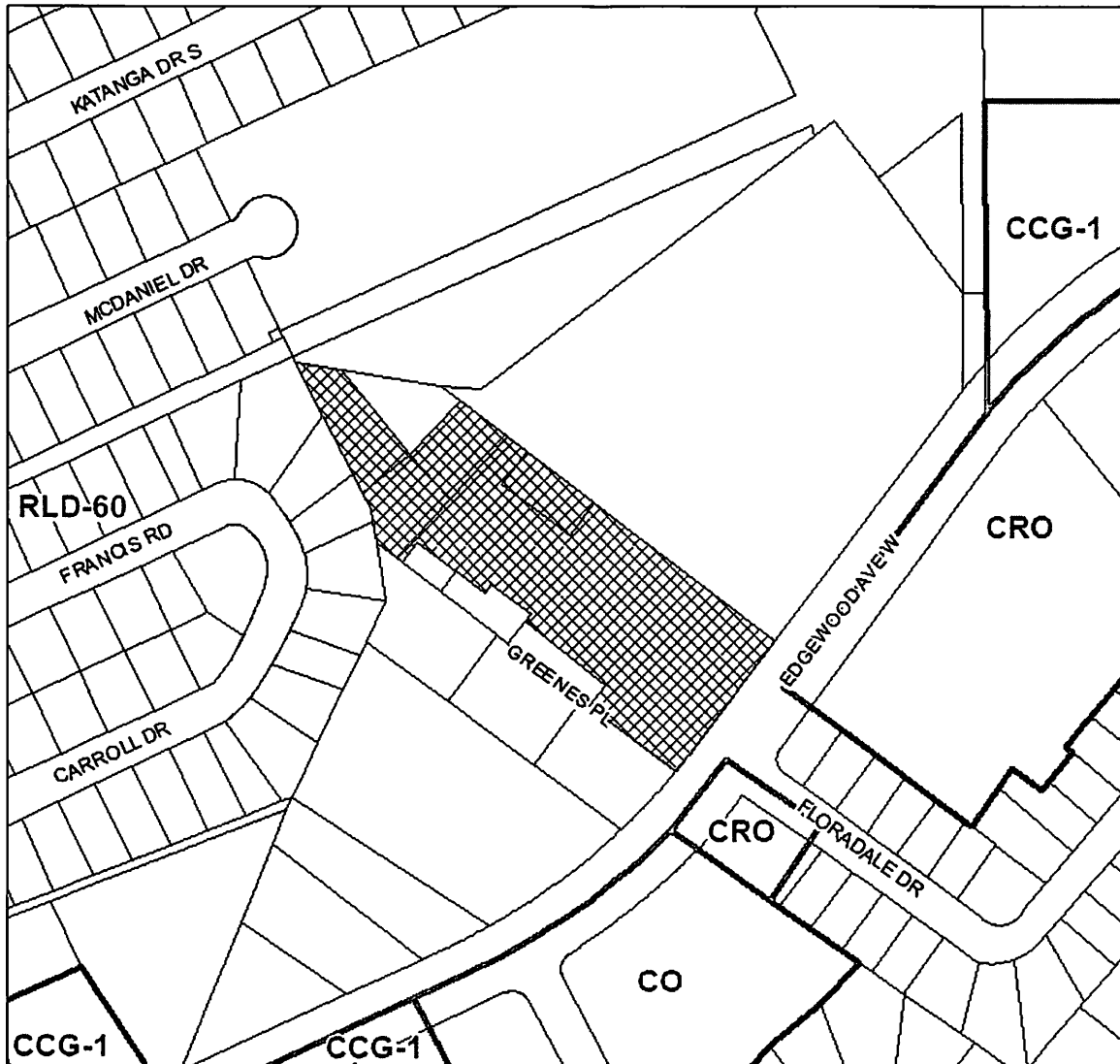
**View of subject property from Edgewood Avenue West.**

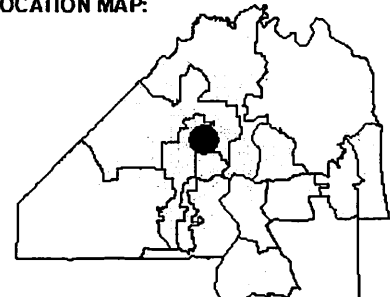
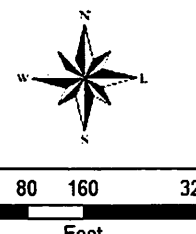


*Source: Planning & Development Department, 3/31/2022*

**View of neighboring property, located south of the subject property.**





<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM: RLD-60</b></p> <p><b>TO: CRO</b></p>	<p><b>LOCATION MAP:</b></p> 	 <p><b>COUNCIL DISTRICT:</b></p> <p>10</p>
<p><b>ORDINANCE NUMBER</b></p> <p><b>ORD-2022-0145</b></p>	<p><b>TRACKING NUMBER</b></p> <p><b>T-2021-3935</b></p>	<p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>

## Application For Rezoning To Conventional Zoning District

### Planning and Development Department Info

**Ordinance #** 2022-0145 **Staff Sign-Off/Date** KPC / 01/19/2022  
**Filing Date** 03/04/2022 **Number of Signs to Post** 1  
**Hearing Dates:**  
**1st City Council** 04/12/2022 **Planning Commission** 04/07/2022  
**Land Use & Zoning** 04/19/2022 **2nd City Council** 04/26/2022  
**Neighborhood Association** KINLOCK CIVIC ASSOCIATION  
**Neighborhood Action Plan/Corridor Study** N/A

### Application Info

**Tracking #** 3935 **Application Status** PENDING  
**Date Started** 12/06/2021 **Date Submitted** 12/06/2021

### General Information On Applicant

**Last Name** HARDEN **First Name** PAUL **Middle Name** M.  
**Company Name**  
 LAW OFFICE OF PAUL M. HARDEN  
**Mailing Address**  
 1431 RIVERPLACE BLVD, SUITE 901  
**City** JACKSONVILLE **State** FL **Zip Code** 32207  
**Phone** 9043965731 **Fax** **Email** PAUL\_HARDEN@BELLSOUTH.NET

### General Information On Owner(s)

**Check to fill first Owner with Applicant Info**

**Last Name** HARVEY **First Name** DEWAYNE **Middle Name**  
**Company/Trust Name**  
 INNOVATIVE HEALTH CARE PROPERTIES, INC.  
**Mailing Address**  
 3890 DUNN AVE, SUITE 104  
**City** JACKSONVILLE **State** FL **Zip Code** 32218  
**Phone** **Fax** **Email**

**Last Name** HARVEY **First Name** DEWAYNE **Middle Name**  
**Company/Trust Name**  
 INNOVATIVE HEALTH CARE PROPERTIES II, LLC  
**Mailing Address**  
 2333 HANSEN LANE, SUITE 4  
**City** TALLAHASSEE **State** FL **Zip Code** 32301  
**Phone** **Fax** **Email**

[Empty box]

**Property Information**

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 040103 0000	10	5	RLD-60	CRO
Map 040103 0010	10	5	RLD-60	CRO
Map 040103 0020	10	5	RLD-60	CRO
Map 040103 0030	10	5	RLD-60	CRO
Map 040115 0000	10	5	RLD-60	CRO

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

Existing Land Use Category

LDR

Land Use Category Proposed?

If Yes, State Land Use Application #

5643

Total Land Area (Nearest 1/100th of an Acre) 3.21

**Justification For Rezoning Application**

TO DEVELOP THE SITE WITH USES ALLOWED IN THE CRO CATEGORY, SIMILAR TO THE SITES ACROSS EDGEWOOD AVENUE DESIGNATED RPI/CRO.

**Location Of Property**

General Location

NORTH SIDE OF EDGEWOOD AVE, EAST OF CLEVELAND RD

House #	Street Name, Type and Direction	Zip Code
2845	EDGEWOOD AVE W	32209

Between Streets

EDGEWOOD AVE W and RAINES HIGHSCHOOL

**Required Attachments For Formal, Complete application**

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

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

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

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

**Supplemental Information**

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

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



**Public Hearings And Posting Of Signs**

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

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

**Application Certification**

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

Agreed to and submitted

**Filing Fee Information**

- 1) Rezoning Application's General Base Fee: \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof  
3.21 Acres @ \$10.00 /acre: \$40.00
- 3) Plus Notification Costs Per Addressee  
56 Notifications @ \$7.00 /each: \$392.00
- 4) Total Rezoning Application Cost: \$2,432.00

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

# ORDINANCE

12/6/2021

## Legal Description

### Parcel I:

A PART OF LOT 25, SIMMONS' SUBDIVISION OF THE BAGLEY AND SIBBALD GRANTS ACCORDING TO PLAT IN PLAT BOOK 3, PAGE 85 OF THE PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A POINT IN THE NORTHWESTERLY R/W LINE OF EDGEWOOD AVENUE WEST, 272 FEET FROM THE INTERSECTION OF THE NORTHERLY LINE OF CLEVELAND ROAD AND THE NORTHWESTERLY R/W LINE OF EDGEWOOD AVENUE WEST AS MEASURED ALONG SAID NORTHWESTERLY R/W LINE; THENCE NORTH 24 DEGREES 00 MINUTES EAST, 702 FEET; THENCE NORTH 17 DEGREES 00 MINUTES WEST, 93.6 FEET; THENCE SOUTH 53 DEGREES 42 MINUTES EAST ALONG THE SOUTHWESTERLY LINE OF LANDS DESCRIBED IN DEED BOOK 1772, PAGES 403-405, 37.3 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 53 DEGREES 42 MINUTES EAST, 17.1 FEET; THENCE NORTH 36 DEGREES 18 MINUTES EAST, 38.5 FEET; THENCE SOUTH 53 DEGREES 42 MINUTES EAST, 121 FEET; THENCE NORTH 36 DEGREES 18 MINUTES EAST, 26.5 FEET; THENCE SOUTH 53 DEGREES 42 MINUTES EAST, 70 FEET; THENCE SOUTH 36 DEGREES 18 MINUTES WEST, 26 FEET; THENCE SOUTH 53 DEGREES 42 MINUTES EAST, 145 FEET; THENCE SOUTH 36 DEGREE 18 MINUTES WEST, 39 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF LANDS DESCRIBED IN SAID DEED;

THENCE SOUTH 53 DEGREES 42 MINUTES EAST ALONG SAID LINE, 130.2 FEET TO A POINT IN THE NORTHEASTERLY R/W LINE OF EDGEWOOD AVENUE WEST; THENCE NORTHEASTERLY ALONG SAID R/W LINE, SAID LINE BEING A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 904.93 FEET, A CHORD BEARING AND DISTANCE OF NORTH 38 DEGREES 21 MINUTES EAST, 31.58 FEET, RESPECTIVELY, TO THE POINT OF TANGENCY IN SAID R/W LINE; THENCE CONTINUE ALONG SAID R/W LINE NORTH 37 DEGREES 21 MINUTES EAST, 206.82 FEET TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN SAID DEED; THENCE NORTH 53 DEGREES 42 MINUTES WEST, ALONG SAID DEED LINE, 333.4 FEET TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN OR VOLUME 41.75, PAGE 1110; THENCE AROUND THE BOUNDARY OF SAID OR VOLUME 4175, PAGE 1110 THE FOLLOWING THREE COURSES; SOUTH 36 DEGREES 18 MINUTES WEST, 60 FEET, NORTH 53 DEGREES 42 MINUTES WEST, 123 FEET, NORTH 36 DEGREES 18 MINUTES EAST, 60 FEET TO THE NORTHWESTERLY CORNER THEREOF; THENCE NORTH 53 DEGREES 42 MINUTES WEST 9.72 FEET TO THE EASTERLY MOST CORNER OF LANDS DESCRIBED IN OR VOLUME 3038, PAGE 1070; THENCE SOUTH 41 DEGREES 26 MINUTES 30 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF LANDS DESCRIBED IN SAID O.R. VOLUME 3038, PAGE 1070 AND O.R. VOLUME 3038, PAGE 1066, 238.78 FEET TO POINT OF BEGINNING.

### PARCEL II:

LOT 9, BLOCK 1, ROYAL TERRACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 19, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

### PARCEL III:

A PART OF LOT 25, SIMMONS' SUBDIVISION OF THE BAGLEY AND SIBBALD GRANT, PLAT BOOK 3, PAGE 85 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE EASTERLY MOST CORNER OF LANDS DESCRIBED IN DEED BOOK 1772, PAGE 403; THENCE NORTH 53°42' WEST ALONG THE NORTHEASTERLY LINE OF LANDS DESCRIBED IN SAID DEED A DISTANCE OF 466.11 FEET; THENCE SOUTH 41°26'30" WEST A DISTANCE OF 119.39 FEET; THENCE NORTH 42°55'30" WEST, A DISTANCE OF 85 FEET TO POINT OF BEGINNING; THENCE CONTINUE NORTH 42°55'30" WEST A DISTANCE OF 150.42 FEET; THENCE NORTH 88°00' WEST A DISTANCE OF 68.67 FEET; THENCE SOUTH 24°00' EAST A DISTANCE OF 215.14 FEET; THENCE NORTH 41°21'30" EAST A DISTANCE OF 99 FEET TO POINT OF BEGINNING.

PARCEL IV:

A part of Lot 25, SIMMON'S SUBDIVISION of the Bagley and Sibbald Grants, Plat Book 3, page 85 of the current public records of Duval County, FL, more particularly described as follows: Commence at the Easterly most corner of lands described in Deed Book 1772 page 403; thence North 53 degrees 42 minutes West along the Northeasterly line of lands described in said deed a distance of 466.11 feet; thence South 41 degrees 26 minutes 30 seconds West a distance of 119.39 feet to the point of beginning; thence continue South 41 degrees 26 minutes 30 seconds West a distance of 119.39 feet; thence North 53 degrees 42 minutes West 37.3 feet; thence North 17 degrees 00 minutes West a distance of 50 feet; thence North 24 degrees 00 minutes West a distance of 7.66 feet; thence North 41 degrees 21 minutes 30 seconds East a distance of 99 feet; thence South 42 degrees 55 minutes 30 seconds East a distance of 85 feet to point of beginning. Together with and subject to a 25 foot easement as described in Official Records Book 3038, page 1066 of said current public records.

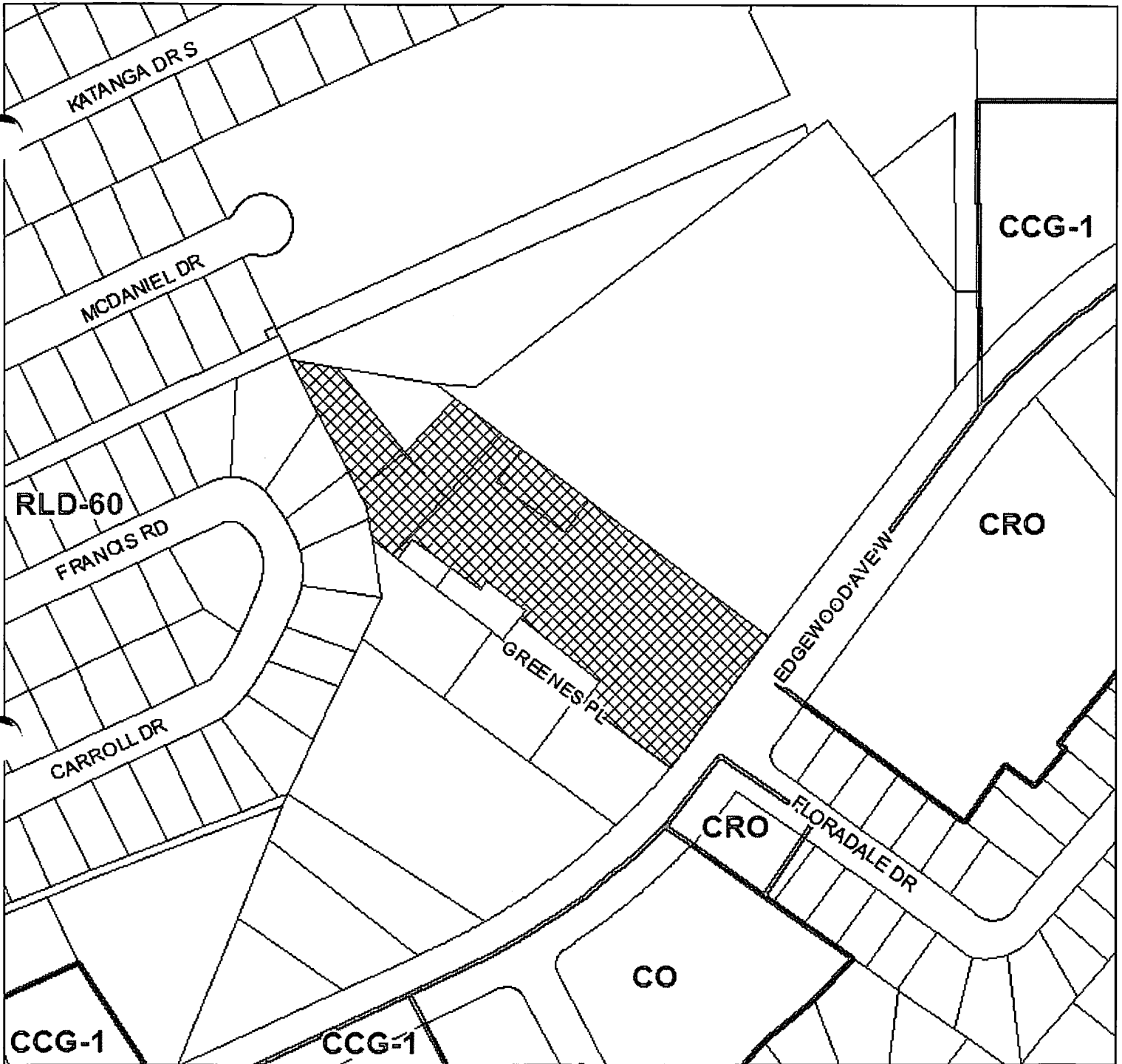
PARCEL V:

A part of Lot 25, SIMMON'S SUBDIVISION of the Bagley and Sibbald Grants, Plat Book 3, page 85 of the current public records of Duval County, Florida, more particularly described as follows: Commence at the Easterly most corner of lands described in Deed Book 1772 page 403; thence North 53 degrees 42 minutes West along the Northeasterly line of lands described in said deed a distance of 466.11 feet to point of beginning; thence continue North 53 degrees 42 minutes West a distance of 85 feet; thence South 41 degrees 21 minutes 30 seconds West a distance of 103.52 feet; thence South 42 degrees 55 minutes 30 seconds West a distance of 85 feet; thence North 41 degrees 26 minutes 30 seconds East a distance of 119.39 feet to point of beginning. Together with and subject to a 25 foot easement as described in Official Records Book 4662, page 103 of said current public records.

PARCEL VI:

PART OF LOT 25, BAGLEY GRANT FARMS, PLAT BOOK 3, AT PAGE 85, BEING PART OF THE LAND DESCRIBED IN DEED BOOK 1555, AT PAGE 549, ALL IN THE FRANCIS BAGLEY GRANT, SECTION 43, TOWNSHIP I SOUTH, RANGE 26 EAST, DUY AL COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ON THE NORTHWESTERLY LINE OF EDGEWOOD A VENUE, AT THE MOST EASTERLY CORNER OF THE LAND DESCRIBED IN DEED BOOK 1555, AT PAGE 549, THENCE NORTH 53° 42' WEST, 333.4 FEET TO AN IRON FOR A PLACE OF BEGINNING. THENCE NORTH 53°42' WEST, 123 FEET TO AN IRON; THENCE SOUTH 36° 18' WEST, 60 FEET TO AN IRON; THENCE SOUTH 53° 42' EAST, 123 FEET TO AN IRON; THENCE NORTH 36° 18' EAST, 60 FEET TO THE PLACE OF BEGINNING.

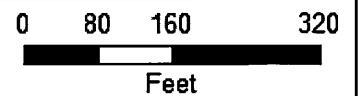
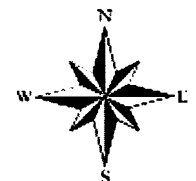
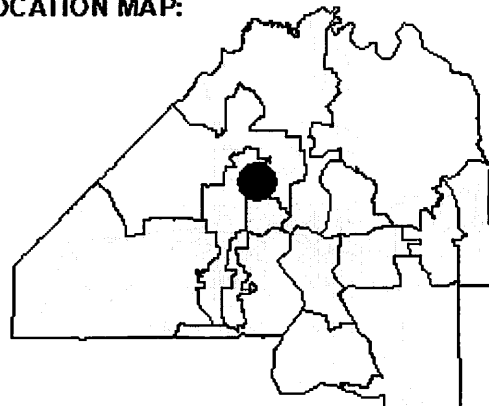


**REQUEST SOUGHT:**

**FROM: RLD-60**

**TO: CRO**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**10**

**TRACKING NUMBER**

**T-2021-3935**

**EXHIBIT 2  
PAGE 1 OF 1**

THIS INSTRUMENT PREPARED BY:  
The Title Company of Jacksonville, LLC  
9086 Cypress Green Drive  
Jacksonville, FL 32256

RECORD AND RETURN TO:  
Innovative Health Care  
9972 Cherry Hills Avenue Circle  
Brandenton, Florida 34202-4062

RE PARCEL ID #:

### WARRANTY DEED

**THIS WARRANTY DEED** made this 10th day of December, 2004 by Nellie Spikes, a single woman, hereinafter referred to as Grantor, whether one or more, and whose address is 5377 HANCOCK RD. JACKSONVILLE, FL 32209 ~~40 SUMMER BROOK HEALTH CARE CENTER~~, to Innovative Health Care Properties, Inc., hereinafter referred to as Grantee, whether one or more, and whose address is 9972 Cherry Hills avenue Circle, Brandenton, Florida 34202-4062, ,

(Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

#### WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described land situate, lying and being in the County of Duval, State of Florida to wit:

564935

See Exhibit 'A' attached hereto and by this reference made a part hereof.

**SUBJECT TO** taxes accruing subsequent to 2002.

**SUBJECT TO** covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.

**TO HAVE AND TO HOLD** the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

G. Patrick Marino  
Witness G. PATRICK MARINO

Nellie Mae Spikes  
Nellie Spikes

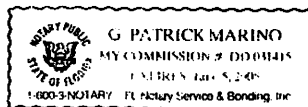
Muzet Ivory  
Witness MUZET IVORY

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 14th day of December, 2004 by Nellie Spikes, a single woman. She is personally known to me or has produced FL IDENTIFICATION as identification.

G. Patrick Marino

G. PATRICK MARINO  
Notary Public, County and State Aforesaid



Notary Printed Signature

My commission expires: \_\_\_\_\_



## Schedule A

### Parcel I:

A PART OF LOT 25, SIMMON'S SUBDIVISION OF THE BAGLEY AND SIBBALD GRANTS ACCORDING TO PLAT IN PLAT BOOK 3, PAGE 85 OF THE PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A POINT IN THE NORTHWESTERLY R/W LINE OF EDGEWOOD AVENUE WEST, 272 FEET FROM THE INTERSECTION OF THE NORTHERLY LINE OF CLEVELAND ROAD AND THE NORTHWESTERLY R/W LINE OF EDGEWOOD AVENUE WEST AS MEASURED ALONG SAID NORTHWESTERLY R/W LINE; THENCE NORTH 24 DEGREES 00 MINUTES EAST, 702 FEET; THENCE NORTH 17 DEGREES 00 MINUTES WEST, 93.6 FEET; THENCE SOUTH 53 DEGREES 42 MINUTES EAST ALONG THE SOUTHWESTERLY LINE OF LANDS DESCRIBED IN DEED BOOK 1772, PAGES 403-405, 37.3 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 53 DEGREES 42 MINUTES EAST, 17.1 FEET; THENCE NORTH 36 DEGREES 18 MINUTES EAST, 38.5 FEET; THENCE SOUTH 53 DEGREES 42 MINUTES EAST, 121 FEET; THENCE NORTH 36 DEGREES 18 MINUTES EAST, 26.5 FEET; THENCE SOUTH 53 DEGREES 42 MINUTES EAST, 70 FEET; THENCE SOUTH 36 DEGREES 18 MINUTES WEST, 26 FEET; THENCE SOUTH 53 DEGREES 42 MINUTES EAST, 145 FEET; THENCE SOUTH 36 DEGREE 18 MINUTES WEST, 39 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF LANDS DESCRIBED IN SAID DEED; THENCE SOUTH 53 DEGREES 42 MINUTES EAST ALONG SAID LINE, 130.2 FEET TO A POINT IN THE NORTHEASTERLY R/W LINE OF EDGEWOOD AVENUE WEST; THENCE NORTHEASTERLY ALONG SAID R/W LINE, SAID LINE BEING A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 904.93 FEET, A CHORD BEARING AND DISTANCE OF NORTH 38 DEGREES 21 MINUTES EAST, 31.58 FEET, RESPECTIVELY, TO THE POINT OF TANGENCY IN SAID R/W LINE; THENCE CONTINUE ALONG SAID R/W LINE NORTH 37 DEGREES 21 MINUTES EAST, 206.82 FEET TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN SAID DEED; THENCE NORTH 53 DEGREES 42 MINUTES WEST, ALONG SAID DEED LINE, 333.4 FEET TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN OR VOLUME 41.75, PAGE 1110; THENCE AROUND THE BOUNDARY OF SAID OR VOLUME 4175, PAGE 1110 THE FOLLOWING THREE COURSES; SOUTH 36 DEGREES 18 MINUTES WEST, 60 FEET, NORTH 53 DEGREES 42 MINUTES WEST, 123 FEET, NORTH 36 DEGREES 18 MINUTES EAST, 60 FEET TO THE NORTHWESTERLY CORNER THEREOF; THENCE NORTH 53 DEGREES 42 MINUTES WEST 9.72 FEET TO THE EASTERLY MOST CORNER OF LANDS DESCRIBED IN OR VOLUME 3038, PAGE 1070; THENCE SOUTH 41 DEGREES 26 MINUTES 30 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF LANDS DESCRIBED IN SAID O. R. VOLUME 3038, PAGE 1070 AND O. R. VOLUME 3038, PAGE 1066, 238.78 FEET TO POINT OF BEGINNING.

### Parcel II:

LOT 9, BLOCK 1, ROYAL TERRACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 19, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

**Schedule A**

PARCEL D:

A PART OF LOT 25, SIMMONS' SUBDIVISION OF THE BAGLEY AND SIBBALD GRANT, PLAT BOOK 3, PAGE 85 OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE EASTERLY MOST CORNER OF LANDS DESCRIBED IN DEED BOOK 1772, PAGE 403; THENCE NORTH 53°42' WEST ALONG THE NORTHEASTERLY LINE OF LANDS DESCRIBED IN SAID DEED A DISTANCE OF 466.11 FEET; THENCE SOUTH 41°26'30" WEST A DISTANCE OF 119.39 FEET; THENCE NORTH 42°55'30" WEST, A DISTANCE OF 85 FEET TO POINT OF BEGINNING; THENCE CONTINUE NORTH 42°55'30" WEST A DISTANCE OF 150.42 FEET; THENCE NORTH 88°00' WEST A DISTANCE OF 68.67 FEET; THENCE SOUTH 24°00' EAST A DISTANCE OF 215.14 FEET; THENCE NORTH 41°21'30" EAST A DISTANCE OF 99 FEET TO POINT OF BEGINNING.

EASEMENT:

A 25-FOOT EASEMENT ACROSS A PART OF LOT 25, SIMMONS' SUBDIVISION OF THE BAGLEY AND SIBBALD GRANT, PLAT BOOK 3, PAGE 85 OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCE AT THE EASTERLY MOST CORNER OF LANDS DESCRIBED IN DEED BOOK 1772, PAGE 403; THENCE SOUTHWESTERLY ALONG THE NORTHERLY R/W LINE OF EDGEWOOD AVENUE A DISTANCE OF 38 FEET TO THE POINT OF BEGINNING; THENCE NORTH 57°31'30" WEST, 254.42 FEET; THENCE NORTH 78°00'30" WEST, 84.42 FEET; THENCE SOUTH 35°08' WEST, 50.54 FEET; THENCE NORTH 54°52' WEST, 77.35 FEET; THENCE NORTH 52°04'30" WEST, 64.58 FEET; THENCE NORTH 42°55'30" WEST, A DISTANCE OF 110 FEET TO THE TERMINUS OF SAID EASEMENT.

**Schedule 'A'**

A part of Lot 25, SIMMON'S SUBDIVISION of the Bagley and Sibbald Grants, Plat Book 3, page 85 of the current public records of Duval County, FL, more particularly described as follows: Commence at the Easterly most corner of lands described in Deed Book 1772 page 403; thence North 53 degrees 42 minutes West along the Northeasterly line of lands described in said deed a distance of 466.11 feet; thence South 41 degrees 26 minutes 30 seconds West a distance of 119.39 feet to the point of beginning; thence continue South 41 degrees 26 minutes 30 seconds West a distance of 119.39 feet; thence North 53 degrees 42 minutes West 37.3 feet; thence North 17 degrees 00 minutes West a distance of 50 feet; thence North 24 degrees 00 minutes West a distance of 7.66 feet; thence North 41 degrees 21 minutes 30 seconds East a distance of 99 feet; thence South 42 degrees 55 minutes 30 seconds East a distance of 85 feet to point of beginning. Together with and subject to a 25 foot easement as described in Official Records Book 3038, page 1066 of said current public records.

## **Schedule A**

A part of Lot 25, SIMMON'S SUBDIVISION of the Bagley and Sibbald Grants, Plat Book 3, page 85 of the current public records of Duval County, Florida, more particularly described as follows: Commence at the Easterly most corner of lands described in Deed Book 1772 page 403; thence North 53 degrees 42 minutes West along the Northeasterly line of lands described in said deed a distance of 466.11 feet to point of beginning; thence continue North 53 degrees 42 minutes West a distance of 85 feet; thence South 41 degrees 21 minutes 30 seconds West a distance of 103.52 feet; thence South 42 degrees 55 minutes 30 seconds West a distance of 85 feet; thence North 41 degrees 26 minutes 30 seconds East a distance of 119.39 feet to point of beginning. Together with and subject to a 25 foot easement as described in Official Records Book 4662, page 103 of said current public records.

Prepared by and Return to:  
Bernard & Schemer, P.A.  
Joshua Bernard  
480 Busch Drive  
Jacksonville, Florida 32218  
Our File Number: 19-1368

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this April 5, 2019, between Leandro Wilson, conveying non-homestead real property, whose mailing address is: 35 Westwood Drive Apt 25, Westbury, New York 11590, party of the first part, and Innovative Health Care Properties, II, LLC, a Florida limited liability company, whose mailing address is:  
2333 Hanser Lane #4 Tallahassee FL 32301, party/parties of the second part,

**WITNESSETH:**

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

PART OF LOT 25, BAGLEY GRANT FARMS, PLAT BOOK 3, AT PAGE 85, BEING PART OF THE LAND DESCRIBED IN DEED BOOK 1555, AT PAGE 549, ALL IN THE FRANCIS BAGLEY GRANT, SECTION 43, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ON THE NORTHWESTERLY LINE OF EDGEWOOD AVENUE, AT THE MOST EASTERLY CORNER OF THE LAND DESCRIBED IN DEED BOOK 1555, AT PAGE 549, THENCE NORTH 53° 42' WEST, 333.4 FEET TO AN IRON FOR A PLACE OF BEGINNING. THENCE NORTH 53° 42' WEST, 123 FEET TO AN IRON; THENCE SOUTH 36° 18' WEST, 60 FEET TO AN IRON; THENCE SOUTH 53° 42' EAST, 123 FEET TO AN IRON; THENCE NORTH 36° 18' EAST, 60 FEET TO THE PLACE OF BEGINNING.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on April 9, 2019.

Signed, sealed and delivered  
in the presence of:

[Signature]  
Witness signature

KEVIN GOTTAPPA  
Print witness name

[Signature]  
Witness signature  
JOSH BERNARD  
Print witness name

(signature) [Signature]  
Print Name: Leandro Wilson

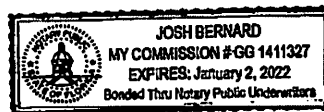
State of FL  
County of DUVAL

THE FOREGOING INSTRUMENT was acknowledged before me this 5 day of April, 2019 by Leandro Wilson, conveying non-homestead real property, who is personally known to me or who has produced NI CD as identification.

[Signature]  
Notary Public  
JOSH BERNARD  
Print Notary Name

My Commission Expires: \_\_\_\_\_

Notary Seal



**EXHIBIT A - Property Ownership Affidavit**

Date: 05/24/2021

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

040103-0000 2845 Edgewood ave. w.  
040115-0000 2841 Edgewood ave. w.  
040103-0030 0 Greenes Pl.  
040103-0020 0 Greenes Pl.  
040103-0010 0 Carroll Dr.  
030061-0010 0 Moncrief rd.  
004302-0000 5708 Dunn Ave.  
019981-0000 3653 Dunn Ave.  
004258-0690 0 Dunn Ave.

Re: Property Owner Affidavit for the following site location:

To Whom it May Concern:

I Dr. Wayne Harvey hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for FLUM and/or Rezoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:\*

Print Corporate Name:

Innovative Health Care Properties II, LLC d/b/a Innovative Health Care Properties Inc.

By \_\_\_\_\_

By Dr. Wayne Harvey

Print Name: \_\_\_\_\_

Print Name: Dr. Wayne Harvey

Its: CEO / Managing Member

\*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

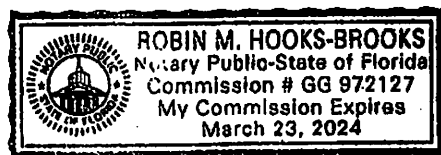
STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 24<sup>th</sup> day of May 2021, by Dr. Wayne Harvey, who is personally known to me or who has produced Driver License as identification and who took an oath.

Robin M. Hooks-Brooks  
(Signature of NOTARY PUBLIC)

Robin M. Hooks-Brooks  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: March 23, 2024



**EXHIBIT B - Agent Authorization Affidavit- Property Owner**

Date: 05/24/2021  
City of Jacksonville  
Planning and Development Department  
214 North Hogan Street, Suite 300,  
Jacksonville, Florida 32202

040103-0000 2845 Edgewood ave. w.  
040115-0000 2841 Edgewood ave. w.  
040103-0030 0 Greenes Pl.  
040103-0020 0 Greenes Pl.  
040103-0010 0 Carroll Dr.  
030061-0010 0 Moncrief rd.  
004302-0000 5708 Dunn Ave.  
019981-0000 3653 Dunn Ave.  
004258-0690 0 Dunn Ave.

Re: Agent Authorization for the following site location: \_\_\_\_\_

To Whom it May Concern:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Paul M. Harden and/or Alex Harden to act as agent to file application(s) for FLUM and/or Rezoning for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

If Owner is Individual:

If Owner is Corporate Entity:\*

By \_\_\_\_\_  
Print Name: \_\_\_\_\_

Print Corporate Name: Innovative Health Care Properties II, LLC  
By [Signature]  
Print Name: Dr. Delwayne Harvey  
Its: CEO/Managing Member

\*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

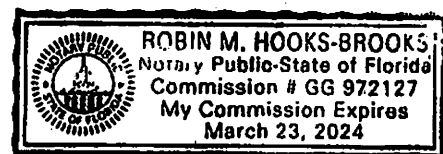
STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this <sup>2021</sup> 25<sup>th</sup> day of May, 2021, by Dr. Delwayne Harvey, who is personally known to me or who has produced Drivers License as identification and who took an oath.

[Signature]  
(Signature of NOTARY PUBLIC)

Robin M. Hooks-Brooks  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: March 23, 2024





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## Detail by Entity Name

Florida Limited Liability Company  
INNOVATIVE HEALTH CARE PROPERTIES, II, LLC

### Filing Information

<b>Document Number</b>	L03000016982
<b>FEI/EIN Number</b>	65-1187255
<b>Date Filed</b>	05/12/2003
<b>Effective Date</b>	05/12/2003
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	CANCEL ADM DISS/REV
<b>Event Date Filed</b>	12/12/2007
<b>Event Effective Date</b>	NONE

### Principal Address

2333 HANSEN LANE, SUITE 4  
TALLAHASSEE, FL 32301

Changed: 12/12/2007

### Mailing Address

2333 HANSEN LANE, SUITE 4  
TALLAHASSEE, FL 32301

Changed: 12/12/2007

### Registered Agent Name & Address

HARVEY, DEWAYNE  
2333 HANSEN LANE, SUITE 4  
TALLAHASSEE, FL 32301

Address Changed: 07/08/2008

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

HARVEY, DEWAYNE  
2333 HANSEN LANE, SUITE 4  
TALLAHASSEE, FL 32301



**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2019	03/26/2019
2020	04/30/2020
2021	03/22/2021

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<a href="#">05/12/2003 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>



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## Detail by Entity Name

Florida Profit Corporation

INNOVATIVE HEALTH CARE PROPERTIES, INC.

### Filing Information

**Document Number** P01000095035  
**FEI/EIN Number** 52-2384418  
**Date Filed** 09/28/2001  
**State** FL  
**Status** ACTIVE  
**Last Event** REINSTATEMENT  
**Event Date Filed** 03/26/2019

### Principal Address

3890 Dunn Avenue  
Suite 104  
JACKSONVILLE, FL 32218

Changed: 06/30/2020

### Mailing Address

2333 Hansen Lane  
Suite 4  
Tallahassee, FL 32301

Changed: 03/26/2019

### Registered Agent Name & Address

HARVEY, DEWAYNE  
3890 Dunn Avenue  
STE 104  
Jacksonville, FL 32218

Name Changed: 03/26/2019

Address Changed: 06/30/2020

### Officer/Director Detail

#### **Name & Address**

Title D

HARVEY, DEWAYNE K  
 2333 HANSEN LANE SUITE 4  
 TALLAHASSEE, FL 32301

Title D

HARVEY, DONNA  
 2333 HANSEN LANE SUITE 4  
 TALLAHASSEE, FL 32301

### **Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2019	03/26/2019
2020	06/30/2020
2021	03/22/2021

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<a href="#">09/28/2001 -- Domestic Profit</a>	<a href="#">View image in PDF format</a>

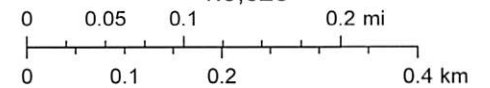
# Land Development Review



January 19, 2022

19135118\_T-2021-3935

1:9,028



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
031243 0000	ADAMS MARION JR		2059 13TH ST W			JACKSONVILLE	FL	32209
031210 0000	ALEXANDER ANNIE M B/E		4242 CARROLL DR			JACKSONVILLE	FL	32209-1902
040130 0000	ALI NABAA		6050 GREENES PL			JACKSONVILLE	FL	32209
031223 0000	AMZALLAG DANIEL		79 PLACITAS AVE			ATHERTON	CA	94027
031128 0000	BANKS DORIS M B/E		P.O. BOX 12123			JACKSONVILLE	FL	32209
031127 0000	BROWN LEROY		4234 MCDANIEL DR			JACKSONVILLE	FL	32209-1912
031225 0000	CARROLL DRIVE PROPERTY INC		1700 S DIXIE HWY SUITE 501			BOCA RATON	FL	33432
031240 0000	CHESTNUT VALENCIA T		5951 FLORADALE DR			JACKSONVILLE	FL	32209
040138 0000	CLAYTON ALDOLPHUS D		571 NE COLDWATER AVE			LAKE CITY	FL	32055-2230
041365 0000	COLEMAN GREGORY C		12684 WEEPING BRANCH CIR			JACKSONVILLE	FL	32218
031226 0000	COLEMAN RONALD W ET AL AL		4235 CARROLL RD			JACKSONVILLE	FL	32209-1901
041362 0000	CVF III MORTGAGE LOAN		300 DELAWARE AVE 9TH FL			WILMINGTON	DE	196801
031256 0000	DAVIS SARAH LEE		5932 FLORADALE DR			JACKSONVILLE	FL	32209-2321
041484 0000	DAWKINS PROPERTIES LLC		140 GOVERNORS RD			PONTE VEDRA BEACH	FL	32082
031118 0000	DOWARD FORIST D		4203 MCDANIEL DR			JACKSONVILLE	FL	32209-1912
031235 0000	FARMER EDVINE		4215 FRANCIS RD			JACKSONVILLE	FL	32209-1905
031206 0000	GILBERT CLAUDETTE		4214 CARROLL DR			JACKSONVILLE	FL	32209-1902
041364 0000	GREEN JOSEPH		4166 KATANGA DR S			JACKSONVILLE	FL	32209-1934
040130 0020	GREEN VIVIAN T		3866 SIX MILE HWY			CENTRAL	SC	29630-9533
031238 0000	HABITAT FOR HUMANITY OF JACKSONVILLE INC		2404 HUBBARD ST			JACKSONVILLE	FL	32206
031209 0000	HARRIS ROBIN		4236 CARROLL DR			JACKSONVILLE	FL	32209-1902
041363 0000	HEARMAN JEANNETTE SYKES		1148 MONMOUTH WAY			JACKSONVILLE	FL	32208
031242 0000	HILDRETH MARIE D		5945 FLORADALE DR			JACKSONVILLE	FL	32209-2300
040115 0000	INNOVATIVE HEALTH CARE PROPERTIES II LLC		2333 HANSEN LN #4			TALLAHASSEE	FL	32301
040103 0030	INNOVATIVE HEALTH CARE PROPERTIES INC		3890 DUNN AVE SUITE 104			JACKSONVILLE	FL	32218
031107 0000	JACKSONVILLE ELECTRIC AUTHORITY		21 W CHURCH ST			JACKSONVILLE	FL	32202-3155
031205 0000	JACOBS CUMMINGS		4208 CARROLL DR			JACKSONVILLE	FL	32209-1902
040102 0000	JAMES BEN		2915 EDGEWOOD AVE			JACKSONVILLE	FL	32209
040103 0050	JAX TDA HOLDINGS LLC		50 MEADOW LN			LAWRENCE	NY	11559
031130 0000	JONES BENJAMIN KEITH		4212 MCDANIEL DR			JACKSONVILLE	FL	32209
031117 0000	KEARSE MICHAEL A		4211 MCDANIEL DR			JACKSONVILLE	FL	32209-1912
031204 0000	KINLOCK CIVIC ASSOCIATION	EARL SIMS	6455 MANHATTAN DR			JACKSONVILLE	FL	32219
031204 0000	LANHAM JORDYN		6318 BARRY DR W			JACKSONVILLE	FL	32208
031257 0000	MAGNOLIA GARDEN COMMUNITY	GADSDON BURGESS	6129 JAPONICA RD W			JACKSONVILLE	FL	32209
031257 0000	MCKINNON GLORIA T ET AL		5926 FLORADALE DR			JACKSONVILLE	FL	32209
031208 0000	MCQUEEN GEORGIE ESTATE		4230 CARROLL DR			JACKSONVILLE	FL	32209-1902
040130 0010	MITCHELL ESTELLAR G ET AL		2853 EDGEWOOD AV			JACKSONVILLE	FL	32209-2346
031131 0000	NEUMANN ADOLF		2147 CHERRY HILLS RD			DUMFRIES	VA	22026
031116 0000	NEWMAN INEZ L		4221 MCDANIEL DR			JACKSONVILLE	FL	32209-1912
028533 0000	NEWMAN PAUL S		3016 SATURN AVE			JACKSONVILLE	FL	32206
040134 0000	NORTHWEST	RHONDA BOYD	9381 ARBOR OAK LN			JACKSONVILLE	FL	32208
040134 0000	OATES TERENCE ET AL		2849 EDGEWOOD AV			JACKSONVILLE	FL	32209-2316
031129 0000	PITTMAN CAROLYN DANIEL		4224 MCDANIEL DR			JACKSONVILLE	FL	32209-1912
031224 0000	REEVES BARBARA J		4238 FRANCIS RD			JACKSONVILLE	FL	32209-1906
031207 0000	RUSH JOSEPHINE		4222 CARROLL DR			JACKSONVILLE	FL	32209-1902
031255 0000	RUTLEDGE SELMA A LIFE ESTATE		3621 RIBAUTL SCENIC DR			JACKSONVILLE	FL	32208-2917
031115 0000	SAMPLE BETTY J		4231 MCDANIEL DR			JACKSONVILLE	FL	32209-1912
031237 0000	SHEPPARD TRACY EVETTE		4200 CARROLL DR			JACKSONVILLE	FL	32209-1902
027904 0200	SOUTHEASTERN CONFERENCE ASSOCIATION OF SEVENTH DAY		1701 ROBIE AVE			MOUNT DORA	FL	32757
031114 0000	STALLINGS MARY E ESTATE		4245 MC DANIEL DR			JACKSONVILLE	FL	32209-1912

031203 0000	THOMAS RONALD	11947 BRADDOCK RD	JACKSONVILLE	FL	32219
031245 0000	TRAVIS MATTIE B B/E	5927 FLORADALE DR	JACKSONVILLE	FL	32209-2300
031227 0000	TUFF JEAN A ET AL	4249 CARROLL DR	JACKSONVILLE	FL	32209
031241 0000	WELLS DARRYL KEITH ET AL	5938 FLORADALE DR	JACKSONVILLE	FL	32209
031236 0000	WELLSSEN LIMITED INC	130 ARLINGTON RD S	JACKSONVILLE	FL	32216
031234 0000	WILLIAMS PATRICIA ET AL	C/O PATRICIA WILLIAMS	JACKSONVILLE	FL	32209-1905
031126 0000	WILLIAMS SUSIE N	4223 FRANCIS RD	JACKSONVILLE	FL	32209-1912
040098 0000	WILSON RUBY L	4242 MCDANIEL DR	JACKSONVILLE	FL	32209-2318
040126 0010	ZION HOPE MISSIONARY BAPTIST CHURCH	2905 EDGEWOOD AVE W	JACKSONVILLE	FL	32209-2316
		2803 EDGEWOOD AVE W	JACKSONVILLE	FL	32209-2316

Total: 56

Jim Overton  
Duval County

Printing :: CR620067

al County, City Of Jacksonville  
Jim Overton , Tax Collector  
231 E. Forsyth Street  
Jacksonville, FL 32202

Date Time 02/08/2022 04:52PM  
Drawer: P01  
K. C. V  
Subscription 3541565

**General Collection Receipt**

Date: 1/19/2022  
Email: KaysieC@coj.net

How Paid  
CR Processing \$2,432.00  
CR620067  
Paul Harden  
1431 Riverplace Boulevard,  
Suite 901, Jacksonville, FL  
32207  
Total \$2,432.00

I Harden  
431 Riverplace Boulevard, Suite 901, Jacksonville, FL 32207  
n: Application for Conventional Rezoning (Z-3935) - 2845 Edgewood Ave W

Receipt: 395-23-00096995

Activity	Interfund	Future	Debit Amount	Credit Amount
30000000	00000	0000000	2432.00	0.00
00000000	00000	0000000	0.00	2432.00

Total Entered \$2,432.00  
Check \$2,432.00  
Chk# 7185  
Balance \$0.00

Paid By: INNOVATIVE HEALTHCARE

**Total Due: \$2,432.00**

**Jim Overton , Tax Collector  
General Collections Receipt  
City of Jacksonville, Duval County**

Account No: CR620067  
REZONING/VARIANCE/EXCEPTION

Date: 1/19/2022

Name: Paul Harden  
Address: 1431 Riverplace Boulevard, Suite 901, Jacksonville, FL 32207  
Description: Application for Conventional Rezoning (Z-3935) - 2845 Edgewood Ave W

**Total Due: \$2,432.00**