WHY and WHAT?

The 130 year old Henry Arpen house sat in a clearing on the western border of a 17 acre, wooded parcel of land known as Malcom Farm. There was a dirt road running from O'Connal Road to the house.

WHY

Why was the house moved?

Why was a permit not obtained for moving the house? IT IS THE LAW!

Why did the moving company move the house without a permit?

Why was the house transported over 17 acres of a dirt lot where all the trees had recently been removed rather than paved roads close by?

Why did they park the house just outside the 17 acres, in a community that had nothing to do with the Malcom Farm development.

Why was the house forced to endure several turns in order to move it to the far left back corner of the lot in between a wooden fence, a drainage ditch and very close to a double wide metal garage?

Why was I told by the lot owner that he had rented space for the house to sit for 4 months?

Why was I told that the house was to be moved to a development on Sunbeam Road and they were considering making it a club house.

Why didn't Malcom Farm consider making it a club house if that was an option?

Why did the house sit in disrepair without any form of maintainance, repair or protection from rain wind and even hurricane watch?

Why did an engineer report say that structural integrity of the house was significantly compromised during the relocation?

Why did an engineer report the house is in a state of disrepair and the cost to repair the house far exceeds the value of the house and should be demolished in place if not relocated?

Why did the city put up a CONDEMNED. DO NOT ENTER sign on the fence in front of the house?

Why did they recently remove the tires from under the house? They were flat! Again effecting the structural integrity of the house.

WHAT IF

What if the house was not moved?

What is the reason it was moved?

What would have happened if the party involved had applied for a permit to move the house? IT IS THE LAW! /would the house have been moved over paved roads with much less damage to the house?

What if it had been moved after the 4 months? Would the house have been respected? What if the parties involved had to demolish the house NOW due to their mishandling of the whole process, destroying a house with a long history and no respect for the law from the beginning.

Kager Hulzh

Residents of Linjohn Road and Hagen Grant Lane Jacksonville, FL 32223

Legislative Services Division Jacksonville City Council 117 West Duval Street Suite 430 Jacksonville, FL 32202

PETITION

We reject the application and approval of the Jacksonville Historic Preservation commission residential building between Hagan Grant Lane and Aladdin Road; 3747 Linjohn Road, Jacksonville, FL 32202, Council District 6, RE #159095-0090.

- The residential building was moved from its original location; Melcom Farms to 3747 Linjohn Road.
- It was previously condemned by the city of Jacksonville.
- No sign has been posted on the subject property to notify the public that a landmark designation is proposed.
- The delipidated residential building is sandwiched on blocks between two existing structures on subject property.
- There are no barriers to prevent pets or children from wandering on the subject property
- The owners do not live on the subject property to address any emergency associated with residential building
- It is unsightly and unsafe for residents of Linjohn Road and Hagan Grant Lane.

Name: TODO GRICCIOT
Adress: 3815 (INJON) RO
Signature/Date:
Name: Vicky Stanley
Adress: 3843 Linushy Rd
Signature/Date: Ucha Janes 2/10/2025

Name: Judy Goody
Adress: 12562 Linjohn Rd
Signature/Date: Judy Costy 2-10-25
Name: CAROL SUGG S
Adress: 12530 LINJOHN RD
Signature/Date: and Weight
Yvete Lomming!
Name: Juth Cemmuny
Adress: 12568 Linjohn Rosc, Jacksonville Ft 32923 Signature/Date: 210 2020
Signature/Date: Z 10 202
Name: Deaple Schwendin 24-
Adress: 3870 Linjoh. Rt Teckson 1/2 FL 32223
Signature/Date: Salve Salve 1/10/25
CATHERINE KENNEBY
Name: Catherine Pennestey
Adress: 33775 Lucyohn Rd., Jacksonerilla Fl 3222
Signature/Date: Whitsume / Kenned

Name:
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Legislative Services Division Jacksonville City Council 117 West Duval Street Suite 430 Jacksonville, Florida 32202

January 16, 2024

ORDINANCE 2025-26

NOTICE OF PUBLIC HEARINGS

Pursuant to Florida Statutes and Chapter 307.104, Jacksonville Ordinance Code, notice is hereby given that Public Hearings on an application for Landmark Designation will be held in the City Council Chamber, 1st Floor, City Hall, 117 West Duval Street, St. James Building, Jacksonville, FL, as follows:

City Council Public Hearing

5:00 p.m. Tuesday, February 11, 2025

Land Use & Zoning (LUZ) Public Hearing

5:00 p.m. Wednesday, February 19, 2025

Procedure: All testimony will be heard, and the LUZ Committee recommends a final action to the full City Council. The Planning & Development Department and the applicant/representative should be present with information.

Anyone interested in this matter will be given an opportunity to speak at each meeting. A sign is required to be posted on the subject property to notify the general public that a Landmark Designation is proposed.

Application Sponsored by:

Jacksonville Historic Preservation Commission

Site Name:

Residential Building between Hagan Grant Ln &

Aladdin Rd

Location of property:

3747 Linjohn Rd Jacksonville, FL 32202 Council District 6 RE # 159095-0090

For additional information regarding this proposed Landmark Designation, please call Arimus Wells, Planning & Development Department at (904) 255-7859.

If a person decides to appeal any decision made by the Council with respect to any matter considered at such meeting, such person will need a record of the proceedings, and for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons needing special accommodations to attend any hearing noticed herein shall contact the Legislative Services Division at (904) 255-5122 not less than 48 hours before a hearing or meeting in order to make arrangements. Please check www.jacksonville.gov for meeting notices, agendas, and further details.

pg 1 ordinance 2025-26 Laws use & zoning (LVZ) public Hearing Location of Property: 3747 LinJOHN ROAD My name is Paul Miller, i live at 3725 LinJOHN Rd. (To the right of subject property) I have lived on this road for 25 years. Mr. Drago Milovick purchased property around September 2022, + about a month later put renters in house, The renters have had police to there residente at least 4 times, they have someone living in backyard in a RV-which is susposed to be illegal in Tax, Ft. There dogs, - 2 dobermans, + a pit bull bark day + night. There is constantly cars coming t going at night to this residence. Which is very suspicious.
This old historic house has been sitting on LinJOHN Rd For approximately 2 years. And I have called + made complaints about this house for a very long time. thave been getting the runaround. Why wasn't Michael Danhour/Bordan Development allowed to move this house into our neighborhood without a permit for removal or for

putting it into our neighborhood? Why wasn't he fined for not obtaining permits for removal, or putting it on 3747 LinJohn Rd? What gives him the right to dump this house onto 3747 LINTOHN Rd without asking for approval First from residents on LinToHN Rd? Michael Danhour/Bordan Development offered to 2 pay \$12,000 to

Mr Crosby + the Suggs (Lindow Rd residents
to put house on there preperty +

They Refused! This old house
is a major safety issue - there
is no fencing in place to keep

people out, talls weeds + grass

are all around this house now. This old house is it completely horrible shape, + is only fit for demolition or being moved back to Melcon Farms subdivision where it belongs. I am very concerned about this old delapidated house burting my property value t those around me. Everyone on Lintohn ROAD dissaproves of this house being here.

It is a eye soar to our neighborhood.

Tust because Michael Danhour/

Bordan Development + Mr. Drago Milovick

have alot of money, that shouldn't

give them the right to do

whatever they want; + undermine

the residents on Linton Road—

that have been here a long time.

We ask that City Council disapprove 3747 LINJOHN ROAD as a LANDMARK Designation.

Thanks for your time,
Paul Miller
3725 LINJOHN ROAD

OFFICE OF GENERAL COUNSEL 117 WEST DUVAL STREET, SUITE 480 JACKSONVILLE, FL 32202 TELEPHONE – (904) 255-5100



MEMORANDUM

TO:

Land Use & Zoning Committee Members

FROM:

Dylan Reingold, Deputy General Counsel

DATE:

February 14, 2025

RE:

Resolution 2025-35 - Appeal Jacksonville Historic Preservation Commission

Denial of Demolition Permit Application

On February 19, 2025, the Land Use & Zoning (LUZ) Committee will be considering Resolution 2025-35 which concerns an appeal of a denial of a demolition permit by the Jacksonville Historic Preservation Commission (JHPC) filed by Courtney Gaver, Esq. (the "Appellant") on behalf of Bordan Development, LLC, the applicant for the demolition of the Henry C. Arpen House at 3747 Linjohn Road (R.E. No. 159095-0090) in Council District 6.

While the record that was submitted before the JHPC for this appeal is part of the record you will have before you for review, you will be considering this request *de novo*, which means that a presentation of all the evidence starts over again, and the Appellant and other presenters may provide you with additional evidence.

Procedure for Appeal

The LUZ Committee, as the committee of reference to the City Council on appeals per section 320.407, *Ordinance Code*, will hold a hearing and provide a recommendation to the City Council.

Pursuant to Council Rule 6.201:

- 1. This is an informal quasi-judicial hearing. No formal hearing was requested by the Appellant.
- 2. The order of presentation is just as in a typical rezoning:
 - a. Disclosure of ex parte communications by LUZ Committee members.
 - b. Open the public hearing.
 - c. Swearing of witnesses, if requested:

- i. Witnesses are not required to be sworn unless the Appellant/Applicant, the Appellee/City, or a Committee member asks, and then the swearing in would be done *en masse* (as a group).
- ii. Cross examination of witnesses by the parties or a member of the public is not permitted, but Committee members may ask questions, and the Appellant and Appellee may reserve the right to ask questions of a witness at the beginning of his/her presentation.
- d. OGC presentation by Carla Lopera, Esq. to state how the appeal came to the LUZ Committee.
- e. Appellant (Courtney Gaver, Esq./Emily Pierce, Esq., and any witnesses) presentation (up to 10 min., to include rebuttal, if any).
- f. Appellee (Carla Lopera, Esq., OGC, and any witnesses) presentation (up to 10 min., to include rebuttal, if any).
- g. Public hearing (up to 3 min. each).
- h. Rebuttal by Appellee (City/OGC), if requested (time retained, if any).
- i. Rebuttal by Appellant, if requested (time retained, if any).
- j. Close the public hearing.
- k. Deliberation and vote.

Decision must be based upon "competent, substantial evidence"

Competent, substantial evidence may consist of:

- 1. Expert testimony (staff reports or testimony, other experts or citizens with personal knowledge of material facts); and
- 2. Staff and expert reports, documents, maps, photographs, etc.

Argument by an attorney, expressions of general support or opposition, and statements involving speculation or conjecture are not competent, substantial evidence.

During discussion/deliberation it is helpful to refer to the evidence that was presented by witnesses or in the Planning & Development Department Staff Report to support your decision/recommendation to the City Council.

Potential Motions/Recommendations by the LUZ Committee

The LUZ Committee will provide a recommendation to the City Council regarding the appeal. The City Council may take any of the following actions regarding the appeal:

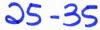
- 1. Affirm the JHPC decision (in this case, deny the appeal);
- 2. Reverse the JHPC decision (in this case, grant the appeal);

3. Refer the matter back to the JHPC, with specific instructions for further action, by adopting a written order.

Decision/Recommendation to City Council

When the City Council acts on a contested decision by affirming or reversing the action of the JHPC, the Council action is the final action of the City and shall be subjected to no further review under the *Code*.

GC-#1615431-v2-JHPC_Appeal_-_LUZ_Memo_(COA-23-29677)_(2024-67).docx





Donate Now

Henry C. Arpen House In Mandarin Joins National Register Of Historic Places

WJCT News | By WJCT NewsPublished September 27, 2019 at 4:55 PM EDT



The Arpen House was once surrounded by orange groves.

The Henry C. Arpen House in Mandarin was added to the National Park Service's National Register of Historic Places, this week, along with Shell Hammock Landing in Polk County, Florida's Secretary of State Laurel M. Lee announced Friday.

"Shell Hammock Landing and the Henry C. Arpen House are deserving additions to the National Register of Historic Places," said Lee in an email to WJCT News. "These properties are excellent examples of Florida Cracker architecture and are representative of the state's early pioneer settlement."

The Henry C. Arpen House is a two-story wood frame residence located in South Mandarin. The home was built by Henry C. Arpen around 1880 during Florida's post-Civil War citrus boom. The Arpen House is a rare and

On Point WJCT News 89.9 \boxtimes

Since the home pre-dates the railroad era in Florida, pre-fabricated and mass-produced construction materials such as windows were not easily obtained. Therefore, the windows in the Arpen House were built locally by hand, without uniform measurements, making each one unique. Local oral history indicates that the Arpen House was built using materials salvaged from a wrecked barge that had beached on the St. Johns River.

The Arpen house is located on a 17-acre tract of land that was once part of the Joseph Hagins Spanish Land Grant, one of the earliest private land holdings in Florida. Following the death of Joseph Hagins and his son Josiah, the original land grant was subdivided into large lots, several of which were purchased by Henry C. Arpen, a citrus grower. Historically the home was surrounded by an orange grove, but the majority of the grove was lost to the freezes of the late 19th century. A few remaining citrus trees are scattered throughout the property. The Arpen family maintained ownership until the 1930s. Today, the home remains a private residence, as the current owners continue to preserve one of the oldest surviving homes in Mandarin.

 Tags
 First Coast
 app
 Historic Jacksonville
 Mandarin

 National Register of Historic Places

 \boxtimes

On Point WJCT News 89.9







Planning Commission recommends approval of Melcon Farm in Mandarin

The developer of the 37-lot subdivision offers to donate and relocate the historic farmhouse.

By Scott Sailer | 12:30 p.m. September 18, 2020 | 5 Free Articles Remaining!



The Henry C. Arpen Farmhouse was built in 1877 and added to the Federal Historic Register in August 2019.

GOVERNMENT

Share

The Jacksonville Planning Commission recommended approval Sept. 17 to rezone 16.79 acres for the Melcon Farm single-family community in Mandarin.

Weihnacht Revocable Family Living Trust, the property owner, seeks to rezone the property from residential rural-acre to planned unit development to allow smaller residential lots, a minimum of 80 feet wide and 9,600 square feet in area.

The property at 3320 O'Connor Road, between Cattail Drive South and Hagan Grant Lane, is an infill residential development surrounded by existing residential use. The zoning is sought through Ordinance 2020-0307.



The site plan for the Melcon Farm single-family community in Mandarin.

Jacksonville developer Michael Danhour, president of the Danhour Group LLC, plans to develop the property with 37 lots in a single phase starting in early 2021.

The name of the development comes from previous owners of the property.

"Given the nature and history of the parcel, we felt keeping the name was not only homage, but would also help to maintain the flavor the project was working to capture," Danhour said in April. Melcon Farm is bordered by The Wilderness PUD subdivision of 80- to 95-foot-wide lots to the west; the Cormorant Landing subdivision featuring 100-foot-wide lots to the north; and land zoned for single-family residential rural-acre requiring minimum 100-foot-wide lots and one acre in size to the south and east.

2/18/25 11:46 AM



The Henry C. Arpen Farmhouse was built in 1877 and added to the Federal Historic Register in August 2019.

A conceptual site plan submitted with the rezoning application shows some deeper lots bordering properties to the south to provide a transition in size.

Property records show two single-family homes on the property. One is the split-level Henry C. Arpen Farmhouse of 1,360 square feet, built in 1877. It was placed on the Federal Historic Register in August 2019.

The developer is offering to donate and relocate the historic farmhouse within Jacksonville or on a lot near the entrance of the community. The exterior will require extensive repairs to the foundation, roof and siding, Danhour said.

The second home is a split-level 2,960-square-foot home built in 1976. The developer may leave the house in place on lot 28.

Although not required by the city review process, Danhour contracted for a professional ecological assessment from TerraWorx Land Group Inc. The report found no protected species or their habitat on the property.

Zoning exceptions

The Planning Commission approved zoning exceptions for:

- · Wawa, through BW Baymeadows Way LLC, at 8742 Baymeadows Road, southeast of Baymeadows Way and Baymeadows Road, to allow outside sales and service for the proposed convenience store, gas station and restaurant. A companion administrative deviation application will allow the number of proposed parking spaces to increase from 42 to 54.
- Q'Delicia restaurant at 3980 Southside Blvd., No. 201, in the Wild Plum Plaza shopping center north of Hogan Road, to allow sales and service of all alcoholic beverages for on-site consumption in conjunction with a restaurant.
- Impact Christian Academy Inc. school at 9100 Regency Square Blvd. N., west of Southside Boulevard, to allow a private school for 200 students in a commercial community/general-1 zoning district. The property has operated as a school since 1988 and the Seacoast Christian Academy serving 300 students most recently occupied the property. Impact Christian Academy plans a temporary use of the property during build-out of space in the former Belk department store at Regency Square Mall.
- Winn-Dixie Stores Inc. at 11700 San Jose Blvd. in the Mandarin South Shopping Center, south of Loretto Road, to allow the retail sale of all alcohol for off-premise consumption. Winn-Dixie is returning to the location it previously occupied, but was most recently used by Earth Fare, which closed.
- BBQ Barn at 14017 Mount Pleasant Road, between Pleasantview Drive East and Mauva Juan Avenue, to allow the retail sale and service of beer and wine and outside sales and service in conjunction with a restaurant.

Written Description Melcon Farm PUD October 28, 2020

I. PROJECT DESCRIPTION

A. The proposed Melcon Farm is a non-gated, one and two story, single family detached dwelling unit residential subdivision comprising of 33 units (including the potential relocation of the currently on site historic Henry C. Arpen Farmhouse to proposed Lot 1, and the prospective preservation of a second existing single family detached residential housing unit at Lot 25), and is made up of a total 16.79 +/- acres of land (please see Conceptual Site Plan at Exhibit "E").

There are two (2) single family detached dwelling units established on the subject property.

One of them, known as the Henry C. Arpen Farmhouse, was placed on the Federal Historic Register in August of 2019 and is specifically recognized in Jacksonville's Historic Heritage.

The Project Developer commits to preserve the Henry C. Arpen Farmhouse by first inviting those who are also interested in preserving the home to secure a mutually agreeable new location for it outside of the proposed Melcon Farm development, but still within the Jacksonville Metropolitan Statistical Area ("MSA"), preferably in Mandarin, and upon said finding, the Project Developer further commits to donating and moving the historic structure to the chosen site.

In the event that no sound plan surfaces for relocation of the Henry C. Arpen Farmhouse to a mutually agreeable alternate site away from the property subject of the proposed non gated Melcon Farm single family subdivision development, where the historic home now stands, by the date of the City's final approval of the PUD project's civil engineering plans, the Project Developer pledges to relocate the Henry C. Arpen Farmhouse to proposed Lot 1, said location found within the project as depicted on the proposed PUD's Conceptual Site Plan (please see Exhibit "E").

The Project Developer further binds itself to assume all reasonable costs associated with the physical relocation of the Henry C. Arpen Farmhouse from its current location, including, but not limited to, all costs associated with the installation of JEA potable water and sanitary sewer "stub outs" and also for these City services to be extended from the "stub outs" to the relocated historic farmhouse.

The proposed Melcon Farm PUD is located in the Mandarin area of southeast Jacksonville, north of Julington Creek, and is bordered by Catttail Drive to the north, and by Hagan Grant Lane to its south.

To the immediate west of the proposed single family detached lot residential development is an established single family detached dwelling unit subdivision zoned PUD known as The Wilderness, featuring 80+/- to 95+/- foot wide lots (Ordinance 83-395-341 and Ordinance 78-

406-333) at a density of 2 units per acre, while immediately adjacent to its northerly boundary is an established, gated, RLD-100-B zoned single family detached dwelling unit residential subdivision known as Cormorant Landing, with a density of 1.85 units per acre.

East and south of the proposed Melcon Farm PUD development are seven (7) developed single family lots of record carrying a zoning classification of RR-Acre.

Please see Exhibit "E" that depicts the locations of the neighboring properties and their respective zoning classifications.

- B. The project name is "Melcon Farm PUD".
- C. Project Landscape Architect:

A & K Land Planning 426 Tortoise Trace Jacksonville, Florida 32259 (904) 476-9692

D. Project Engineer:

Eric J. Almond, P.E. Almond Engineering, P.A. 6277 Dupont Station Court East, Suite 1 Jacksonville, Florida 32217 (904) 306-0612 ealmond@almondengineering.com

E. Project Surveyor:

Melrose Surveying & Mapping, Inc. 11437 Central Parkway, Suite 107 Jacksonville, Florida 32224 (904) 721-1226 Bill Melrose, PSM

F. Environmental:

Terra Worx Land Group, Inc. 401 Bay Street Green Cove Springs, Florida 32043 (904) 626-6708 John Napier

G. Project Developer:

Danhour Group, LLC
Michael L. Danhour
5985 Richard Street, Suite 2
Jacksonville, FL 32216
(904) 234-1047
MDanhour@DanhourGroup.com

- **F.** Current Land Designation: LDR (3-7 sf residential units per acre; the Melcon Farm PUD proposes an average 1.966 single family detached one to two story residential dwelling units per acre, compared to The Wilderness average density of 2.00 detached residential units per acre, and compared to the Cormorant Landing average density of 1.85 single dwelling units per acre).
 - G. Current Zoning District: RR-Acre (please see Exhibit "E" and "H").
 - H. Requested Zoning District: PUD.
 - I. Real Estate Number: RE #159096.0000.

II. QUANTITATIVE DATA

- A. Total Acreage: 16.79+/- acres.
- **B.** Total number of dwelling units: 33 (an average 1.966 single family one to two story detached dwelling units per acre). The property has two existing dwelling units (31 unit net increase).
 - C. Total number of non-residential floor area: 0.
 - D. Total amount of recreation area: 0.
- **E.** Total amount of open space: Natural Conservation Area of 1+/- acre 50+/- sf wide easement inclusive of an existing drainage ditch originally installed to prevent negative stormwater runoff impacts to Hagan Grant Road and to LinJohn Road RR-Acre lots of record, running south from proposed Melcon Farm PUD Lot 20 to Hagan Grant Road, said open space proposed to be dedicated by the Developer to the Melcon Farm HOA as open space, or offered for sale to southerly RR-1 zoned neighboring property owners, plus minimum 20 ft. wide Natural Conservation Areas buffering the proposed Melcon Farm PUD from The Wilderness, Cormorant Landing and the RR-Acre lots of record. The entire area to be preserved in is 2.4 acres or approximately 14% of the total site.
 - **F.** Total amount of public/private rights of way: 1.57+/- acres.

G. Total amount of land coverage of all buildings and structures: 16.79 acres divided by 33 lots = 1.966 acres (90' X 125' minimum lot size) divided by average proposed sf detached dwelling average unit size (2,500+/- enclosed sf) = 5.95 average FAR coverage per lot over total 16.79+/- acres).

H. Phase schedule of construction:

- Single Phase
- Horizontal development to commence 2nd Quarter of 2021
- Single family detached residential development of all 33 lots anticipated by 2023.

III. STATEMENTS

A. How does the proposed PUD differ from the usual application of the Zoning Code?

The existing Zoning Classification of the subject property, RR-Acre, does not allow the development of the property as a residential subdivision featuring 33 separate lots and homes with 90 foot lot widths and a minimum lot square footage of 10,800 sf.

The proposed 33 one to two story single family detached dwelling unit lots are planned to be an average size of 14,873 sf (over of an 1/3 acre and consistent with the neighboring single family detached residential housing developments).

Pursuant to the subject property's existing RR-Acre zoning criteria, the maximum number of one to two story single family detached dwelling unit lots that could be created are approximately 12+/-- lots spread over the 16.79+/- acre total land area (1.45 average units per acre versus the proposed Melcon Farm PUD's proposed 1.966 average units per acre), so when the cost of the land, bringing utilities, roadway, sidewalks etc. are factored in this scale project's pro-forma, the RR-Acre constrained size of a proposed residential subdivision in this location becomes financially unfeasible under the current RR Zoning Classification..

The redevelopment of larger existing close in multiple acre properties into residential single family detached dwelling unit subdivisions is an ongoing residential "Infill" occurrence being witnessed not only in the Mandarin area, but throughout the City of Jacksonville as its population continues to grow.

The Danhour Group, LLC has committed to providing several different accommodations in response to existing adjacent residential neighborhood feedback and requests, including, but not limited to, its commitment to pay for up to four (4) traffic calming instruments (speed humps) for selected roadways located within the Wilderness subdivision should the citizens, JSO, JFRD and the Traffic Engineering Department support their installation at the appropriate time.

Under the usual application of the Zoning Code, this accommodation and others, such as the developer's promise to allow Natural Conservation Areas to remain undisturbed buffers between the Melcon Farm PUD and its neighbors, the pledge to relocate to preserve the historic Henry C. Arpen Farmhouse, along with the decrease in originally proposed lots from 38 to 33, would not traditionally be required.

- **B.** Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.
- (1). Continued operation and maintenance of areas not so operated and/or maintained by the City shall be managed and effected by the Melcon Farm Residential Subdivision Incorporated Home Owners Association ("HOA"), created by the Developer prior to the completion of the single phase non gated single family one to two story detached housing unit development, issuance of any certificates of occupancy, and prior to any modification request to the PUD following its approval by City Council.
- (2). Evidence of the establishment of the HOA will be submitted to the City Planning Department's Building Inspection Division along with the development's initial building permit applications.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

- (1). Single-family dwellings.
- (2). Foster care homes.
- (3). Family care homes meeting the performance standards and development criteria set forth in Part 4 of Chapter 656, Ordinance Code.
- **(4).** Community residential homes of six or fewer residents meeting the performance standards and criteria set forth in Part 4 of Chapter 656, Ordinance Code.
- **(5).** Essential services, including water, sewer, gas, telephone, radio, television, and electric, meeting the performance standards development criteria set forth in Part 4 of Chapter 656, Ordinance Code.
- **(6).** Home occupations meeting the performance standards and development criteria set forth in Part 4, Chapter 655, Ordinance Code.
 - **B.** Permissible Uses by Exception:

- (1). Bed and breakfast establishments meeting the performance standards and development criteria set forth in Par 4, Chapter 656, Ordinance Code.
- (2). Essential Services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4, Chapter 656, Ordinance Code.
- **(3).** Animals other than household pets meeting the performance standards and development criteria set forth in Part 4, Chapter 656, Ordinance Code.
- (4). Home occupations meeting the performance standards and development criteria set forth in Part 4 of Chapter 656, Ordinance Code.
- **(C).** Temporary sales offices and construction trailers shall be allowed to be placed on site and moved throughout the site, if necessary.
- (1). The number of temporary offices shall not exceed three (3) at any given time; each shall be removed upon the completion of all sales and construction activities on the subject property.
- (2). No construction trailers shall be located next to a completed and occupied home.
- (3). Completed homes may be used as model homes or sales or construction offices.
 - (D). Limitations on Permitted or Permissible Uses by Exception.
- All Permissible Uses by Exception shall be required to prepare and submit a Planning and Development Department Zoning Exception application to the Planning and Development Department for its review and recommendation to the City of Jacksonville Planning Commission, who will consider the application and make its determination to approve or deny the proposed Zoning Exception.
 - (E). Permitted Accessory Uses and Structures:
- Accessory uses and structures are allowed as permitted in Section 656.403, Ordinance Code.

V. DESIGN GUIDELINES

- (A). Lot Requirements:
 - (1) Minimum Lot Area: 10,800 +/- sq. ft.

- (2). Minimum Lot Width: 90 feet.
- (3). Maximum Lot Coverage: 50 percent.
- (4). Minimum Front Yard: 20 feet
- (5). Minimum Side Yard: 5 feet.
- (6). Minimum Rear Yard: 10 feet.
- (7). Maximum Structure Height: 35 feet (one to two story single family detached residential homes).
 - (B). Ingress, Egress and Circulation:
- (1). Parking Requirements: The parking requirements for this development shall be consistent with the requirements of Part 6, Chapter 656, Ordinance Code.
 - (2). Vehicular Access:
- (a). Vehicular access to the Melcon Farm PUD shall be by way of O'Connor Road as substantially shown in the Conceptual Site Plan (please see Exhibit "E"). The final location of all access points is subject to the review and approval of the Planning and Development Department's Development Services Division.
- **(b).** Within the Melcon Farm PUD, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the one to two story single family detached housing unit non gated subdivision, if ownership or occupancy of the subject property is subdivided among more than one person or entity.
- (c). The Danhour Group, LLC commits to pay for up to four (4) traffic calming devices (speed humps) should the Wilderness subdivision citizens, JSO, JFRD and the Traffic Engineering Department support their installation at the appropriate time.
 - (3). Pedestrian Access:
- (a). Pedestrian access and circulation shall be provided by Developer installed sidewalks in accordance with the 2030 Comprehensive Plan.
 - (C). Signs:
- (1). The Developer may construct up to two (2) permanent, double faced identity signs at each side of the entrance to the Melcon Farm PUD at O'Connor Road. The sign(s) may

be located within the roadway right-of-way or on private property. The sign(s) shall not exceed twenty-four (24) square feet each in area or twelve (12) feet in height each (please see Exhibit "L" for examples of the proposed entry signage models).

- **(2).** Real estate and construction signage shall also be allowed on each lot as provided for by Part 656.1306 and Section 656.1307, Ordinance Code.
 - (D). Landscaping, Fencing and Buffering & Storm Water Runoff Control:
- (1). The Property shall be developed in accordance with the Part 12 Zoning Landscape Regulations of Section 656, Ordinance Code (as of January 1, 2019) and per the City of Jacksonville Charter Article 25.
- (2). To mitigate the proximity of the Melcon Farm PUD to adjacent residentially zoned districts to its north (proposed Lots 1 to 15), and to its west (proposed Lots 30 to 33), a minimum twenty (20) ft. deep Natural Conservation Area ("NCA") shall be preserved between the proposed PUD's neighbors and the PUD's proposed new residential units' 10 ft. rear yard setbacks, as depicted in the green areas found on the project's Conceptual Site Plan (Exhibit "E").

The NCA shall be owned and maintained by the Melcon Farm HOA.

To the proposed PUD's southerly and easterly boundaries, with the exception of those southerly and eastern portions of the Melcon Farm PUD property that will feature a 26 +/- storm water bypass easement, developed either as a ditch or by using a 48 inch wide piping system, along with portions of the development's 1.485+/- acre wet retention pond, will also be afforded a NCA located between them and the Melcon Farm residential units' 10 ft. rear yard setbacks (please see these area's NCA depicted in green on the Conceptual Site Plan at Exhibit "E").

An eight (8) foot fence and/or landscaped buffer, at least 95% opaque, shall be provided along the Melcon Farm PUD's westerly and northerly lots along the interior edges of the NCA where the new homes' 10 ft. rear yard setbacks are measured from.

No NCA is anticipated for proposed Lots 17 to 20 of the Melcon Farms PUD because they are adequately buffered from their neighboring properties by existing wetlands and vegetation, examples of which are found in the proposed PUD's Ecological Assessment Report at Exhibit "I".

For all Melcon Farm PUD one and two story single family detached dwelling units. a minimum (10) foot setback from the above described eight (8) foot 95% opaque fence and/or landscape buffer shall be required as measured inward from said fence and/or landscape buffer situated inside of the NCA to any Melcon Farm PUD building.

(3). The proposed Melcon Farm PUD's Project Engineer, Almond Engineering, investigated the existing drainage patterns and discharge points from Cormorant Landing ("CL"). The subject property receives stormwater runoff from CL between Lots 5 and 6, and along the projects property lines via Lots 14, 16 and 17 and through proposed Lot 24, as depicted in the project's Exhibit "E" Conceptual Site Plan (Please also see Engineers Statement at Exhibit "M").

Also depicted on the proposed PUD's Conceptual Site Plan (dated 10/15/2020) shown at Exhibit M associated with the Engineer Statement by Almond Engineering, is a storm water collection and conveyance system that will collect the stormwater runoff from CL, and shall be engineered to prevent new stormwater pooling retention areas within CL.

Project Developer shall afford CL an opportunity to review the Almond Engineering stormwater retention civil engineering plans to professionally confirm that the 26 ft. stormwater bypass easement has adequate capacity to receive and discharge CL detention ponds as well as storm water outfalls located near proposed lots 5 and 6.

(E). Recreation and Open Space.

- (1). The Melcon Farm PUD proposes only thirty-three (33) single family detached one to two story detached residential housing units. Therefore because one (1) acre of recreation area is the City Standard for projects proposing at least 100 single family detached dwelling unit lots, the Melcon Farm PUD fails to meet the prescribed density required for at least one (1) acre of recreational area.
- (2). The Developer still intends to pay the City its required park fee per LDC guidelines.
 - (F). Utilities:
- (1). Potable water will be provided for by the Jacksonville Electric Authority ("JEA").
 - (2). Sanitary sewer will be provided for by JEA.
 - (3). Electric will be provided for by JEA.
 - (G). Wetlands:
- (1). Wetlands will be permitted according to local, state and federal regulations.

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with the Melcon Farm PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the PUD, and showing the general layout of the overall subject property.

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed Melcon Farm PUD differs from the usual application of the Zoning Code because it includes Natural Conservation Areas, preservation of two existing housing units, one

found in the Federal Historic Register, unique buffering, site planning and other conditions that would not be required through a strict application of the subject site's RR-Acre Zoning Classification. The proposed development will full fill housing needs appropriate to various lifestyles and income levels, provide housing types appealing to first time and/or "move up" buyers, retirees and other customers. It will have a positive impact on the area, blend well with the surrounding uses and help to increase the property values of the older communities in the area.

(A). The subject property is bordered to its west (PUD Ord. 83-395-341 and 79-406-33) and to its north (RLD-100B), by established single family dwelling unit subdivisions, and to its south and east by seven single family detached dwelling units located on lots of record, all currently zoned RR-Acre.

The subject property is currently zoned RR-Acre, which limits the proposed single family detached dwelling unit density to a level that is inconsistent with the existing northerly and westerly subdivisions, thus the need for the proposed transitional rezoning of the subject property from RR-Acre to PUD.

The proposed Lots numbered 24 to 31 that are located along the southern boundary of the Melcon Farm PUD are approximately 1/3 +/- to 1/2 +/- acre each, providing a desirable transition between these proposed single family detached dwelling unit lots and their nearby RR-Acre neighbors; the southerly Melcon Farm PUD's boundary also features existing wetlands that serve as a buffer area between the neighboring RR-Acre properties and the proposed new subdivision (please see Exhibit "E").

Given the ongoing single family detached dwelling unit residential subdivision development patterns throughout the City and the Mandarin area, the Melcon Farm PUD site can be characterized as an "infill" location and thus is ripe for this type of residential development in response to the ongoing growth of our City.

The proposed 33 lot non-gated residential subdivision is not possible under a strict application of the City's Zoning Code.

- (B). The proposed Melcon Farm PUD will allow the development of a 33 single family detached one to two story dwelling unit subdivision (1.966 +/- average single family detached dwelling units per acre) that will serve as a transitional use between the existing subdivisions to its west (80 to 95+/- foot wide lots), and to its north (90 to 100+/- foot wide lots) particularly given that the proposed Melcon Farm PUD lots are proposed to be a minimum 90 feet wide and 120+/- feet in depth, and further recognizing that southern portion of the subject property is wetlands, leaving the RR-Acre neighbors to the south with little or no impact on the character of their respective view sheds.
- **(C).** The proposed Melcon Farm PUD will promote the purposes of the City of Jacksonville's 2030 Comprehensive Plan.

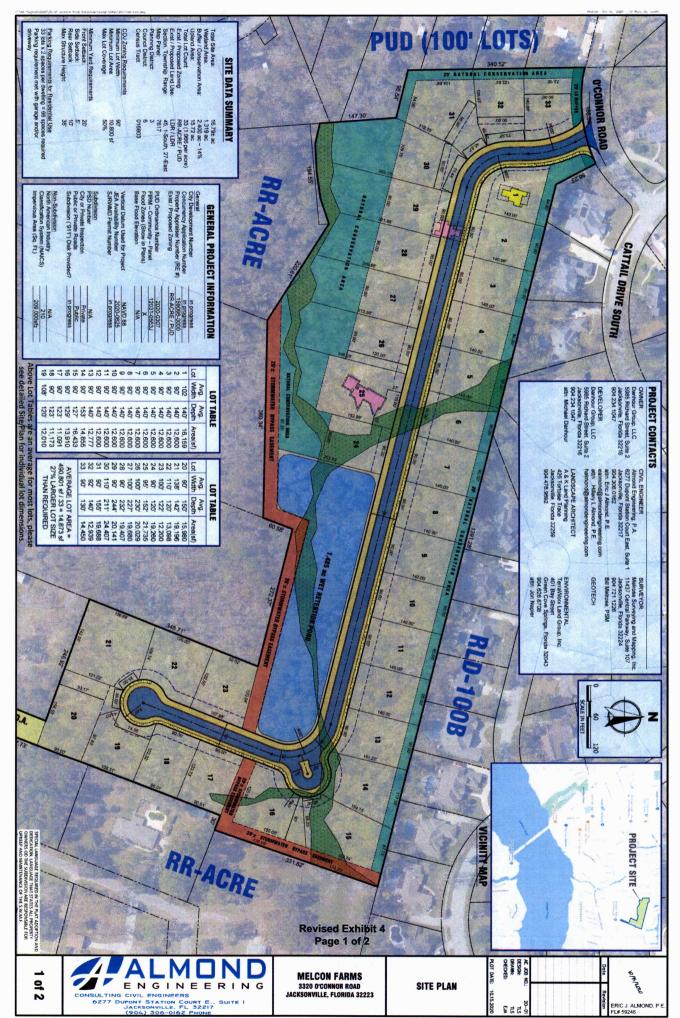
For example:

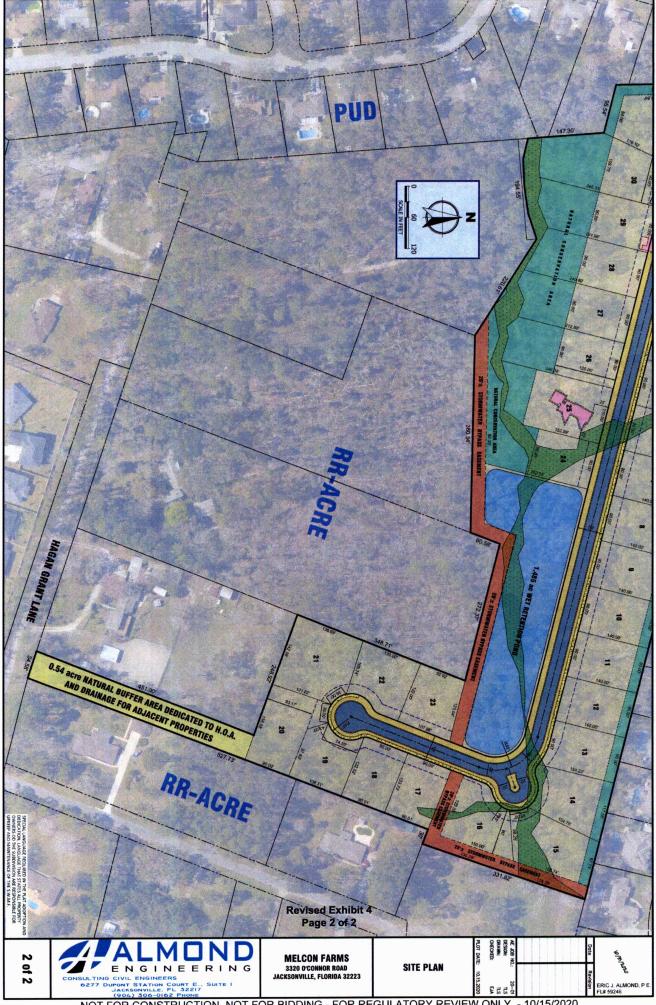
- (1). FLUE Goal 1. To insure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health safety and welfare posed by hazards, nuisances, incompatible land uses and degradation.
- **(2).** FLUE Objective 1.1. Insure that the type, rate and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public private coordination.
- (3). FLUE Policy 1.1.9. Permits development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined in the Future Land Use map category description and their associated provisions.
- (4). FLUE Policy 1.1.12. Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional and federal regulations.
- (5). FLUE 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 may be permitted only as interim facilities pursuant to the Sanitary Sewer Sub-Element.
- **(6).** FLUE Policy 3.1.3. Protect neighborhoods from potential negative impacts by providing a graduation of uses and scale transition. The Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.
- (7). FLUE Policy 3.1.6. The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

VIII. ADDITIONAL PUD REVIEW CRITERIA

(A). Consistency with the Concurrency and Mobility Management System: The PUD will satisfy all concurrency and mobility requirements as mandated by the City under Chapter 655, Ordinance Code and Ordinance 2020-235-E as administered by the Planning and Development Department's Concurrency and Mobility Management System Office.

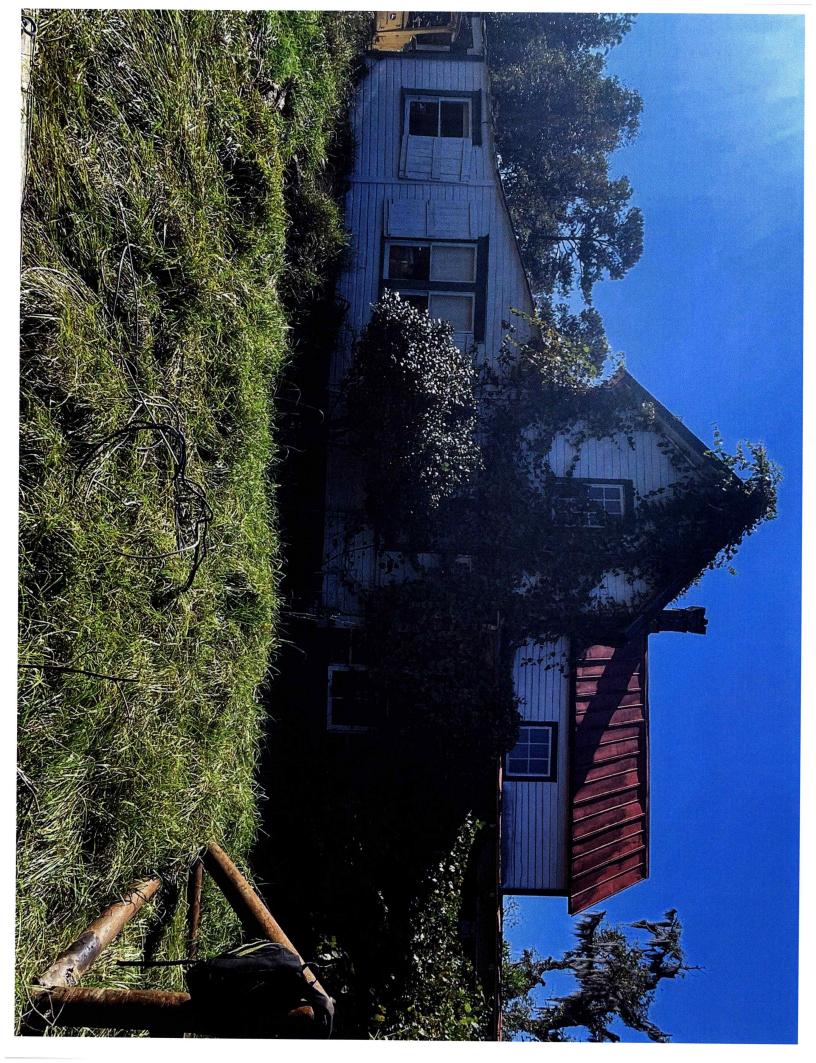
- **(B).** Allocation of Residential Land Use: The proposed Melcon Farm PUD is consistent with land use allocations under the Future Land Use Element of the City's 2030 Comprehensive Plan.
- **(C).** Sidewalks, Trails and Bikeways: Sidewalks will be provided pursuant to the requirements for sidewalk establishment established under the City's 2030 Comprehensive Plan.
- **(D).** Storm Water Retention: The proposed Melcon Farm PUD features a 1.485+/- acre Wet Retention Pond along with the concurrent establishment of a 26+/- Storm Water By Pass Easement (please see the proposed Melcon Farm PUD Conceptual Site Plan at Exhibit "E").

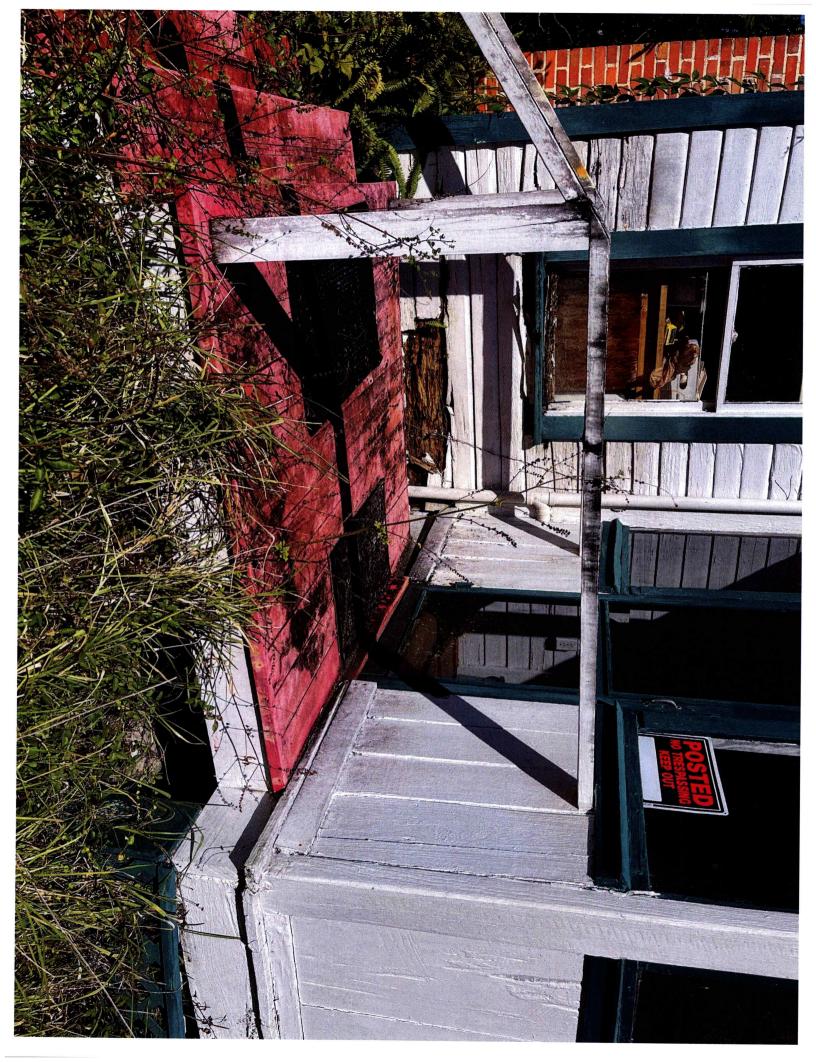


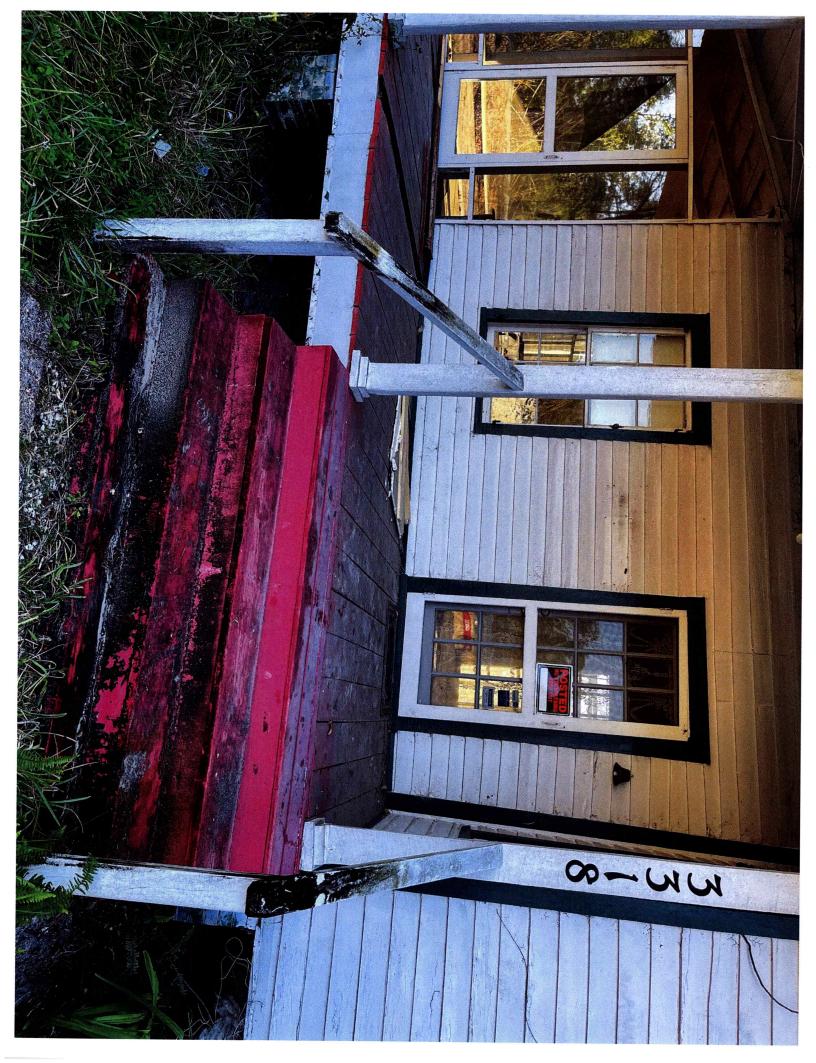


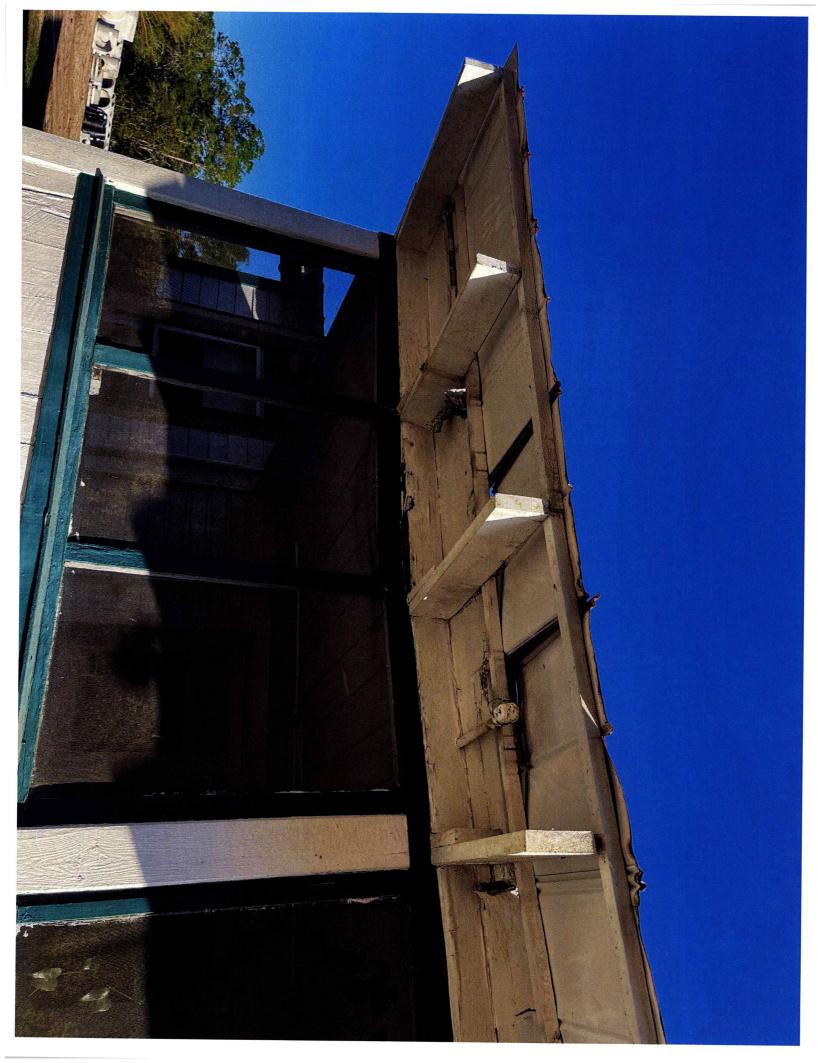
Res. 2025-35

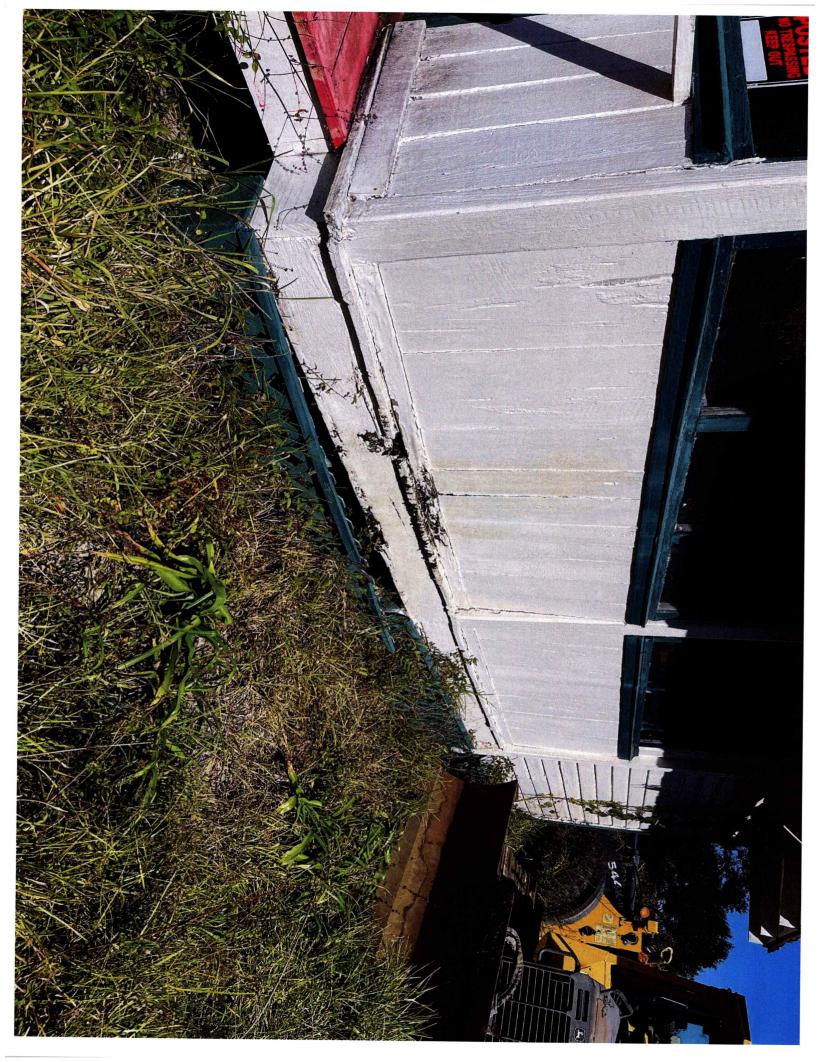
Appeal Filed by Bordan Development, LLC, RE the Jax Historic Preservation Commission's Decision to Deny the Demolition Permit Application for the Structure Located at 3747 Linjohn Rd.





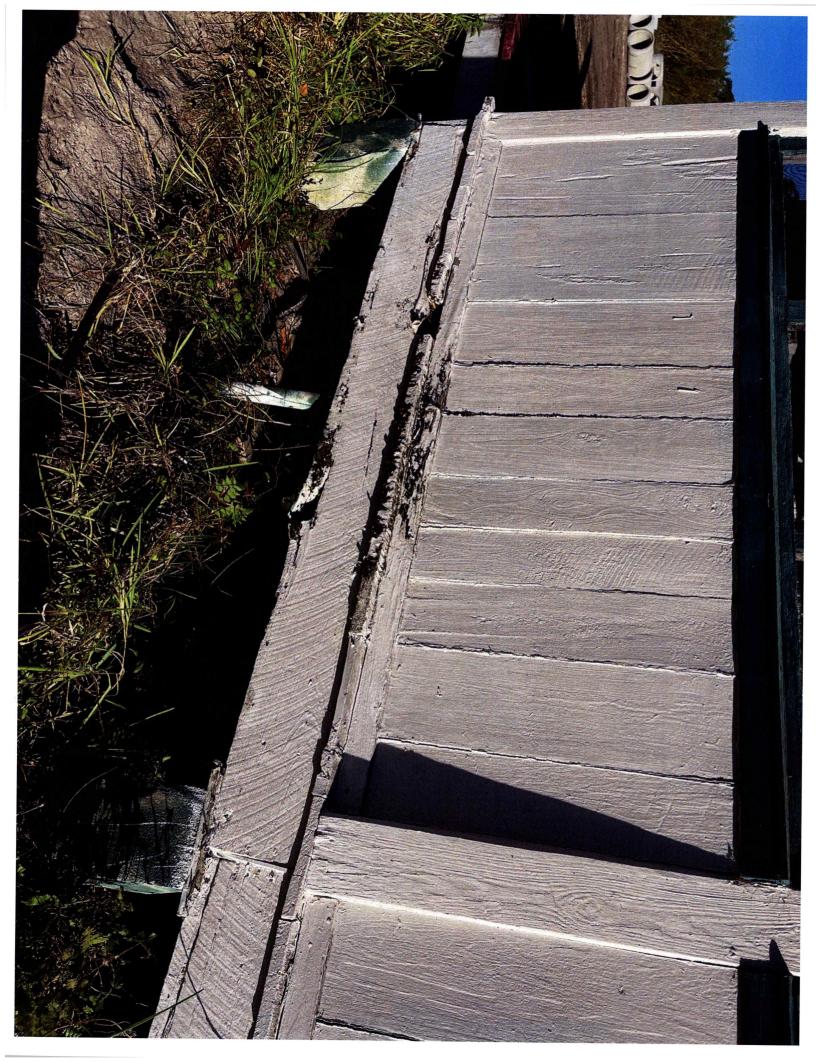












AFFIDAVIT OF MICHAEL DANHOUR

STATE OF FLORIDA COUNTY OF DUVAL

Before me, the undersigned authority, personally appeared MICHAEL DANHOUR (the "Affiant"), who after first being duly swom according to law, deposes and says:

- 1. I am over the age of eighteen (18), and make this Affidavit based on my personal knowledge of the facts set forth below, each of which are true and accurate.
- 2. I have a Bachelor of Business Administration, Banking and Finance from the University of North Florida (2002), and have spent the past twenty (20) years in real estate development including land development, brokerage services, and housing rehabilitation, renovation, and restoration.
- 3. Over the past twenty (20) years, I have developed and delivered over 2,000 homesites across the U.S. and have renovated and rehabbed over seventy (70) residences locally in Jacksonville. My previous experience also includes restoration projects of historic homes in Hawaii including the C.W. Dickey House in Honolulu.
- 4. I currently serve as the President of Danhour Group, LLC ("DGL"), which is the applicant of the Planned Unit Development as described herein.
- 5. DGL is a member of Bordan Development LLC, the applicant of the Demolition Review Permit for the Henry C. Arpen House currently located at 3747 Linjohn Road (the "Arpen House").
- 6. The Arpen House, constructed around 1887, was originally located at 3318 O'Connor Road (the "Original Site").
- 7. On December 8, 2020, the City of Jacksonville City Council approved Ordinance No. 2020-307-E which established the Melcon Farms Planned Unit Development (the "PUD"), a small residential subdivision of 33 single-family homes. The PUD included the Original Site of the Arpen House, which was located near Lot 1 of the PUD. A copy of the PUD is enclosed as Attachment 1.
- 8. I was involved in the PUD application and approval process as DGL was the project developer of the PUD, as an authorized agent of the then-owner, Weihnacht Revocable Family Living Trust.
- 9. The PUD's October 28, 2020 Written Description included a commitment by DGL to preserve the Arpen House by first inviting those interested in preserving the home to secure a mutually agreeable new location for the Arpen House. The PUD further provided that "[i]n the event that no sound plan surfaces for relocation of the [Arpen House] to a mutually agreeable alternate site away from the property subject of the proposed [PUD], where the historic home now stands, by the date of the Clty's final approval of the PUD project's civil engineering

<u>plans</u>, the Project Developer [DGL] pledges to relocate the [Arpen House] to proposed Lot 1 . . . " (emphasis added).

- 10. Following the City Council's approval of the PUD, I actively sought an organization willing to accept the Arpen House for preservation. I reached out to over fifty (50) groups across Jacksonville and throughout Florida, including preservation organizations such as Heritage Village, Cracker House Pioneer Village, and local entities such as the Mandarin Museum & Historical Society, Sea Mark Ranch, Rodeheaver Boys Ranch, and various Florida Sheriff Youth Ranches. I offered to fully relocate the home and cover all utility stub-out and service costs.
- 11. Although several local individuals expressed potential interest in the Arpen House, only one had the financial capability and construction expertise necessary for potential restoration: Aterro, LLC ("Aterro"), the owner and developer of the Sunbeam Landfill/Golf Course (the "Sunbeam Property"). Aterro proposed relocating the Arpen House to Sunbeam Property at the former location of a golf course clubhouse. Aterro planned to utilize the Arpen House for check-in, concessions, and meeting location for the proposed multi-use recreational fields at the Sunbeam Property.
- 12. On or around April 2022, I took this plan to City Councilman Michael Boylan, as the district councilmember of the Original Site, who approved of Aterro as the donee and relocation plan.
- 13. On or around June 1, 2022, the City approved the PUD project's civil engineering plan.
- 14. On August 4, 2022, the owners of the property subject to the PUD—including the Original Site and Arpen House—sold the property to Taylor Morrison of Florida, Inc. The new owner gave Aterro and DGL ninety (90) days to complete the permitting process to relocate the Arpen House to the Sunbeam Property.
- 15. On or about August 25, 2022, the Aterro, through its contractor, applied for a move-off permit with the City for the Arpen House (B-22-563254.000). A copy of the permit overview and review process timeline are enclosed as <u>Attachment 2</u>.
- 16. On September 26, 2022, the City issued the site clearing (through vertical construction) for the PUD project (L-22-556491.000).
- 17. On October 24, 2022, T&T House Moving and Heavy Rigging, LLC (the "Relocation Contractor"), issued a proposal to Aterro to move the Arpen House within the PUD project while Aterro awaited final permits for its proposed relocation destination at 4520 Sunbeam Road. A copy of the Relocation Contractor's relocation estimate is enclosed as Attachment 3.
- 18. On November 7, 2022, the Relocation Contractor relocated the Arpen Home from the Original Site to 3747 Linjohn Road (the "Temporary Site"). Prior to the move, I was informed by the Relocation Contractor that the move-off permit was essentially "Approved to Issue," but the City could not issue the final permit without the corresponding move-on permit to

4520 Sunbeam Road. With horizontal construction underway and DGL's lack of ownership or control over the Original Site, I had no choice but to agree to have the Relocation Contractor move the home approximately 1,400 feet east to the Temporary Site, adjacent to the PUD's eastern boundary, to save the home. The Arpen House was initially maintained on the rigging/moving equipment before being placed on a temporary foundation at the Temporary Site. DGL entered into a month-to-month lease with the owner of the Temporary Site and has paid monthly rentals since November 7, 2022.

- 19. From August 2022 through May 2023, I assisted Aterro in its efforts to have the City issue the move-on/move-off permits including various correspondence, meetings, and calls with Councilman Michael Boylan to intervene with City Staff to expedite issuance of the permits. Copies of these emails are enclosed as <u>Attachment 4</u>.
- 20. By August 2023, through conversations with Aterro's contractor and City Staff, it is my understanding that the City's plan reviewer did not connect the move-on and move-off permits to allow for issuance and cited an internal review error for the continued delays. Copies of the email correspondences are enclosed as Attachment 5.
- 21. On November 3, 2023, with the permit applications still pending, Councilman Michael Boylan intervened again and reached out to City Staff through Ellyn Cavin, Chief of the Development Services Division, to expedite the move-on/move-off permits, which had now been delayed for nearly 18 months. Councilman Boylan's email prompted a series of emails and ultimately a meeting between City Staff and myself on November 21, 2023 concerning the pending permits. Copies of the email correspondences are enclosed as Attachment 6.
- 22. On November 20, 2023, Ms. Cavin confirmed that the new site address for the relocation had been established, enabling the Building Inspection Division to proceed. A copy of Ms. Cavin's email is enclosed as <u>Attachment 7</u>. The move-off permit was created the same day (B-23-699773.000), a copy of which is enclosed as <u>Attachment 8</u>.
- 23. On December 15, 2023, I understood that Staff reiterated the same comments on the move-on permit, stating that a street address of the relocation site was still required, thereby preventing any progress. A copy of these comments are included as <u>Attachment 9</u>.
- 24. Given the lack of permitting coordination by the City as evidenced by the regurgitation of the same comments from City Staff on December 15, 2023 and recognizing that the Arpen House had sustained severe damage from wood destroying organisms, fungus, water damage, mold, and failing floor joists during the City's delay, Aterro requested a structural evaluation of the home.
- 25. On January 16, 2024, Edwin L. Stanford, P.E. issued a structural evaluation report of the Arpen Home (the "Engineer Report"), which confirmed that—even with extensive repairs—relocating the structure might not ensure viability of the home's structure. Through the Engineer Report, Mr. Stanford opined that demolition was a more suitable option given the house's advanced state of disrepair and the fact that restoration costs would far exceed the value of the structure. A copy of the Engineer Report is enclosed at Attachment 10.
 - 26. Based on the Engineer Report, Aterro withdrew its interest in the home.

- 27. Following Aterro's withdrawal, I explored alternative locations and contingency plans to preserve the Arpen House but was unsuccessful in securing any further interested parties and a permanent location for the home.
- 28. On April 8, 2024, and April 11, 2024, the City posted an unsafe condition notice at the Temporary Site. A copy of the notice is enclosed as <u>Attachment 11</u>.
- 29. On May 22, 2024, the owner of the Temporary Site received an Initial Notice of Condemnation, an Order to Vacate, and requirements for securing a vacant and open structure. See Code Enforcement Case Nos. 2024-9321399 (unsafe structure) and 2024-9274705 (nuisance). The notice indicated that the Arpen House was condemned as an unsafe structure and warned that the "structure(s) may be demolished . . . by the City, without further notice" A copy of the notice and the owner's subsequent emails with City Staff are enclosed as <u>Attachment 12</u>.
- 30. On June 3, 2024, James Wright, as Senior Code Compliance Officer, confirmed that the owner needed to obtain a demolition permit from the Building Department. See email enclosed as <u>Attachment 13</u>.
- 31. Between April and August 2024, Code Enforcement coordinated with the owner of the Temporary Site to extend hearings on the code enforcement cases, allowing me time to apply for a demolition permit. See emails enclosed as Attachment 14.
- 32. On October 8, 2024, I applied for a demolition permit. As required by Code Section 230.407, I submitted the reason for demolition, documentation of efforts made to save the structure, and a copy of the property appraiser card. As the Arpen House was individually listed on the National Register of Historic Places in 2019, the demolition permit was required to be reviewed by the Jacksonville Historic Preservation Commission (the "Commission"). A copy of the application and supporting materials are enclosed as <u>Attachment 15</u>.
- 33. Prior to applying for the demolition permit, I continued to update Councilman Boylan as to the status of the Arpen House given the deteriorating condition.
- 34. On December 9, 2024—two days prior to the Commission hearing on the demolition application—I received the Staff Report. The Staff Report did not address the demolition request but instead assessed the Arpen House's eligibility for landmark designation by the City. This is the first time I received notice that the Commission would consider the landmark designation at the hearing.
- 35. On December 11, 2024, the Commission reviewed the demolition permit request. On the record, I requested a preference to defer the Commission's decision to enable me to provide additional information as requested by Commission members. The Commission was instructed that they could not defer their decision without scheduling an additional meeting, so they denied the demolition permit, opting to "punt" this issue to City Council. The Commission then issued an advisory recommendation for landmark designation, of which I had not received adequate notice.

- 36. To date, I have expended more than \$80,000 on efforts to relocate the Arpen House. These include \$17,500 for shoring, bracing, and relocation, and over \$60,000 in rental payments for the Temporary Site. There have also been additional expenses incurred for engineering, permitting, and application fees.
- 37. I have received a rough estimate for the renovation and restoration of the home from a local contractor of \$295,465. The estimate does <u>not</u> include relocation of the Arpen House, mold remediation, or an estimate for repair of damages from wood destroying organisms. A copy of the estimate is enclosed as <u>Attachment 16</u>.
- 38. A Wood-Destroying Organisms Inspection Report issued by Lady Bug Services, Inc. on February 17, 2025 (the "WDO Report") confirms evidence of wood-destroying insects including powder post beetles and wood damaging fungi throughout the structure including, without limitation, damage to the siding, windowsills, walls, and front porch. The WDO inspector included additional comments as follows: "I am not a structural engineer, but with as much damage as I can see, I don't know if this house can be safely moved." A copy of the WDO Report is enclosed as Attachment 17.
- 39. A broker-prepared comparable market analysis recommends the value of the Arpen House would be \$324,500 <u>after</u> renovation. A copy of the analysis is enclosed as Attachment 18.
- 40. Based upon the Engineer Report (now over a year old) concluding that the house is structurally unsound for relocation, and based on my professional background in housing restoration, I believe the house will not withstand the relocation process.
- 41. I affirm that I am familiar with the nature of an oath and the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. I certify that I have read the full facts of this affidavit, understand its context, and that the above statements are true and correct to the best of my knowledge and belief.

Dated: February 18, 2025.

MICHAEL DANHOUR

Sworn to and subscribed before me, by means of *(check one)* \square physical presence or \square online notarization, this 18th day of February, 2025 by Michael Danhour, who *(check one)* \square is personally known to me or \square has produced a valid driver's license as identification.

MY COMMISSION EXPIRES 12-30-2028

Notary Public, State and County Aforesaid Name: AIMEE A. LOPIANO

My Commission Expires: 13/30/3

My Commission Number is: 144631564

ATTACHMENT 1

Introduced and amended by the Land Use and Zoning Committee:

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(PUD) District, as described in Section 1 below; and

WHEREAS, the Planning Commission has considered t

WHEREAS, the Planning Commission has considered the application and has rendered an advisory opinion; and

ORDINANCE 2020-307-E

AN ORDINANCE REZONING APPROXIMATELY 17.04± ACRES, LOCATED IN COUNCIL DISTRICT 6 AT 3320 O'CONNOR ROAD, BETWEEN CATTAIL DRIVE SOUTH AND HAGAN GRANT LANE (R.E. NO. 159096-0000), AS DESCRIBED HEREIN, OWNED BY THE CONRAD AND MELISSA WEIHNACHT REVOCABLE FAMILY LIVING TRUST, FROM RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO PERMIT SINGLE FAMILY RESIDENTIAL USES, DESCRIBED IN THE MELCON FARMS PUD; PROVIDING A DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Conrad and Melissa Weihnacht Revocable Family

Living Trust, the owner of approximately 17.04± acres, located in

Council District 6 at 3320 O'Connor Road, between Cattail Drive South

and Hagan Grant Lane (R.E. No. 159096-0000), as more particularly

described in Exhibit 1, dated March 12, 2020, and graphically depicted

in Exhibit 2, both of which are attached hereto (Subject Property),

has applied for a rezoning and reclassification of that property from

Residential Rural-Acre (RR-Acre) District to Planned Unit Development

hereto:

WHEREAS, the Land Use and Zoning Committee, after due notice and public hearing, has made its recommendation to the Council; and

whereas, the Council finds that such rezoning is: (1) consistent with the 2030 Comprehensive Plan; (2) furthers the goals, objectives and policies of the 2030 Comprehensive Plan; and (3) is not in conflict with any portion of the City's land use regulations; and

whereas, the Council finds the proposed rezoning does not adversely affect the orderly development of the City as embodied in the Zoning Code; will not adversely affect the health and safety of residents in the area; will not be detrimental to the natural environment or to the use or development of the adjacent properties in the general neighborhood; and will accomplish the objectives and meet the standards of Section 656.340 (Planned Unit Development) of the Zoning Code; now, therefore

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

Section 1. Property Rezoned. The Subject Property is hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre) District to Planned Unit Development (PUD) District. This new PUD district shall generally permit single family residential uses, and is described, shown and subject to the following documents, attached

Exhibit 1 - Legal Description dated March 12, 2020.

Exhibit 2 - Subject Property per P&DD.

Revised Exhibit 3 - Revised Written Description dated October 28, 2020.

Revised Exhibit 4 - Revised Site Plan dated October 15, 2020.

Section 2. Owner and Description. The Subject Property is owned by the Conrad and Melissa Weihnacht Revocable Family Living Trust, and is legally described in Exhibit 1, attached hereto. The agent is Fred Atwill, 9001 Forest Acres Lane, Jacksonville, Florida 32234; (904) 610-8975.

Section 3. Disclaimer. The rezoning granted herein shall not be construed as an exemption from any other applicable local, state, or federal laws, regulations, requirements, permits or approvals. All other applicable local, state or federal permits or approvals shall be obtained before commencement of the development or use and issuance of this rezoning is based upon acknowledgement, representation and confirmation made by the applicant(s), owner(s), developer(s) and/or any authorized agent(s) or designee(s) that the subject business, development and/or use will be operated in strict compliance with all laws. Issuance of this rezoning does not approve, promote or condone any practice or act that is prohibited or restricted by any federal, state or local laws.

Section 4. Effective Date. The enactment of this Ordinance shall be deemed to constitute a quasi-judicial action of the City Council and shall become effective upon signature by the Council President and the Council Secretary.

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Form Approved:

19 20

/s/ Shannon K. Eller

21 Office of General Counsel

22 Legislation Prepared By: Arimus Wells

23 GC-#1405633-v1-2020-307-E.docx

EXHIBIT 1

Legal Description

PARCEL 1:

A PORTION OF THE JOSEPH HAGAN GRANT, SECTION 45, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 45; THENCE SOUTH 76°00'10" EAST ALONG THE NORTH LINE OF SAID SECTION 45, 263.91 FEET TO THE NORTHEAST CORNER OF LOT 96, WILDERNESS UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGES 98, 98A, 98B AND 98C OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 76°00'10" EAST ALONG THE NORTH LINE OF SAID SECTION 45, SAME BEING THE SOUTH LINE OF CORMORANT LANDING UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGES 96 AND 96A OF SAID PUBLIC RECORDS AND THE SOUTH LINE OF CORMORANT LANDING UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGES 29 AND 29A OF SAID PUBLIC RECORDS, 1626.74 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN DEED BOOK 1597, PAGE 403 OF SAID PUBLIC RECORDS; THENCE SOUTH 21°00'00" WEST ALONG THE WEST LINE OF LAST MENTIONED LANDS AND THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17647, PAGE 1454 OF SAID PUBLIC RECORDS, 337.79 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17647, PAGE 1454; THENCE NORTH 69°00'00" WEST, 30.00 FEET; THENCE SOUTH 21°00'00" WEST, 827.73 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18472, PAGE 1145 OF SAID PUBLIC RECORDS AND A POINT ON THE NORTH LINE OF A 60 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS, ALSO KNOWN AS HAGAN GRANT LANE AS DESCRIBED IN OFFICIAL RECORDS BOOK 5846, PAGE 669 (PARCEL B); THENCE NORTH 71°46'30" WEST ALONG SAID NORTH LINE, 36.22 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7435, PAGE 802 OF SAID PUBLIC RECORDS: THENCE NORTH 21°00'00" EAST ALONG THE EAST LINE OF LAST MENTIONED LANDS, 436.11 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 71°46'30" WEST ALONG THE NORTH LINE OF LAST MENTIONED LANDS, 250.00 FEET TO THE NORTHWEST CORNER THEREOF AND A POINT ON THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5846, PAGE 669 (PARCEL A) OF SAID PUBLIC RECORDS; THENCE NORTH 21°00'00" EAST ALONG THE EAST LINE OF LAST MENTIONED LANDS, 368.37 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 75°49'10" WEST ALONG THE NORTH LINE OF LAST MENTIONED LANDS, 251.49 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 21°00'00" WEST ALONG THE WEST LINE OF LAST MENTIONED LANDS, 53,67 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12027, PAGE 2340 OF SAID PUBLIC RECORDS; THENCE NORTH 89°43'32" WEST ALONG THE NORTH LINE OF LAST MENTIONED LANDS, 382,76 FEET TO THE NORTHWEST CORNER THEREOF, SAME BEING THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17507, PAGE 325 OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING FIVE COURSES AND DISTANCES ALONG THE NORTHERLY LINE OF LAST MENTIONED LANDS; COURSE NO. 1: NORTH 57°28'38" WEST, 220.61 FEET; COURSE NO. 2: SOUTH 71°33'41" WEST, 51.22 FEET; COURSE NO. 3: SOUTH 81°51'53" WEST, 54.23 FEET; COURSE NO. 4: SOUTH 87°28'53" WEST, 52.00 FEET; COURSE NO. 5: NORTH 76°57'55" WEST, 40.43 FEET TO A POINT ON THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3913, PAGE 868 OF SAID PUBLIC RECORDS SAME BEING THE EAST LINE OF AFOREMENTIONED PLAT OF WILDERNESS UNIT 2; THENCE THE FOLLOWING THREE COURSES AND DISTANCES ALONG THE EASTERLY LINE OF SAID PLAT; COURSE NO. 1: NORTH 04°10'20" WEST, 147.30 FEET; COURSE NO. 2: NORTH 76°11'29" WEST, 99.70 FEET; COURSE NO. 3: NORTH 02°41'34" WEST, 345.04 FEET TO THE POINT OF BEGINNING.

5AID LANDS CONTAIN 16.67 ACRES, MORE OR LESS.

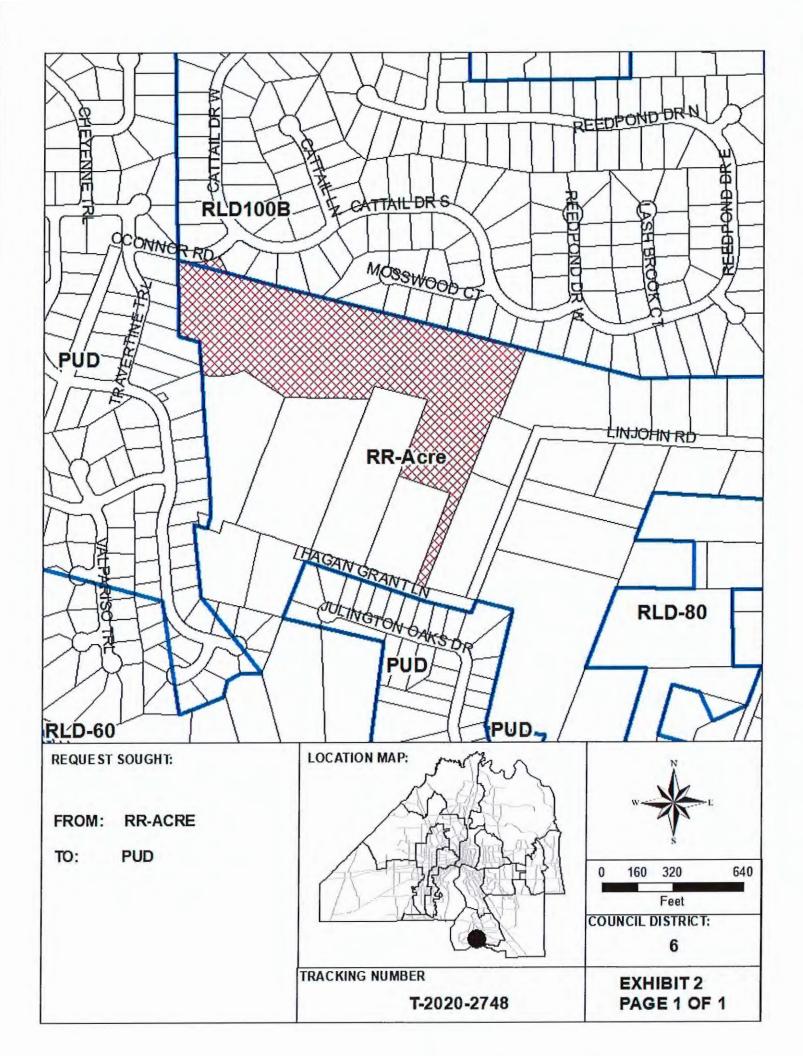
TOGETHER WITH THE FOLLOWING:

PARCEL 2:

LOT 90, AS SHOWN ON THE MAP OF CORMORANT LANDING UNIT 1, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 41, PAGES 96 AND 96A, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING:

BEGIN AT THE SOUTHEASTERLY CORNER OF SAID LOT 90; THENCE NORTH 75°57'27" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 90, 74.61 FEET; THENCE NORTH 27°43'01" WEST DEPARTING FROM SAID SOUTHERLY LINE 86.22 FEET TO A POINT SITUATE ON A CURVE LEADING NORTHEASTERLY AND LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF O'CONNOR ROAD (A PRIVATE RIGHT OF WAY WITH VARIABLE WIDTHS); THENCE ALONG AND AROUND THE ARC OF THE CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 231.80 FEET, AN ARC LENGTH OF 59.82 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°54'41" EAST, 59.65 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 45°31'06" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE 39.43 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE ALONG AND AROUND THE ARC OF THE CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 34,05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 84°32'23" EAST, 31.48 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY AND LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF CATTAIL DRIVE SOUTH (A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE ALONG AND AROUND THE ARC OF THE CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 325.36 FEET, AN ARC LENGTH OF 90.71 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 64°25'34" EAST, 90.42 FEET; THENCE SOUTH 31°58'00" WEST, 143.80 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 0.12 ACRES, MORE OR LESS.



Written Description Melcon Farm PUD October 28, 2020

I. PROJECT DESCRIPTION

A. The proposed Melcon Farm is a non-gated, one and two story, single family detached dwelling unit residential subdivision comprising of 33 units (including the potential relocation of the currently on site historic Henry C. Arpen Farmhouse to proposed Lot 1, and the prospective preservation of a second existing single family detached residential housing unit at Lot 25), and is made up of a total 16.79 +/- acres of land (please see Conceptual Site Plan at Exhibit "E").

There are two (2) single family detached dwelling units established on the subject property.

One of them, known as the Henry C. Arpen Farmhouse, was placed on the Federal Historic Register in August of 2019 and is specifically recognized in Jacksonville's Historic Heritage.

The Project Developer commits to preserve the Henry C. Arpen Farmhouse by first inviting those who are also interested in preserving the home to secure a mutually agreeable new location for it outside of the proposed Melcon Farm development, but still within the Jacksonville Metropolitan Statistical Area ("MSA"), preferably in Mandarin, and upon said finding, the Project Developer further commits to donating and moving the historic structure to the chosen site.

In the event that no sound plan surfaces for relocation of the Henry C. Arpen Farmhouse to a mutually agreeable alternate site away from the property subject of the proposed non gated Melcon Farm single family subdivision development, where the historic home now stands, by the date of the City's final approval of the PUD project's civil engineering plans, the Project Developer pledges to relocate the Henry C. Arpen Farmhouse to proposed Lot 1, said location found within the project as depicted on the proposed PUD's Conceptual Site Plan (please see Exhibit "E").

The Project Developer further binds itself to assume all reasonable costs associated with the physical relocation of the Henry C. Arpen Farmhouse from its current location, including, but not limited to, all costs associated with the installation of JEA potable water and sanitary sewer "stub outs" and also for these City services to be extended from the "stub outs" to the relocated historic farmhouse.

The proposed Melcon Farm PUD is located in the Mandarin area of southeast Jacksonville, north of Julington Creek, and is bordered by Catttail Drive to the north, and by Hagan Grant Lane to its south.

To the immediate west of the proposed single family detached lot residential development is an established single family detached dwelling unit subdivision zoned PUD known as The Wilderness, featuring 80+/- to 95+/- foot wide lots (Ordinance 83-395-341 and Ordinance 78-

406-333) at a density of 2 units per acre, while immediately adjacent to its northerly boundary is an established, gated, RLD-100-B zoned single family detached dwelling unit residential subdivision known as Cormorant Landing, with a density of 1.85 units per acre.

East and south of the proposed Melcon Farm PUD development are seven (7) developed single family lots of record carrying a zoning classification of RR-Acre.

Please see Exhibit "E" that depicts the locations of the neighboring properties and their respective zoning classifications.

- B. The project name is "Melcon Farm PUD".
- C. Project Landscape Architect:

A & K Land Planning 426 Tortoise Trace Jacksonville, Florida 32259 (904) 476-9692

D. Project Engineer:

Eric J. Almond, P.E. Almond Engineering, P.A. 6277 Dupont Station Court East, Suite 1 Jacksonville, Florida 32217 (904) 306-0612 ealmond@almondengineering.com

E. Project Surveyor:

Melrose Surveying & Mapping, Inc. 11437 Central Parkway, Suite 107 Jacksonville, Florida 32224 (904) 721-1226 Bill Melrose, PSM

F. Environmental:

Terra Worx Land Group, Inc. 401 Bay Street Green Cove Springs, Florida 32043 (904) 626-6708 John Napier

G. Project Developer:

Danhour Group, LLC Michael L. Danhour 5985 Richard Street, Suite 2 Jacksonville, FL 32216 (904) 234-1047 MDanhour@DanhourGroup.com

- **F.** Current Land Designation: LDR (3-7 sf residential units per acre; the Melcon Farm PUD proposes an average 1.966 single family detached one to two story residential dwelling units per acre, compared to The Wilderness average density of 2.00 detached residential units per acre, and compared to the Cormorant Landing average density of 1.85 single dwelling units per acre).
 - G. Current Zoning District: RR-Acre (please see Exhibit "E" and "H").
 - H. Requested Zoning District: PUD.
 - I. Real Estate Number: RE #159096.0000.

II. QUANTITATIVE DATA

- A. Total Acreage: 16.79+/- acres.
- B. Total number of dwelling units: 33 (an average 1.966 single family one to two story detached dwelling units per acre). The property has two existing dwelling units (31 unit net increase).
 - C. Total number of non-residential floor area: 0.
 - D. Total amount of recreation area: 0.
- **E.** Total amount of open space: Natural Conservation Area of 1+/- acre 50+/- sf wide easement inclusive of an existing drainage ditch originally installed to prevent negative stormwater runoff impacts to Hagan Grant Road and to LinJohn Road RR-Acre lots of record, running south from proposed Melcon Farm PUD Lot 20 to Hagan Grant Road, said open space proposed to be dedicated by the Developer to the Melcon Farm HOA as open space, or offered for sale to southerly RR-1 zoned neighboring property owners, plus minimum 20 ft. wide Natural Conservation Areas buffering the proposed Melcon Farm PUD from The Wilderness, Cormorant Landing and the RR-Acre lots of record. The entire area to be preserved in is 2.4 acres or approximately 14% of the total site.
 - F. Total amount of public/private rights of way: 1.57+/- acres.

G. Total amount of land coverage of all buildings and structures: 16.79 acres divided by 33 lots = 1.966 acres (90' X 125' minimum lot size) divided by average proposed sf detached dwelling average unit size (2,500+/- enclosed sf) = 5.95 average FAR coverage per lot over total 16.79+/- acres).

H. Phase schedule of construction:

- Single Phase
- Horizontal development to commence 2nd Quarter of 2021
- Single family detached residential development of all 33 lots anticipated by 2023.

III. STATEMENTS

A. How does the proposed PUD differ from the usual application of the Zoning Code?

The existing Zoning Classification of the subject property, RR-Acre, does not allow the development of the property as a residential subdivision featuring 33 separate lots and homes with 90 foot lot widths and a minimum lot square footage of 10,800 sf.

The proposed 33 one to two story single family detached dwelling unit lots are planned to be an average size of 14,873 sf (over of an 1/3 acre and consistent with the neighboring single family detached residential housing developments).

Pursuant to the subject property's existing RR-Acre zoning criteria, the maximum number of one to two story single family detached dwelling unit lots that could be created are approximately 12+/-- lots spread over the 16.79+/- acre total land area (1.45 average units per acre versus the proposed Melcon Farm PUD's proposed 1.966 average units per acre), so when the cost of the land, bringing utilities, roadway, sidewalks etc. are factored in this scale project's pro-forma, the RR-Acre constrained size of a proposed residential subdivision in this location becomes financially unfeasible under the current RR Zoning Classification.

The redevelopment of larger existing close in multiple acre properties into residential single family detached dwelling unit subdivisions is an ongoing residential "Infill" occurrence being witnessed not only in the Mandarin area, but throughout the City of Jacksonville as its population continues to grow.

The Danhour Group, LLC has committed to providing several different accommodations in response to existing adjacent residential neighborhood feedback and requests, including, but not limited to, its commitment to pay for up to four (4) traffic calming instruments (speed humps) for selected roadways located within the Wilderness subdivision should the citizens, JSO, JFRD and the Traffic Engineering Department support their installation at the appropriate time.

Under the usual application of the Zoning Code, this accommodation and others, such as the developer's promise to allow Natural Conservation Areas to remain undisturbed buffers between the Melcon Farm PUD and its neighbors, the pledge to relocate to preserve the historic Henry C. Arpen Farmhouse, along with the decrease in originally proposed lots from 38 to 33, would not traditionally be required.

- **B.** Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.
- (1). Continued operation and maintenance of areas not so operated and/or maintained by the City shall be managed and effected by the Melcon Farm Residential Subdivision Incorporated Home Owners Association ("HOA"), created by the Developer prior to the completion of the single phase non gated single family one to two story detached housing unit development, issuance of any certificates of occupancy, and prior to any modification request to the PUD following its approval by City Council.
- (2). Evidence of the establishment of the HOA will be submitted to the City Planning Department's Building Inspection Division along with the development's initial building permit applications.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

- (1). Single-family dwellings.
- (2). Foster care homes.
- (3). Family care homes meeting the performance standards and development criteria set forth in Part 4 of Chapter 656, Ordinance Code.
- (4). Community residential homes of six or fewer residents meeting the performance standards and criteria set forth in Part 4 of Chapter 656, Ordinance Code.
- (5). Essential services, including water, sewer, gas, telephone, radio, television, and electric, meeting the performance standards development criteria set forth in Part 4 of Chapter 656, Ordinance Code.
- (6). Home occupations meeting the performance standards and development criteria set forth in Part 4, Chapter 655, Ordinance Code.
 - B. Permissible Uses by Exception:

- (1). Bed and breakfast establishments meeting the performance standards and development criteria set forth in Par 4, Chapter 656, Ordinance Code.
- (2). Essential Services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4, Chapter 656, Ordinance Code.
- (3). Animals other than household pets meeting the performance standards and development criteria set forth in Part 4, Chapter 656, Ordinance Code.
- (4). Home occupations meeting the performance standards and development criteria set forth in Part 4 of Chapter 656, Ordinance Code.
- (C). Temporary sales offices and construction trailers shall be allowed to be placed on site and moved throughout the site, if necessary.
- (1). The number of temporary offices shall not exceed three (3) at any given time; each shall be removed upon the completion of all sales and construction activities on the subject property.
- (2). No construction trailers shall be located next to a completed and occupied home.
- (3). Completed homes may be used as model homes or sales or construction offices.
 - (D). Limitations on Permitted or Permissible Uses by Exception.
- All Permissible Uses by Exception shall be required to prepare and submit a Planning and Development Department Zoning Exception application to the Planning and Development Department for its review and recommendation to the City of Jacksonville Planning Commission, who will consider the application and make its determination to approve or deny the proposed Zoning Exception.
 - (E). Permitted Accessory Uses and Structures:
- Accessory uses and structures are allowed as permitted in Section 656.403,
 Ordinance Code.

V. DESIGN GUIDELINES

- (A). Lot Requirements:
 - (1) Minimum Lot Area: 10,800 +/- sq. ft.

- (2). Minimum Lot Width: 90 feet.
- (3). Maximum Lot Coverage: 50 percent.
- (4). Minimum Front Yard: 20 feet
- (5). Minimum Side Yard: 5 feet.
- (6). Minimum Rear Yard: 10 feet.
- (7). Maximum Structure Height: 35 feet (one to two story single family detached residential homes).
 - (B). Ingress, Egress and Circulation:
- (1). Parking Requirements: The parking requirements for this development shall be consistent with the requirements of Part 6, Chapter 656, Ordinance Code.
 - (2). Vehicular Access:
- (a). Vehicular access to the Melcon Farm PUD shall be by way of O'Connor Road as substantially shown in the Conceptual Site Plan (please see Exhibit "E"). The final location of all access points is subject to the review and approval of the Planning and Development Department's Development Services Division.
- (b). Within the Melcon Farm PUD, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the one to two story single family detached housing unit non gated subdivision, if ownership or occupancy of the subject property is subdivided among more than one person or entity.
- (c). The Danhour Group, LLC commits to pay for up to four (4) traffic calming devices (speed humps) should the Wilderness subdivision citizens, JSO, JFRD and the Traffic Engineering Department support their installation at the appropriate time.

(3). Pedestrian Access:

(a). Pedestrian access and circulation shall be provided by Developer installed sidewalks in accordance with the 2030 Comprehensive Plan.

(C). Signs:

(1). The Developer may construct up to two (2) permanent, double faced identity signs at each side of the entrance to the Melcon Farm PUD at O'Connor Road. The sign(s) may

be located within the roadway right-of-way or on private property. The sign(s) shall not exceed twenty-four (24) square feet each in area or twelve (12) feet in height each (please see Exhibit "L" for examples of the proposed entry signage models).

- (2). Real estate and construction signage shall also be allowed on each lot as provided for by Part 656.1306 and Section 656.1307, Ordinance Code.
 - (D). Landscaping, Fencing and Buffering & Storm Water Runoff Control:
- (1). The Property shall be developed in accordance with the Part 12 Zoning Landscape Regulations of Section 656, Ordinance Code (as of January 1, 2019) and per the City of Jacksonville Charter Article 25.
- (2). To mitigate the proximity of the Melcon Farm PUD to adjacent residentially zoned districts to its north (proposed Lots 1 to 15), and to its west (proposed Lots 30 to 33), a minimum twenty (20) ft. deep Natural Conservation Area ("NCA") shall be preserved between the proposed PUD's neighbors and the PUD's proposed new residential units' 10 ft. rear yard setbacks, as depicted in the green areas found on the project's Conceptual Site Plan (Exhibit "E").

The NCA shall be owned and maintained by the Melcon Farm HOA.

To the proposed PUD's southerly and easterly boundaries, with the exception of those southerly and eastern portions of the Melcon Farm PUD property that will feature a 26 +/- storm water bypass easement, developed either as a ditch or by using a 48 inch wide piping system, along with portions of the development's 1.485+/- acre wet retention pond, will also be afforded a NCA located between them and the Melcon Farm residential units' 10 ft. rear yard setbacks (please see these area's NCA depicted in green on the Conceptual Site Plan at Exhibit "E").

An eight (8) foot fence and/or landscaped buffer, at least 95% opaque, shall be provided along the Melcon Farm PUD's westerly and northerly lots along the interior edges of the NCA where the new homes' 10 ft. rear yard setbacks are measured from.

No NCA is anticipated for proposed Lots 17 to 20 of the Melcon Farms PUD because they are adequately buffered from their neighboring properties by existing wetlands and vegetation, examples of which are found in the proposed PUD's Ecological Assessment Report at Exhibit "I".

For all Melcon Farm PUD one and two story single family detached dwelling units. a minimum (10) foot setback from the above described eight (8) foot 95% opaque fence and/or landscape buffer shall be required as measured inward from said fence and/or landscape buffer situated inside of the NCA to any Melcon Farm PUD building.

(3). The proposed Melcon Farm PUD's Project Engineer, Almond Engineering, investigated the existing drainage patterns and discharge points from Cormorant Landing ("CL"). The subject property receives stormwater runoff from CL between Lots 5 and 6, and along the projects property lines via Lots 14, 16 and 17 and through proposed Lot 24, as depicted in the project's Exhibit "E" Conceptual Site Plan (Please also see Engineers Statement at Exhibit "M").

Also depicted on the proposed PUD's Conceptual Site Plan (dated 10/15/2020) shown at Exhibit M associated with the Engineer Statement by Almond Engineering, is a storm water collection and conveyance system that will collect the stormwater runoff from CL, and shall be engineered to prevent new stormwater pooling retention areas within CL.

Project Developer shall afford CL an opportunity to review the Almond Engineering stormwater retention civil engineering plans to professionally confirm that the 26 ft. stormwater bypass easement has adequate capacity to receive and discharge CL detention ponds as well as storm water outfalls located near proposed lots 5 and 6.

(E). Recreation and Open Space.

- (1). The Melcon Farm PUD proposes only thirty-three (33) single family detached one to two story detached residential housing units. Therefore because one (1) acre of recreation area is the City Standard for projects proposing at least 100 single family detached dwelling unit lots, the Melcon Farm PUD fails to meet the prescribed density required for at least one (1) acre of recreational area.
- (2). The Developer still intends to pay the City its required park fee per LDC guidelines.

(F). Utilities:

- (1). Potable water will be provided for by the Jacksonville Electric Authority ("JEA").
 - (2). Sanitary sewer will be provided for by JEA.
 - (3). Electric will be provided for by JEA.

(G). Wetlands:

(1). Wetlands will be permitted according to local, state and federal regulations.

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with the Melcon Farm PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the PUD, and showing the general layout of the overall subject property.

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed Melcon Farm PUD differs from the usual application of the Zoning Code because it includes Natural Conservation Areas, preservation of two existing housing units, one

found in the Federal Historic Register, unique buffering, site planning and other conditions that would not be required through a strict application of the subject site's RR-Acre Zoning Classification. The proposed development will full fill housing needs appropriate to various lifestyles and income levels, provide housing types appealing to first time and/or "move up" buyers, retirees and other customers. It will have a positive impact on the area, blend well with the surrounding uses and help to increase the property values of the older communities in the area.

(A). The subject property is bordered to its west (PUD Ord. 83-395-341 and 79-406-33) and to its north (RLD-100B), by established single family dwelling unit subdivisions, and to its south and east by seven single family detached dwelling units located on lots of record, all currently zoned RR-Acre.

The subject property is currently zoned RR-Acre, which limits the proposed single family detached dwelling unit density to a level that is inconsistent with the existing northerly and westerly subdivisions, thus the need for the proposed transitional rezoning of the subject property from RR-Acre to PUD.

The proposed Lots numbered 24 to 31 that are located along the southern boundary of the Melcon Farm PUD are approximately 1/3 +/- to 1/2 +/- acre each, providing a desirable transition between these proposed single family detached dwelling unit lots and their nearby RR-Acre neighbors; the southerly Melcon Farm PUD's boundary also features existing wetlands that serve as a buffer area between the neighboring RR-Acre properties and the proposed new subdivision (please see Exhibit "E").

Given the ongoing single family detached dwelling unit residential subdivision development patterns throughout the City and the Mandarin area, the Melcon Farm PUD site can be characterized as an "infill" location and thus is ripe for this type of residential development in response to the ongoing growth of our City.

The proposed 33 lot non-gated residential subdivision is not possible under a strict application of the City's Zoning Code.

- (B). The proposed Melcon Farm PUD will allow the development of a 33 single family detached one to two story dwelling unit subdivision (1.966 +/- average single family detached dwelling units per acre) that will serve as a transitional use between the existing subdivisions to its west (80 to 95+/- foot wide lots), and to its north (90 to 100+/- foot wide lots) particularly given that the proposed Melcon Farm PUD lots are proposed to be a minimum 90 feet wide and 120+/- feet in depth, and further recognizing that southern portion of the subject property is wetlands, leaving the RR-Acre neighbors to the south with little or no impact on the character of their respective view sheds.
- (C). The proposed Melcon Farm PUD will promote the purposes of the City of Jacksonville's 2030 Comprehensive Plan.

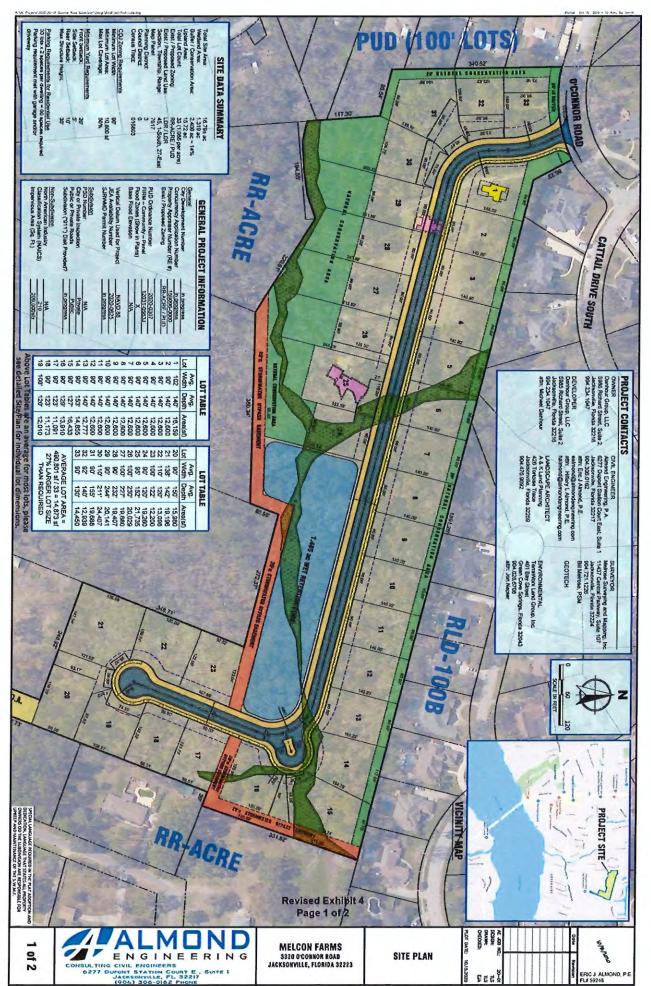
For example:

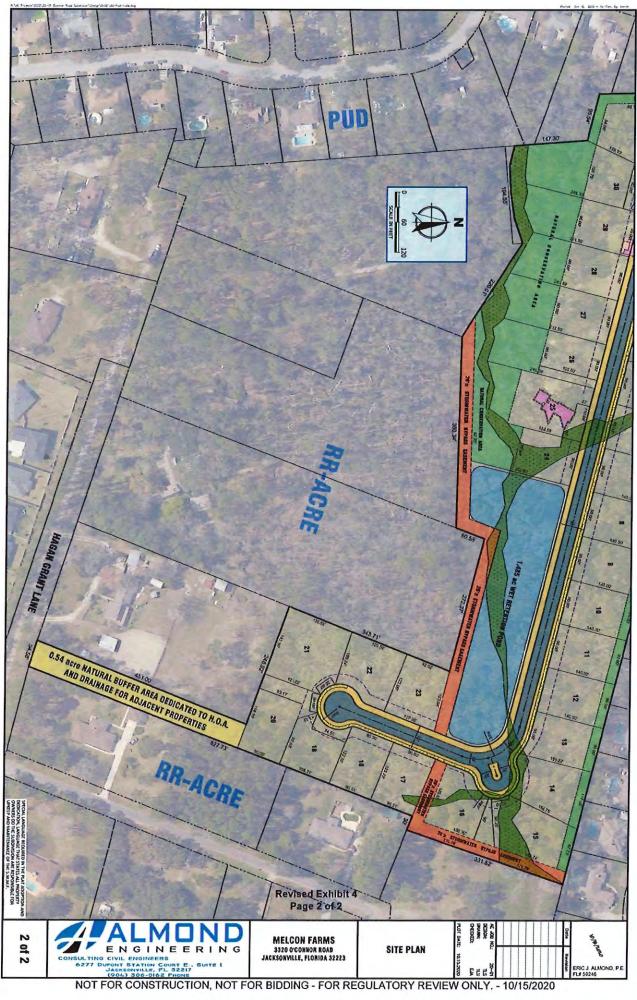
- (1). FLUE Goal 1. To insure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health safety and welfare posed by hazards, nuisances, incompatible land uses and degradation.
- (2). FLUE Objective 1.1. Insure that the type, rate and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public private coordination.
- (3). FLUE Policy 1.1.9. Permits development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined in the Future Land Use map category description and their associated provisions.
- (4). FLUE Policy 1.1.12. Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional and federal regulations.
- (5). FLUE 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 may be permitted only as interim facilities pursuant to the Sanitary Sewer Sub-Element.
- (6). FLUE Policy 3.1.3. Protect neighborhoods from potential negative impacts by providing a graduation of uses and scale transition. The Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.
- (7). FLUE Policy 3.1.6. The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

VIII. ADDITIONAL PUD REVIEW CRITERIA

(A). Consistency with the Concurrency and Mobility Management System: The PUD will satisfy all concurrency and mobility requirements as mandated by the City under Chapter 655, Ordinance Code and Ordinance 2020-235-E as administered by the Planning and Development Department's Concurrency and Mobility Management System Office.

- (B). Allocation of Residential Land Use: The proposed Melcon Farm PUD is consistent with land use allocations under the Future Land Use Element of the City's 2030 Comprehensive Plan.
- (C). Sidewalks, Trails and Bikeways: Sidewalks will be provided pursuant to the requirements for sidewalk establishment established under the City's 2030 Comprehensive Plan.
- (D). Storm Water Retention: The proposed Melcon Farm PUD features a 1.485+/- acre Wet Retention Pond along with the concurrent establishment of a 26+/- Storm Water By Pass Easement (please see the proposed Melcon Farm PUD Conceptual Site Plan at Exhibit "E").





ATTACHMENT 2

B-22-563254.000 • (Residential Single Family)

Video: How to submit a Building Permit Video: How to associate permits

Address

3318 OCONNOR RD Project Name MOVE OFF PERMIT Work Type Move Bldg Within Duval

Job Cost \$60,000.00 Status Return for Corrections

JACKSONVILLE,

FL 32223

Equity Builders Of Florida LLC

Status: Active

Email

joe@equitybuildersfl.com

Phone

904-398-1044

Contractor/License

Joseph C Indriolo - CGC1511765

Review Process Timeline

Return for Corrections Completed

Start Date: 8/25/22 Completed Date: 9/22/22

Resubmittal Required

Your application will need to be resubmitted with the following corrections:

Return for Corrections Completed

Start Date: 9/23/22 Completed Date: 10/5/22

Resubmittal Required

Your application will need to be resubmitted with the following corrections:

Return for Corrections Completed

Start Date: 10/6/22 Completed Date: 2/23/23

Resubmittal Required

Your application will need to be resubmitted with the following corrections:

Pending Review Payment Completed

Start Date: 2/28/23 Completed Date: 2/28/23

Initial Building
Not Approved 2/28/23, 11:03 AM George Gooden

Drainage

Not Approved 2/28/23, 11:03 AM Stephen Gayton

O View Review View Comments/Codes

Invoice COJP-4820460

Status: Paid Total: \$90.00

Return for Corrections Completed

Start Date: 3/21/23 Completed Date: 4/24/23

Resubmittal Required

Your application will need to be resubmitted with the following corrections:

George Gooden - 12/15/23

3/21/2023 3:15:03 PM George Gooden 1. Two Building Permits are required, a Move Off Permit and a Move On permit. You should submit both permits at the same time. 2. Move Off permits must follow the Department Single Family Residence Move Off Permit Checklist. Contact Sandy Rosenblatt (ggooden@coj.net or srosen@coj.net for copy.

Stephen Gayton - 12/15/23

3/7/2023 10:54:56 AM Stephen Gayton Drainage Review NOT Required

In Review Completed

Start Date: 4/24/23 Completed Date: 5/2/23

Drainage

Approved as Noted 4/24/23, 12:04 PM Stephen Gayton

O View Review View Comments/Codes

Final Building

Not Approved 4/24/23, 12:04 PM George Gooden

O View Review

Initial Building

Not Approved 4/24/23, 12:04 PM George Gooden

O View Review View Comments/Codes

Return for Corrections Completed

Start Date: 5/2/23 Completed Date: 5/22/23

Resubmittal Required

Your application will need to be resubmitted with the following corrections:

Stephen Gayton - 12/15/23

4/26/2023 6:52:21 AM Stephen Gayton No Site Plan to Review - Drainage Review Not Required

George Gooden - 12/15/23

5/2/2023 7:15:55 AM George Gooden NO CHANGE. 1. Two Building Permits are required, a Move Off Permit and a Move On permit. You should submit both permits at the same time. 2. Move Off permits must follow the Department Single Family Residence Move Off Permit Checklist. Contact Sandy Rosenblatt (ggooden@coj.net or srosen@coj.net for copy

In Review Completed

Start Date: 5/22/23 Completed Date: 5/30/23

Drainage

Approved as Noted 5/22/23, 8:36 AM Stephen Gayton

O View Review

Initial Building

Not Approved 5/22/23, 8:36 AM George Gooden

O View Review View Comments/Codes

Final Building

Not Approved 5/22/23, 8:36 AM George Gooden

O View Review

Return for Corrections

Start Date: 5/30/23

Resubmittal Required

Your application will need to be resubmitted with the following corrections:

George Gooden - 12/15/23

5/30/2023 1:35:56 PM George Gooden 1. No Change. 2. Follow the Department Single Family Residence Move Off Permit Checklist. 3. The Move-On permit needs a Building Permit Number. 4. The Move-On permit will need a street address. 5. The Move-On permit needs a contractor. 6. The Move-On permit will need Zoning & Development Services approval.

George Gooden - 12/15/23

5/30/2023 1:36:39 PM George Gooden 7. You must submit for a Move-On building permit.

> Submit For Review

Concurrency

Approved 12/15/23, 7:41 PM

O View Review

DMG

Approved 12/15/23, 7:41 PM

O View Review

Zoning Approved 12/15/23, 7:41 PM

O View Review

Pending Payment

Invoice COJP-5052029 Status: In Progress (Do Not Pay At This Time) Total: \$200.01

Activity

Activity Type	Activity	User	Date ↓
Invoice	COJP-5052029 added (In Progress (Do Not Pay At This Time)).	System	5/6/24, 8:23 AM
Status Change	Status changed from IN REVIEW to RETURN FOR CORRECTIONS	System	5/30/23, 1:36 PM
Status Change	Status changed from RETURN FOR CORRECTIONS to IN REVIEW	System	5/22/23, 8:36 AM
Status Change	Status changed from IN REVIEW to RETURN FOR CORRECTIONS	System	5/2/23, 7:16 AM
Status Change	Status changed from RETURN FOR CORRECTIONS to IN REVIEW	System	4/24/23, 12:04 PM
Status Change	Status changed from IN REVIEW to RETURN FOR CORRECTIONS	System	3/21/23, 3:15 PM
Status Change	Status changed from PENDING REVIEW PAYMENT to IN REVIEW	System	2/28/23, 3:01 PM
Status Change	Status changed from AGENCY REVIEW to PENDING REVIEW PAYMENT	System	2/28/23, 11:03 AM
Status Change	Status changed from INTAKE to AGENCY REVIEW	System	2/28/23, 10:24 AM
Status Change	Status changed from RETURN FOR CORRECTIONS to INTAKE	System	2/23/23, 11:53 AM
Status Change	Status changed from INTAKE to RETURN FOR CORRECTIONS	System	10/6/22, 2:12 PM
Status Change	Status changed from RETURN FOR CORRECTIONS to INTAKE	System	10/5/22, 8:25 PM
Status Change	Status changed from INTAKE to RETURN FOR CORRECTIONS	System	9/23/22, 8:24 AM
Status Change	Status changed from RETURN FOR CORRECTIONS to INTAKE	System	9/22/22, 2:45 PM
Status Change	Status changed from INTAKE to RETURN FOR CORRECTIONS	System	8/25/22, 11:56 AM
Status Change	Status changed from BID to INTAKE	System	8/25/22, 10:21 AM

ATTACHMENT 3

PROPOSAL

T&T House Moving and Heavy Rigging, LLC 3830 B E Starling Road Green Cove Springs, FL 32043

Name / Address OOA Jon Napier 4520 Sunbeam Road Jacksonville, FL

Date	Estimate #	Phone #
10/24/2022	2727	904-284-6004

TandT@HouseMover.us

www.HouseMover.us

OOA Phone #	Job Name / PO#
904-962-0992	3318 O conner

Description

T&T House Moving and Heavy Rigging (T&T) proposes the following to Owner/Owner Agent (OOA):

T&T will mobilize equipment, machinery and personnel to job site. Will excavate from under structure to place steel lifting beams under existing wood girders and sub frame. Will provide unified hydraulic jacking system, set jacks and elevate structure to install transport dollies. Will secure and prepare for move.

T&T will relocate structure on same property to store for OOA to receive required permits and T&T to receive FDOT permit.

T&T will return once all permits are in hand to prepare structure to be moved to final destination located at 4520 Sunbeam Road.

T&T will mobilize equipment, machinery and personnel to job site. T&T will cut/gut top story 4' up by taking the siding off where cut will be. Will tear fireplace down to 2 floor height, temporary cover hole in roof. T&T will install steel lifting beams to top story and secure walls with ledger boards. Will crane top story of structure off the day prior to move and tarp bottom section of structure.

T&T will relocate structure to new location at 4520 Sunbeam Road, crane top story back on bottom section of the structure, temporally tie structure together and dry in with felt paper.

T&T will provide Engineer drawings and foundation permit only. Quote is for pier foundation consisting of poured 18(eighteen) 2' x 2' x 1' footer with 3#5 rebar e.w. and 1#5 upright and piers constructed of 8" CMU with #5 upright and Simpson strap and termite shields. Will pour a 10" pad for fireplace with #5 rebar e.w. and solid wall of 8" CMU. Will lower structure on to new foundation, grout off fireplace to new foundation, disassemble and remove steel lifting beams and hydraulic jacking system. Will finish foundation block work, secure all anchor straps to structure to existing sill beams and level off under and around structure.

The above to be performed for the sum of \$ 65,000.00 (Sixty Five Thousand Dollars) payable as follows:

Due upon signing of estimate: NON-REFUNDABLE **PAID CK # 1032

Due upon start of project: **PAID CK # 1032

Due upon start cutting roof:

Due upon ordering foundation materials:

Due upon completion:

3,000.00 22,000.00 10,000.00 20,000.00 10,000.00

Note: Sign of contract deposit is NON-REFUNDABLE - This covers Engineer and Permitting process.

Thank you for the opportunity to bid on your project.

Total

PROPOSAL

T&T House Moving and Heavy Rigging, LLC 3830 B E Starling Road Green Cove Springs, FL 32043

Name / Address OOA
Jon Napier
4520 Sunbeam Road
Jacksonville, FL

Date	Estimate #	Phone #
10/24/2022	2727	904-284-6004

TandT@HouseMover.us

www.HouseMover.us

OOA Phone #	Job Name / PO#
904-962-0992	3318 O conner

Description

Note: All payments are due as stated above. This estimate does not include merchant fees of 3.5% if you choose to pay by credit or debit card.

OOA will be responsible for all right of way and cost including, but not limited to; moving/raising all utility/communication lines, police escorts, railroad crossing escorts, all disconnect and reconnects of all utility services; including plumbing, fence and tree removal and/or trimming, A/C unit and ductwork removal/replacement, debris from job site(s), and all building/utility permits, all state and city historical reports required and their cost. OOA is responsible for preparation of new foundation site including but not limited to de-stumping/rooting new dig area. OOA is responsible to grade ROW, supply front end loader to assist in pulling structure, and de-stump, all demo, add onto existing culvert and add new culvert by storage location. OOA is responsible to re-tie top of structure on to bottom structure, replace all siding, all cosmetic work and re-construct chimney if required. OOA is responsible to receive written permission to store structure, clean all contents from top story. In the moving of any structure, it is required that all, weather mast, venting apparatuses, chimneys and flues be removed to roof level in order to clear utility lines, if applicable. OOA agrees to remove all the above prior to actual transportation of the structure and consents to the removal of such by T&T if OOA has failed to remove prior to transportation. The costs of replacement of such shall be borne exclusively by OOA. OOA to provide concrete dumpster for foundation debris, otherwise debris will be stock piled on site. OOA responsible for replacement of sill/joist due to unforeseen rot. If required by State, County or City OOA to be responsible for all asbestos abatement required and provide all Geotechnical Exploration, Archeological, Elevation Surveys/No Rise Certificates, Engineer Reports and Permitting. All permitting to be in hand prior to scheduling actual on-site start date. Please Initial X

This "Proposal" to remain valid for 30 days, after which T&T reserves the right to adjust, resubmit or withdraw said Proposal. Upon signing of Proposal, it is agreed that said Proposal will be a true and binding Agreement / Contract by and between both parties and executable under all terms and conditions stated within.

T&T reserves the right to enforce all liens applicable by law to secure payment in full for all work performed at OOA expense. OOA responsible for all sub-contractors hired by OOA and no sub-contractor(s) are allowed to pull permits off of T&T moving/foundation/building permit unless authorized by T&T in writing. T&T will not be obligated to perform any services not detailed on this estimate; any additional services will be by written/signed change order only. **If OOA is constructing new foundation, there will be an added charge of \$500 (Five Hundred Dollars) per week after above allotted time expires.

Total

PROPOSAL

T&T House Moving and Heavy Rigging, LLC 3830 B E Starling Road Green Cove Springs, FL 32043

Name / Address OOA Jon Napier 4520 Sunbeam Road Jacksonville, FL

Thank you for the opportunity to bid on your project.

Date	Estimate #	Phone #
10/24/2022	2727	904-284-6004

TandT@HouseMover.us

www.HouseMover.us

OOA Phone #	Job Name / PO#
904-962-0992	3318 O conner

Description	
Please note that in the process of jacking, moving or leveling a structure the which may occur in plaster, sheet rock, brick walls or slabs. A structure the years will tend to have minor cracks once structure is leveled. T&T will remay occur during the raising, moving or leveling of the structure nor liable damages or delays due to wear, the Acts of Nature or War. T&T carries I workers are fully covered under Workman's Compensation Insurance. If you he sitate to contact us.	hat has been settling over the not be liable for minor cracks that e for cosmetic work or for Liability Insurance and all
Estimate Submitted By: Tim LaRue/mam Date: 10/24/2022	
Owner/Owner Agent Signature (OOA):	Date:
Print Name:	
•	

Page 3

Total

\$65,000.00

ATTACHMENT 4

35

Wright, James - ERCC

From: Michael Danhour <mdanhour@danhourgroup.com>

Sent: Wednesday, June 5, 2024 12:52 PM

To: Celeste Milovic

Cc: Drago Milovic; McClain, Rudy - ERCC; Wright, James - ERCC

Subject: Re: Case number 2024 9274705

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Yes, Folks Huxford is assisting with coordination between SHPO and Planning. Contractor is working to finalize permit application and cost estimates.

On Wed, Jun 5, 2024 at 11:48 AM Celeste Milovic < celeste.milovic@gmail.com > wrote:
Thank you, Officer Wright! I did reach out (and am sure Mr Danhour did as well) to the Historic
Preservation Staff noted on the citation. This building is listed on the National Register and may
required further reviews before demolition can begin. Mr. Danhour has already submitted the request
and we will wait to hear back and provide further updates.

Thanks for contacting the Historic Preservation Section. The referenced building (Henry C. Arpen House) is individually listed on the National Register of Historic Places. In accordance with <u>Section 320.407</u> of the Ordinance Code, there is a demolition delay requirement for structures listed on the National Register that requires review by the Historic Preservation Commission (HPC) before a demolition permit can be approved.

Thanks, Celeste

Sent from my iPhone

On Jun 3, 2024, at 10:12 AM, Wright, James - ERCC < James Wright@coj.net > wrote:

Mrs Milovic,

All that is required for now is to obtain a demo permit from the Building Department, I can speak to timeframes of how fast that permit can be obtained from Building Department though.

Respectfully,

James Wright
Senior Code Compliance Officer
Municipal Code Compliance Division
City of Jacksonville | Neighborhoods Department
214 N. Hogan Street, 7th floor
Jacksonville, FL 32202
Direct (904) 862.8646
www.coj.net

Please note that under Florida's very broad public records law, communications to and from City of Jacksonville officials are subject to public disclosure.

----Original Message----

From: Celeste Milovic < celeste.milovic@gmail.com >

Sent: Wednesday, May 29, 2024 9:42 AM

To: McClain, Rudy - ERCC < MRudy@coj.net >; Wright, James - ERCC

<JamesWright@coj.net>

Cc: Michael Danhour < mdanhour@danhourgroup.com >; Drago Milovic

<dlmilovic73@gmail.com>

Subject: Re: Case number 2024 9274705

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

+ Officer Wright

Good morning, All -

I was able to connect with Officer Wright yesterday to discuss our citations.

Mr Danhour has been working on getting the permits for 1.5years to move this historic home to Sunbeam Rd. Unfortunately, the house is dilapidated and unsafe for transportation. He is working on getting the permits to demolish but also, taking a while to obtain.

Can I schedule a conference call to see if assistance can be provided to further along this process?

Please let me know what time works today. Mr Danhour said he will clear his schedule to accommodate. The only time I am not available is 12:30-1 but free otherwise.

Thank you in advance for your help!

Celeste

Sent from my iPhone

On May 25, 2024, at 5:26 PM, Celeste Milovic < celeste.milovic@gmail.com wrote:

Hi Rudy,

We received the citation on the house and I wanted to inquire more:

It indicated a fine of \$500 each day the property remains in violation 2. House is cited as a nuisance and "structure must be temporarily secured...."

This is a historic home and permits are being requested. Can you offer guidance how we can resolve this? All parties involved are eager to have this situation resolved.

Should we schedule a conference call?

Thank you,

Celeste

Sent from my iPhone

On May 2, 2024, at 1:02 PM, McClain, Rudy < MRudy@coj.net > wrote:

Ok thank you.

Rudy McClain, Jr.

Supervisor

City of Jacksonville | Neighborhoods Department

214 N. Hogan Street, 7th floor

Jacksonville, FL 32202

Phone (904) 903-0003 Fax (904) 255-8920 https://www.jacksonville.gov/

Please note that under Florida's very broad public records law, communications to and from City of Jacksonville officials are subject to public disclosure.

----Original Message----

From: Celeste Milovic < celeste.milovic@gmail.com >

Sent: Tuesday, April 30, 2024 2:57 PM

To: Michael Danhour < mdanhour@danhourgroup.com >;

McClain, Rudy

<MRudy@coj.net>

Cc: Drago Milovic < dlmilovic 73@gmail.com >

Subject: Re: Case number 2024 9274705

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hi Rudy,

I have an update from Michael that I would like to share with you.

The City would not let us move forward with the Move On permit because of the City's complications with the site (multiple addresses and CDNs). We got on a call with them (and councilman Boylan) recently and worked through them, but now the house is falling apart and is unsafe to move (per a structural. engineer). So Councilman Boyalnd and Staff suggested I file a minor modification to the PUD removing the move requirement. I have that drafted and hope to have it submitted to the City soon. At that point it will need to go through the submission/sufficiency/hearing process, so it's

unlikely I'll have weekly updates, or have it resolved prior to 5/10.

Michael will keep us posted and all parties are eager to have this situation resolved. Please let us know if you have any questions.

Thanks,

Celeste

Sent from my iPhone

On Apr 26, 2024, at 11:56 AM, Celeste Milovic <<u>celeste.milovic@gmail.com</u>> wrote:

Hi Michael,

I spoke to Rudy McClain from the City of Jax in regards to the citation notice that we received. I explained to him that you have met many challenges in trying to get the necessary permits to move the historic home in the past 1.5 years without success. He can postpone the citation until 5/8 and will reassess as needed. However, the ask is to provide a biweekly update of the efforts being done to get the permits. Is that something you or your team can do?

Thank you, Michael!

Thank you, Rudy, for your help! I appreciate the understanding!

Celeste

Sent from my iPhone

Susan Acosta

> Celeste

> Sent from my iPhone

From: Celeste Milovic <celeste.milovic@gmail.com> Sent: Tuesday, April 30, 2024 2:57 PM To: Michael Danhour, McClain, Rudy - ERCC Cc: Drago Milovic Subject: Re: Case number 2024 9274705 EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe. Hi Rudy, I have an update from Michael that I would like to share with you. The City would not let us move forward with the Move On permit because of the City's complications with the site (multiple addresses and CDNs). We got on a call with them (and councilman Boylan) recently and worked through them, but now the house is falling apart and is unsafe to move (per a structural, engineer). So Councilman Boyalnd and Staff suggested I file a minor modification to the PUD removing the move requirement. I have that drafted and hope to have it submitted to the City soon. At that point it will need to go through the submission/sufficiency/hearing process, so it's unlikely I'll have weekly updates, or have it resolved prior to 5/10. Michael will keep us posted and all parties are eager to have this situation resolved. Please let us know if you have any questions. Thanks, Celeste Sent from my iPhone > On Apr 26, 2024, at 11:56 AM, Celeste Milovic <celeste.milovic@gmail.com> wrote: > Hi Michael, > I spoke to Rudy McClain from the City of Jax in regards to the citation notice that we received. I explained to him that you have met many challenges in trying to get the necessary permits to move the historic home in the past 1.5 years without success. He can postpone the citation until 5/8 and will reassess as needed. However, the ask is to provide a biweekly update of the efforts being done to get the permits. Is that something you or your team can do? > Thank you, Michael! > Thank you, Rudy, for your help! I appreciate the understanding!

Susan Acosta

From: Michael Danhour <mdanhour@danhourgroup.com>

Sent: Saturday, September 10, 2022 11:46 AM

To: Huxford, Folks

Cc: Boylan, Michael; Jeremy Hill; Wells, Arimus
Subject: Re: Henry C. Arpen Home - Melcon Farms

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Thank you. I'll send out an invite for 3pm. Hopefully Arimus can make it, or we can solve the issue if he is not available.

On Sat, Sep 10, 2022 at 11:07 AM Huxford, Folks < FHUXFORD@coj.net > wrote: All I have Monday afternoon is a meeting at 1:30. Otherwise I'm available.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Michael Danhour < mdanhour@danhourgroup.com >

Date: 9/9/22 5:21 PM (GMT-05:00)

To: "Boylan, Michael" < MBoylan@coj.net >

Cc: "Huxford, Folks" <FHUXFORD@coj.net>, Jeremy Hill <i hill@stratagemre.com>, "Wells, Arimus"

<ArimusW@coj.net>

Subject: Re: Henry C. Arpen Home - Melcon Farms

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Thank you Sir.

Arimus & Folks - can you please give us a time for Monday other than 10am and 5pm? 30 minutes should be plenty.

Thank you.

On Fri, Sep 9, 2022 at 4:36 PM Boylan, Michael < MBoylan@coj.net > wrote:

My apologies. Just saw this. I have a 10:00 & a 5:00 on Monday. Otherwise free. - Michael

Sent from my Verizon, Samsung Galaxy smartphone Get <u>Outlook for Android</u> From: Michael Danhour < mdanhour@danhourgroup.com >

Sent: Friday, September 9, 2022 1:00:31 PM

To: Wells, Arimus < Arimus W@coj.net >; Huxford, Folks < FHUXFORD@coj.net >; Boylan, Michael < MBoylan@coj.net >;

Jeremy Hill < ihill@stratagemre.com>

Subject: Henry C. Arpen Home - Melcon Farms

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Gentlemen,

Can we please jump on a quick call today or Monday to discuss this? We have a hard deadline to move this house and have been unable to make progress on the permitting side.

We just need to figure out what can be done to expedite this permit and save this house.

Per the PUD I was required to find a donor site before the civil permits, which I did.

I am wide open today after 2pm, and can arrange my schedule to fit any time slot on Monday.

Arimus & Folks, please let me know your availability.

Best,



MICHAEL DANHOUR

Danhour Group, LLC

Chief Executive Officer

T: 904-234-1047 | W: DanhourGroup.com

E: MDanhour@DanhourGroup.com

S: 5985 Richard Street, Suite 2 Jacksonville, FL 32216

ATTACHMENT 5

Susan Acosta

From:

Courtney Gaver

Sent:

Tuesday, February 18, 2025 11:50 AM

To:

Courtney Gaver

Subject:

email

----- Forwarded message ------

From: Gooden, George < GGooden@coj.net >

Date: Mon, Oct 30, 2023 at 10:52 AM

Subject: Move On Permit #?

To: dlmilovic73@gmail.com <dlmilovic73@gmail.com>, mdanhour@danhourgroup.com

<mdanhour@danhourgroup.com>, celeste.milovic@gmail.com <celeste.milovic@gmail.com>,

jhill@stratagemre.com <jhill@stratagemre.com>, jindriolo@pinestreetrps.com

<jindriolo@pinestreetrps.com>
Cc: Ricks, Jeri < JeriR@coj.net>

Good Morning,

"There is a permit application to move the house on to the new location".

Can we get the permit application number for the move on so that we can look it up?

George G. Gooden

Building Plans Examiner PX3619

Building Inspection Division

City of Jacksonville

214 North Hogan Street

Jacksonville, Florida 32202

https://www.coj.net/departments/planning-and-development/building-inspection-division



PLEASE NOTE THAT UNDER FLORIDA'S PUBLIC RECORDS LAW, COMMUNICATIONS

TO AND FROM CITY OF JACKSONVILLE OFFICIALS ARE SUBJECT TO PUBLIC DISCLOSURE.

From: Ricks, Jeri < JeriR@coj.net >

Sent: Monday, October 30, 2023 8:39 AM

To: Cail, Steve < SCail@coj.net >; Gooden, George < GGooden@coj.net >

Subject: FW: Permits

From: Michael Danhour < mdanhour@danhourgroup.com >

Sent: Friday, October 27, 2023 10:43 AM

To: Celeste Milovic <celeste.milovic@gmail.com>; Jeremy Hill <i hill@stratagemre.com>; Joseph Indriolo

<jindriolo@pinestreetrps.com>

Cc: Ricks, Jeri < JeriR@coj.net >; Drago Milovic < dlmilovic73@gmail.com >

Subject: Re: Permits

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hi Jeri,

There is a permit application to move the house on to the new location. We have been going back and forth with the building department on this for months.

I am copying my contractor and consultant helping here. Last I heard, here are my notes:

Looks like Steve with the building department was able to talk to our contractor and realized the City had what they needed but a plan reviewer never put two and two together to connect the move off and move on permit. Steve said something along the lines of "sorry, that's a reviewer error and an internal issue." I'm not sure if or how it will get fixed, but we did at least figure out the issue

Jeremy/Joe - can we get Jeri the permit application number for the move on? Am I correct that the City has everything they need and we are waiting on them?

On Fri, Oct 27, 2023 at 9:37 AM Celeste Milovic <celeste.milovic@gmail.com> wrote:

Thank you so much for the information, Ms. Ricks!

Hi Michael,

I am sharing this information with you. I spoke to Ms Ricks this morning and she said there needs to be a permit to indicate where the house is being moved to. She provided a contact that you can reach out.
They will start issuing violation fines soon.
Thanks,
Celeste
Sent from my iPhone
On Oct 27, 2023, at 9:27 AM, Ricks, Jeri < <u>JeriR@coj.net</u> > wrote:
Celeste, the permit #B22-563254 is in Return for Correction this is where the house is being moved from; A permit has to be issued for where the house is going to at the same time.
The Plan Reviewer is George Gooden, email; GGooden@coj.net phone number (904) 255-8527. Please take care of the issue before Citations are issued.
Jeri Ricks
Building Permit & License Insp. Sr.
Bldg. Insp. Div.
Ed Ball Building
214 Hogan Street, Rm 252
Jacksonville, Fl 32202
Phone (904) 255-8377
Cell (904) 509-3753

Email; jeriR@coj.net

Susan Acosta

From: Sent: Michael Danhour <mdanhour@danhourgroup.com>

Monday, February 17, 2025 4:08 PM

To: Subject: Courtney Gaver Fwd: Move On Permit #?

[EXTERNAL]

----- Forwarded message ------

From: Jeremy Hill <jhill@stratagemre.com>

Date: Thu, Nov 2, 2023 at 4:07 PM Subject: Re: Move On Permit #?

To: Gooden, George < GGooden@coj.net>

Cc: dlmilovic73@gmail.com, mdanhour@danhourgroup.com, celeste.milovic@gmail.com <a href="mailto:celeste.milovic@gmailto:celeste.milovic@gmailto:celeste.milovic@gmailto:celeste.milovic@gmailto:celeste.milovic@gmailto:celeste.milovi

jindriolo@pinestreetrps.com <jindriolo@pinestreetrps.com >, Ricks, Jeri <JeriR@coj.net>

George,

I hope all is well.

As far as I can tell, the hold-up in the process is currently in addressing.

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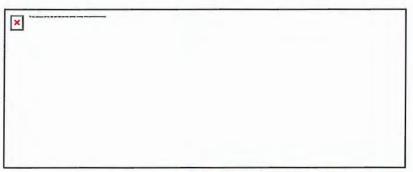
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Thanks,



www.stratagemre.com

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Good Morning,

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Can we get the permit application number for the move on so that we can look it up?

George G. Gooden

Building Plans Examiner PX3619

Building Inspection Division

City of Jacksonville

214 North Hogan Street

Jacksonville, Florida 32202

https://www.coj.net/departments/planning-and-development/building-inspection-division



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From: Ricks, Jeri < JeriR@coj.net >

Sent: Monday, October 30, 2023 8:39 AM

To: Cail, Steve < SCail@coj.net>; Gooden, George < GGooden@coj.net>

Subject: FW: Permits

From: Michael Danhour <mdanhour@danhourgroup.com>

Sent: Friday, October 27, 2023 10:43 AM

To: Celeste Milovic <celeste.milovic@gmail.com>; Jeremy Hill <i hill@stratagemre.com>; Joseph Indriolo

<jindriolo@pinestreetrps.com>

Cc: Ricks, Jeri < JeriR@coj.net; Drago Milovic < dlmilovic73@gmail.com>

Subject: Re: Permits

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Levi Distra
Jeri Ricks
Building Permit & License Insp. Sr.

Bldg. Insp. Div.

Ed Ball Building

214 Hogan Street, Rm 252

Jacksonville, Fl 32202

Phone (904) 255-8377

Cell (904) 509-3753

Email; jeriR@coj.net

ATTACHMENT 6

Susan Acosta

From:

Courtney Gaver

Sent:

Monday, February 17, 2025 8:44 PM

To:

Courtney Gaver

Subject:

FW: FW: Move On Permit #?

------Forwarded message ------From: **Cavin, Ellyn** <<u>ECavin@coj.net</u>>

Date: Mon, Nov 20, 2023 at 12:11 PM Subject: RE: FW: Move On Permit #?

To: Michael Danhour < mdanhour@danhourgroup.com >, Gumbayan, Sarah < SGumbayan@coj.net >

Cc: Hetzel, Andrew < AHetzel@coj.net >, Boylan, Michael < MBoylan@coj.net >, Abney, Erin < EAbney@coj.net >, Chao, Elysa < EChao@coj.net >, Jeremy Hill < jhill@stratagemre.com >

Good afternoon everyone,

After further review, we have issued address 4522 Sunbeam Road for the purpose of relocating the house. This will allow permitting with our Building Inspection Division to proceed. Please let me know if we still need to meet tomorrow.

Ellyn Cavin, P.E.

Chief, Development Services Division

City of Jacksonville I Planning and Development Department

214 North Hogan Street, Suite 2100

Jacksonville, Florida 32202

904-255-8205

Jacksonville.gov



From: Michael Danhour < mdanhour@danhourgroup.com >

Sent: Thursday, November 9, 2023 3:50 PM
To: Gumbayan, Sarah < SGumbayan@coj.net >

Cc: Cavin, Ellyn < ECavin@coj.net >; Hetzel, Andrew < AHetzel@coj.net >; Boylan, Michael

< MBoylan@coj.net>; Abney, Erin < EAbney@coj.net>; Chao, Elysa < EChao@coj.net>; Jeremy Hill

<jhill@stratagemre.com>

Subject: Re: FW: Move On Permit #?

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I'll take 11/21 at 11:00am. Thank you for being flexible.

On Thu, Nov 9, 2023 at 3:46 PM Gumbayan, Sarah < SGumbayan@coj.net > wrote:

Good afternoon Mr. Danhour,

Unfortunately, we are fully booked on those days. The soonest we have available would be Tuesday 11/21 at 11:00am we also have a 2:00pm that same day. Please let me know if that works for you. Look forward to your reply.

Kind Regards,

Sarah Gumbayan,

Executive Assistant to Ellyn Cavin, Chief of Development Services

City of Jacksonville | Development Services Division,

Planning and Development Department

214 N. Hogan Street, Ste 2100

Jacksonville, FL 32202

(904) 255-8587



A NEW DAY

WWW.JACKSONVILLE.GOV

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From: Michael Danhour < mdanhour@danhourgroup.com >

Sent: Wednesday, November 8, 2023 2:45 PM To: Gumbayan, Sarah < SGumbayan@coj.net>

Cc: Cavin, Ellyn < ECavin@coj.net; Hetzel, Andrew < AHetzel@coj.net; Boylan, Michael

<<u>MBoylan@coj.net</u>>; Abney, Erin <<u>EAbney@coj.net</u>>; Chao, Elysa <<u>EChao@coj.net</u>>; Jeremy Hill

<jhill@stratagemre.com>

Subject: Re: FW: Move On Permit #?

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Hi Sarah,

Unfortunately I am preoccupied at that time. I am wide open on the 16th and most of the 17th though (except for lunch time), if that works?

On Wed, Nov 8, 2023 at 2:38 PM Gumbayan, Sarah < SGumbayan@coj.net > wrote:

Good afternoon All,

Mr. Danhour, we have an 11:00am on Wednesday November 15th open for a Microsoft Teams meeting. Does that work for you? If so, I will get the meeting details sent out promptly.

Kind Regards,

Sarah Gumbayan,

Executive Assistant to Ellyn Cavin, Chief of Development Services

City of Jacksonville | Development Services Division,

Planning and Development Department

214 N. Hogan Street, Ste 2100

Jacksonville, FL 32202

(904) 255-8587

www.coj.net



ONE CITY, ONE JACKSONVILLE.

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From: Cavin, Ellyn < ECavin@coj.net >

Sent: Wednesday, November 8, 2023 2:25 PM To: Gumbayan, Sarah < SGumbayan@coj.net >

Subject: FW: FW: Move On Permit #?

From: Michael Danhour < mdanhour@danhourgroup.com >

Sent: Friday, November 3, 2023 11:40 AM To: Boylan, Michael < MBoylan@coj.net >

Cc: Abney, Erin < EAbney@coj.net >; Cavin, Ellyn < ECavin@coj.net >; Gideon, Joshua

Gideon@coj.net>

Subject: Re: FW: Move On Permit #?

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Thank you Sir. My first choice is to move it, but I'm afraid we may have run out of time to do that safely, due to its structural deterioration.

On Fri, Nov 3, 2023 at 10:59 AM Boylan, Michael < MBoylan@coj.net > wrote:

Michael – Mistyped your email address. I apologize for the extended delay and hope my email helps in getting you a resolution. - M

Michael T. Boylan
Council Member – District 6
City of Jacksonville
mboylan@coj.net
(904) 255-5206

From: Boylan, Michael

Sent: Friday, November 3, 2023 10:57 AM

To: Cavin, Ellyn < ECavin@coj.net>; Gideon, Joshua < JGideon@coj.net>

Cc: Abney, Erin < EAbney@coj.net>; mdanhour@danhour.com

Subject: RE: Move On Permit #?

Ellyn/Joshua - Mr. Danhour is not exaggerating when he says the permit had been in the system for 18 months. His commitment to relocate the home was in response to those who ultimately supported the rezoning. To that end it was a condition in the PUD.

What can be done to get this expedited? If the prospect of moving it to the Sunbeam location is not feasible, particularly in light of its deteriorating condition, what needs to be to relieve him of the responsibility of relocation? I have copied Erin here to speak the second question? – Michael

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Council Member – District 6
City of Jacksonville
mboylan@coj.net
(904) 255-5206

From: Michael Danhour < mdanhour@danhourgroup.com >

Sent: Thursday, November 2, 2023 4:16 PM
To: Boylan, Michael < MBoylan@coj.net >
Subject: Fwd: Move On Permit #?

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Hi Michael,

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I am hoping to resolve this with the City, but will send a structural engineer out to assess the condition. If their opinion is that it will not survive, I'm not sure what else we can do here.
Let me know your thoughts.
Best,
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From: Jeremy Hill <intill@stratagemre.com> Date: Thu, Nov 2, 2023 at 4:07 PM Subject: Re: Move On Permit #? To: Gooden, George <ggooden@coj.net> Co: dlmilovic73@gmail.com <dlmilovic73@gmail.com>, mdanhour@danhourgroup.com <mdanhour@danhourgroup.com>, celeste.milovic@gmail.com <celeste.milovic@gmail.com>, jindriolo@pinestreetrps.com>, Ricks, Jeri <jerir@coj.net></jerir@coj.net></celeste.milovic@gmail.com></mdanhour@danhourgroup.com></dlmilovic73@gmail.com></ggooden@coj.net></intill@stratagemre.com>
George,
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I will continue to try to get this moved along. Feel free to reach out to me with further questions.

Thanks,

www.stratagemre.com

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Subject: FW: Permits

From: Michael Danhour < mdanhour@danhourgroup.com >

Sent: Friday, October 27, 2023 10:43 AM

To: Celeste Milovic <<u>celeste.milovic@gmail.com</u>>; Jeremy Hill <<u>jhill@stratagemre.com</u>>; Joseph

Indriolo < iindriolo@pinestreetrps.com>

Cc: Ricks, Jeri < JeriR@coj.net >; Drago Milovic < dlmilovic73@gmail.com >

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Ed Ball Building
214 Hogan Street, Rm 252
Jacksonville, Fl 32202
Phone (904) 255-8377
Cell (904) 509-3753
Email; jeriR@coj.net

Susan Acosta

From:

Courtney Gaver

Sent:

Tuesday, February 18, 2025 11:52 AM

To: Subject: Courtney Gaver November 2023 Email

----- Forwarded message ------

From: Boylan, Michael < MBoylan@coj.net >

Date: Wed, Nov 8, 2023 at 12:43 PM Subject: Re: FW: Move On Permit #?

To: Michael Danhour < mdanhour@danhourgroup.com >

No, nothing yet. Will follow up. Joshua is serving as the acting Planning Director. The next level up is the Administration's CAO. Will give Ellyn a call. - M

Sent from my Verizon, Samsung Galaxy smartphone Get Outlook for Android

From: Michael Danhour < mdanhour@danhourgroup.com >

Sent: Wednesday, November 8, 2023 12:35:12 PM

To: Boylan, Michael < <u>MBoylan@coj.net</u>>
Subject: Re: FW: Move On Permit #?

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Council Member – District 6 City of Jacksonville mboylan@coj.net (904) 255-5206

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-

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Courtney Gaver

Sent:

Monday, February 17, 2025 8:44 PM

To:

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Subject:

FW: FW: Move On Permit #?

----- Forwarded message -----

From: Cavin, Ellyn < ECavin@coj.net > Date: Mon, Nov 20, 2023 at 12:11 PM Subject: RE: FW: Move On Permit #?

To: Michael Danhour < mdanhour@danhourgroup.com >, Gumbayan, Sarah < SGumbayan@coj.net >

Cc: Hetzel, Andrew <<u>AHetzel@coj.net</u>>, Boylan, Michael <<u>MBoylan@coj.net</u>>, Abney, Erin <<u>EAbney@coj.net</u>>, Chao, Elysa <<u>EChao@coj.net</u>>, Jeremy Hill <<u>jhill@stratagemre.com</u>>

Good afternoon everyone,

After further review, we have issued address 4522 Sunbeam Road for the purpose of relocating the house. This will allow permitting with our Building Inspection Division to proceed. Please let me know if we still need to meet tomorrow.

Ellyn Cavin, P.E.

Chief, Development Services Division

City of Jacksonville I Planning and Development Department

214 North Hogan Street, Suite 2100

Jacksonville, Florida 32202

904-255-8205

Jacksonville.gov



From: Michael Danhour < mdanhour@danhourgroup.com >

Sent: Thursday, November 9, 2023 3:50 PM **To:** Gumbayan, Sarah <<u>SGumbayan@coi.net</u>>

Cc: Cavin, Ellyn < ECavin@coj.net >; Hetzel, Andrew < AHetzel@coj.net >; Boylan, Michael

< MBoylan@coj.net>; Abney, Erin < EAbney@coj.net>; Chao, Elysa < EChao@coj.net>; Jeremy Hill

<jhill@stratagemre.com>

Subject: Re: FW: Move On Permit #?

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I'll take 11/21 at 11:00am. Thank you for being flexible.

On Thu, Nov 9, 2023 at 3:46 PM Gumbayan, Sarah < SGumbayan@coj.net > wrote:

Good afternoon Mr. Danhour,

Unfortunately, we are fully booked on those days. The soonest we have available would be Tuesday 11/21 at 11:00am we also have a 2:00pm that same day. Please let me know if that works for you. Look forward to your reply.

Kind Regards,

Sarah Gumbayan,

Executive Assistant to Ellyn Cavin, Chief of Development Services

City of Jacksonville | Development Services Division,

Planning and Development Department

214 N. Hogan Street, Ste 2100

Jacksonville, FL 32202

(904) 255-8587



A NEW DAY

WWW.JACKSONVILLE.GOV

PLEASE NOTE THAT UNDER FLORIDA'S PUBLIC RECORDS LAW, COMMUNICATIONS

TO AND FROM CITY OF JACKSONVILLE OFFICIALS ARE SUBJECT TO PUBLIC DISCLOSURE.

From: Michael Danhour < mdanhour@danhourgroup.com >

Sent: Wednesday, November 8, 2023 2:45 PM **To:** Gumbayan, Sarah < <u>SGumbayan@coj.net</u>>

Cc: Cavin, Ellyn < ECavin@coj.net >; Hetzel, Andrew < AHetzel@coj.net >; Boylan, Michael

< MBoylan@coj.net>; Abney, Erin < EAbney@coj.net>; Chao, Elysa < EChao@coj.net>; Jeremy Hill

<jhill@stratagemre.com>

Subject: Re: FW: Move On Permit #?

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Hi Sarah,

Unfortunately I am preoccupied at that time. I am wide open on the 16th and most of the 17th though (except for lunch time), if that works?

On Wed, Nov 8, 2023 at 2:38 PM Gumbayan, Sarah < SGumbayan@coj.net > wrote:

Good afternoon All,

Mr. Danhour, we have an 11:00am on Wednesday November 15th open for a Microsoft Teams meeting. Does that work for you? If so, I will get the meeting details sent out promptly.

Kind Regards,

Sarah Gumbayan,

Executive Assistant to Ellyn Cavin, Chief of Development Services

City of Jacksonville | Development Services Division,

Planning and Development Department

214 N. Hogan Street, Ste 2100

Jacksonville, FL 32202

(904) 255-8587

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ONE CITY. ONE JACKSONVILLE.

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From: Cavin, Ellyn < ECavin@coj.net >

Sent: Wednesday, November 8, 2023 2:25 PM To: Gumbayan, Sarah < SGumbayan@coj.net >

Subject: FW: FW: Move On Permit #?

From: Michael Danhour < mdanhour@danhourgroup.com >

Sent: Friday, November 3, 2023 11:40 AM To: Boylan, Michael MBoylan@coj.net>

Cc: Abney, Erin < EAbney@coj.net >; Cavin, Ellyn < ECavin@coj.net >; Gideon, Joshua

<JGideon@coj.net>

Subject: Re: FW: Move On Permit #?

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Thank you Sir. My first choice is to move it, but I'm afraid we may have run out of time to do that safely, due to its structural deterioration.

On Fri, Nov 3, 2023 at 10:59 AM Boylan, Michael < MBoylan@coj.net > wrote:

Michael – Mistyped your email address. I apologize for the extended delay and hope my email helps in getting you a resolution. - M

Michael T. Boylan
Council Member – District 6
City of Jacksonville

mboylan@coj.net
(904) 255-5206

From: Boylan, Michael

Sent: Friday, November 3, 2023 10:57 AM

To: Cavin, Ellyn < ECavin@coj.net>; Gideon, Joshua < JGideon@coj.net>

Cc: Abney, Erin < EAbney@coj.net >; mdanhour@danhour.com

Subject: RE: Move On Permit #?

Ellyn/Joshua - Mr. Danhour is not exaggerating when he says the permit had been in the system for 18 months. His commitment to relocate the home was in response to those who ultimately supported the rezoning. To that end it was a condition in the PUD.

What can be done to get this expedited? If the prospect of moving it to the Sunbeam location is not feasible, particularly in light of its deteriorating condition, what needs to be to relieve him of the responsibility of relocation? I have copied Erin here to speak the second question? – Michael

Michael T. Boylan
Council Member – District 6
City of Jacksonville
mboylan@coj.net
(904) 255-5206

From: Michael Danhour < mdanhour@danhourgroup.com >

Sent: Thursday, November 2, 2023 4:16 PM
To: Boylan, Michael < MBoylan@coj.net >

Subject: Fwd: Move On Permit #?

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hi Michael,

COJ is starting to cite us now, for not having a permit to move the house, when we have been trying to get this through the system for 18 months. Now it is hung up in addressing because the City doesn't want to use the Sunbeam address. I could not make this up if I tried, and unfortunately, the house is pretty much degraded to the point where I doubt it will survive the move.

I am hoping to resolve this with the City, but will send a structural engineer out to assess the condition. If their opinion is that it will not survive,I'm not sure what else we can do here.
Let me know your thoughts.
Best,
Michael Danhour
From: Jeremy Hill <jhill@stratagemre.com> Date: Thu, Nov 2, 2023 at 4:07 PM Subject: Re: Move On Permit #? To: Gooden, George <ggooden@coj.net> Cc: dlmilovic73@gmail.com <dlmilovic73@gmail.com>, mdanhour@danhourgroup.com <mdanhour@danhourgroup.com>, celeste.milovic@gmail.com <celeste.milovic@gmail.com>, jindriolo@pinestreetrps.com>, Ricks, Jeri <jerir@coj.net></jerir@coj.net></celeste.milovic@gmail.com></mdanhour@danhourgroup.com></dlmilovic73@gmail.com></ggooden@coj.net></jhill@stratagemre.com>
George,
I hope all is well.
As far as I can tell, the hold-up in the process is currently in addressing.
We were told in September that the move on permit needed to have a destination address. We had given the Building Department the address "4520 Sunbeam Rd.", as that was the address that JEA had on file. We did not realize at the time that the city did not recognize that address.
We submitted the application for 4520 Sunbeam to be attributed to RE# 149039 0700. This is where

the house is to be moved. That address was also submitted under RE# 149039 0600, as the

destination is a large tract of land with multiple projects going on simultaneously.

Speaking with Ulises Sabato in the Addressing department today, the roadblocks ahead are as follows:

- 1. They are requesting a survey of the site where the home is to be located. ---- We had submitted the civil plans for the Sunbeam Hill Club House that was to be built in 2008. We did this because the infrastructure for the clubhouse was put in place, but was never finalized. This seemed to be the most reasonable description of where we were going to place the house. They are now looking for a current survey depicting the structure on the site.
- 2. The Addressing Department is unsure that it is going to issue "4520 Sunbeam Rd." as the address for the site. ---- The property that is RE#149039 0700 is 103 acres that also has frontage along Craven Rd. I tried to explain that the logical access to the property is off Sunbeam Rd. through RE# 149039 0600, and that access to the property was prohibited off of Craven Rd. in the PUD, but Ulises was unfamiliar with the PUD.

I spoke with Ulises because he is helping me with the project at RE# 149039 0600. He was not familiar with the house relocation project until I asked him about it. He told me that he would get some clarity on how to get this resolved.

In fairness to all departments, the destination parcel is a defunct development with approved design that was never closed out... that is now being revitalized as an entirely different project. There has been nothing easy about this site.

I will continue to try to get this moved along. Feel free to reach out to me with further questions.

Thanks,

www.stratagemre.com

On Mon, Oct 30, 2023 at 10:52 AM Gooden, George < GGooden@coj.net > wrote: Good Morning, "There is a permit application to move the house on to the new location". Can we get the permit application number for the move on so that we can look it up? George G. Gooden Building Plans Examiner PX3619 **Building Inspection Division** City of Jacksonville 214 North Hogan Street Jacksonville, Florida 32202 https://www.coj.net/departments/planning-and-development/building-inspectiondivision



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From: Ricks, Jeri < JeriR@coj.net >

Sent: Monday, October 30, 2023 8:39 AM

To: Cail, Steve < SCail@coj.net >; Gooden, George < GGooden@coj.net >

Subject: FW: Permits

From: Michael Danhour < mdanhour@danhourgroup.com >

Sent: Friday, October 27, 2023 10:43 AM

To: Celeste Milovic < celeste.milovic@gmail.com >; Jeremy Hill < jhill@stratagemre.com >; Joseph

Indriolo <jindriolo@pinestreetrps.com>

Cc: Ricks, Jeri < JeriR@coj.net; Drago Milovic < dlmilovic73@gmail.com>

Subject: Re: Permits

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any attachments unless you trust the sender and know the content is safe.

Hi Jeri,

There is a permit application to move the house on to the new location. We have been going back and forth with the building department on this for months.

I am copying my contractor and consultant helping here. Last I heard, here are my notes:

Looks like Steve with the building department was able to talk to our contractor and realized the City had what they needed but a plan reviewer never put two and two together to connect the move off and move on permit. Steve said something along the lines of "sorry, that's a reviewer error and an internal issue." I'm not sure if or how it will get fixed, but we did at least figure out the issue

Jeremy/Joe - can we get Jeri the permit application number for the move on? Am I correct that the City has everything they need and we are waiting on them?

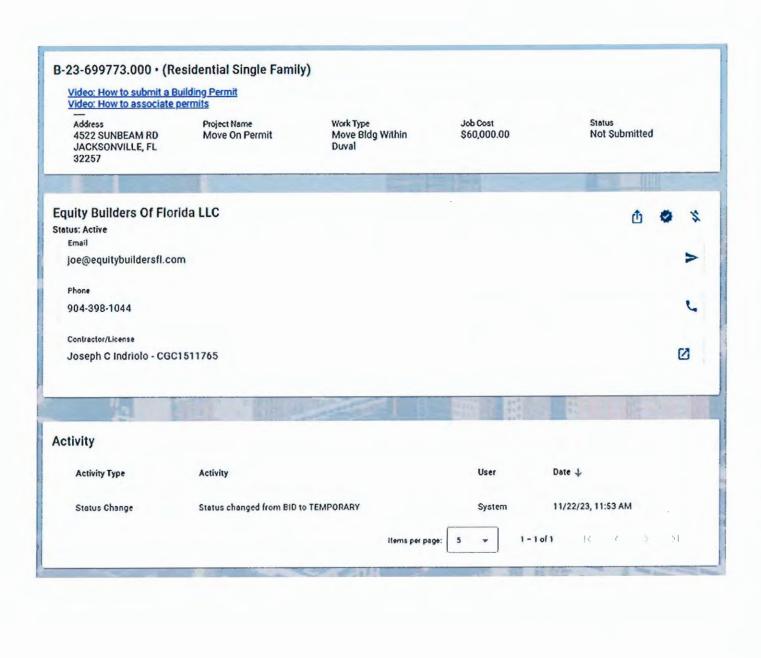
On Fri, Oct 27, 2023 at 9:37 AM Celeste Milovic < celeste.milovic@gmail.com > wrote:

Thank you so much for the information, Ms. Ricks!

Hi Michael,

I am sharing this information with you. I spoke to Ms Ricks this morning and she said there needs to be a permit to indicate where the house is being moved to. She provided a contact that you can reach out.

They	will start issuing violation fines soon.
Than	ıks,
Cele	ste
Sent	from my iPhone
	On Oct 27, 2023, at 9:27 AM, Ricks, Jeri < <u>JeriR@coj.net</u> > wrote:
	Celeste, the permit #B22-563254 is in Return for Correction this is where the house is being moved from; A permit has to be issued for where the house is going to at the same time.
	The Plan Reviewer is George Gooden, email; GGooden@coj.net phone number (904) 255-8527. Please take care of the issue before Citations are issued.
	Jeri Ricks
	Building Permit & License Insp. Sr.
	Bldg. Insp. Div.
	Ed Ball Building
	214 Hogan Street, Rm 252
	Jacksonville, Fl 32202
	Phone (904) 255-8377
	Cell (904) 509-3753
	Email; <u>jeriR@coj.net</u>



Internal	Comment Type	Comment Text	Date ↓	Entered By
	Permit	No Site Plan to Review - Drainage Review Not Required	12/15/23, 8:29 PM	System 🔼
	Permit	Concurrency: Deminimis	12/15/23, 8:29 PM	System 🔼
	Permit	DMG: Approved	12/15/23, 8:29 PM	System
	Permit	Actions completed agency review process. Status changed to: Pending Review Payment	12/15/23, 8:29 PM	System
	Permit	Zoning: Approved	12/15/23, 8:29 PM	System
	Permit	Drainage Review NOT Required	12/15/23, 8:29 PM	System
	Plan Review - Initial Building	3/21/2023 3:15:03 PM George Gooden 1. Two Building Permits are required, a Move Off Permit and a Move On permit. You should submit both permits at the same time. 2. Move Off permits must follow the Department Single Family Residence Move Off Permit Checklist. Contact Sandy Rosenblatt (ggooden@coj.net or srosen@coj.net for copy.	12/15/23, 8:00 PM	George Gooden
	Plan Review - Drainage	3/7/2023 10:54:56 AM Stephen Gayton Drainage Review NOT Required	12/15/23, 8:00 PM	Stephen Gayton
	Plan Review - Drainage	4/26/2023 6:52:21 AM Stephen Gayton No Site Plan to Review - Drainage Review Not Required	12/15/23, 8:00 PM	Stephen Gayton
	Plan Review - Initial Building	5/2/2023 7:15:55 AM George Gooden NO CHANGE. 1. Two Building Permits are required, a Move Off Permit and a Move On permit. You should submit both permits at the same time. 2. Move Off permits must follow the Department Single Family Residence Move Off Permit Checklist. Contact Sandy Rosenblatt (ggooden@coj.net or srosen@coj.net for copy	12/15/23, 8:00 PM	George Gooden
	Plan Review - Initial Building	5/30/2023 1:35:56 PM George Gooden 1. No Change. 2. Follow the Department Single Family Residence Move Off Permit Checklist. 3. The Move-On permit needs a Building Permit Number. 4. The Move-On permit will need a street address. 5. The Move-On permit needs a contractor. 6. The Move-On permit will need Zoning & Development Services approval.	12/15/23, 8:00 PM	George Gooden
Action and the second	Plan Review - Initial Building	5/30/2023 1:36:39 PM George Gooden 7. You must submit for a Move-On building permit.	12/15/23, 8:00 PM	George Gooden
	Permit	11/22/2023 8:34:17 AM George Gooden No Agency(ies) selected by default for 3318 OCONNOR RD	11/22/23, 8:34 AM	System 🔼
	Permit	11/22/2023 7.52:50 AM George Gooden No Agency(ies) selected by default for 3318 OCONNOR RD	11/22/23, 7:52 AM	System
	Permit	11/3/2023 11:02:41 AM Erin Abney	11/3/23,	System

		0.104.10000.0.00.00 M. O	0/21/22	System
Pe	ermit	8/31/2023 9:22:29 AM George Gooden No Agency(ies) selected by default for 3318 OCONNOR RD	8/31/23, 9:22 AM	Ø
			0.04.00	System
Pe	ermit	8/31/2023 9:01:27 AM George Gooden No Agency(ies) selected by default for 3318 OCONNOR RD	8/31/23, 9:01 AM	
				System
Pe	ermit	8/9/2023 8:51:12 AM George Gooden No Agency(ies) selected by default for 3318 OCONNOR RD	8/9/23, 8:51 AM	Ø
			A franchista	System
Pe	ermit	6/22/2023 2:14:26 PM George Gooden No Agency(ies) selected by default for 3318 OCONNOR RD	6/22/23, 2:14 PM	Ø
				System
Pe	ermit	5/30/2023 1:37:08 PM George Gooden	5/30/23, 1:37 PM	
		No Agency(ies) selected by default for 3318 OCONNOR RD	1,37 FM	
		5/30/2023 1:36:56 PM George Gooden	5/30/23,	System
Pe	ermit	Status changed from IN REVIEW to RETURN FOR CORRECTIONS	1:36 PM	
		5/22/2023 8:36:50 AM Equity Builders Of Florida LLC	5/22/23,	System
Pe	ermit	Status changed from RETURN FOR CORRECTIONS to IN REVIEW	8:36 AM	
				System
Pe	ermit	5/4/2023 8:05:46 AM George Gooden	5/4/23,	
		No Agency(ies) selected by default for 3318 OCONNOR RD	8:05 AM	
		5/2/2023 7:16:25 AM George Gooden	5/2/23,	System
Pe	ermit	No Agency(ies) selected by default for 3318 OCONNOR RD	7:16 AM	(2)
				System
Pe	ermit	5/2/2023 7:16:22 AM George Gooden	5/2/23,	
		Status changed from IN REVIEW to RETURN FOR CORRECTIONS	7:16 AM	
		4/26/2023 6:52:42 AM Stephen Gayton	4/26/23,	System
Pe	ermit	No Site Plan to Review - Drainage Review Not Required	6:53 AM	
			1.00	System
Pe	ermit	4/26/2023 6:53:01 AM Stephen Gayton No Agency(ies) selected by default for 3318 OCONNOR RD	4/26/23, 6:53 AM	(2)
D _a	rmit	4/24/2023 12:04:01 PM Equity Builders Of Florida LLC	4/24/23,	System
70	111111	Status changed from RETURN FOR CORRECTIONS to IN REVIEW	12:04 PM	
		3/21/2023 3:33:27 PM George Gooden	3/21/23,	System
Pe	rmit	No Agency(ies) selected by default for 3318 OCONNOR RD	3:33 PM	
				System
Pe	rmit	3/21/2023 3:15:16 PM George Gooden	3/21/23,	
		Status changed from IN REVIEW to RETURN FOR CORRECTIONS	3:15 PM	
		3/21/2023 2:09:27 PM George Gooden	3/21/23,	System
Pe	rmit	No Agency(ies) selected by default for 3318 OCONNOR RD	2:09 PM	
			2/42/22	System
Per	rmit	3/13/2023 1:34:18 PM George Gooden No Agency(ies) selected by default for 3318 OCONNOR RD	3/13/23, 1:34 PM	
Per		3/12/2023 8:04:34 AM Sandy Rosenblatt	3/12/23,	System
, .		No Agency(ies) selected by default for 3318 OCONNOR RD	8:04 AM	
		3/7/2023 10:55:55 AM Stephen Gayton	3/7/23,	System
Per	rmit	Drainage Review NOT Required	10:56 AM	

			System
Permit	3/7/2023 10:56:10 AM Stephen Gayton No Agency(ies) selected by default for 3318 OCONNOR RD	3/7/23, 10:56 AM	Ø
Permit	Feb 28 2023 3:01PM - Plan Review Fee Paid Via Credit Card. Status changed to In Review	2/28/23, 3:01 PM	System
		0/20/22	System
Permit	Feb 28 2023 11:03AM 11:03:36 System Generated - Transmittal BIOS-4820460 for PlanReview fees created.	2/28/23, 11:03 AM	Ø
	2/28/2023 11:03:36 AM FRANCIS TRINIDAD	2/28/23,	System
Permit	Status changed from AGENCY REVIEW to PENDING REVIEW PAYMENT	11:03 AM	Ø
Permit	02/28/2023 11:03AM FRANCIS TRINIDAD Updated and approved DMG	2/28/23, 11:03 AM	System
		2/28/23,	System
Permit	02/28/2023 10:45AM Kim Gibson Updated and approved Concurrency	10:45 AM	
	2/28/2023 10:24:41 AM John Metzger	2/28/23,	System
Permit	No Agency(ies) selected by default for 3318 OCONNOR RD	10:24 AM	Ø
	2/28/2023 10:24:19 AM John Metzger	2/28/23,	System
Permit	Status changed from INTAKE to AGENCY REVIEW	10:24 AM	Ø
Permit	02/28/2023 10:24:19 AM John Metzger: Sufficiency Review - Application Package	2/28/23,	System
Permit	Complete	10:24 AM	
Permit	2/23/2023 11:53:50 AM Equity Builders Of Florida LLC	2/23/23, 11:53 AM	System
	Status changed from RETURN FOR CORRECTIONS to IN REVIEW	11.55 Am	System
Permit	2/23/2023 11:53:50 AM Equity Builders Of Florida LLC Status changed from RETURN FOR CORRECTIONS to INTAKE	2/23/23, 11:53 AM	Ø
	1/4/2023 2:45:10 PM Jermaine Anderson	1/4/23,	System
Permit	No Agency(ies) selected by default for 3318 OCONNOR RD	2:45 PM	Ø
Permit	10/6/2022 2:12:36 PM Ricky Smith	10/6/22,	System
remin	Status changed from INTAKE to RETURN FOR CORRECTIONS	2:12 PM	Ø
Dannie	10/06/2022 02:12:36 PM Ricky Smith: Sufficiency Review - Application Package	10/6/22,	System
Permit	Incomplete - need permit app uploaded	2:12 PM	☑
Permit	10/5/2022 8:25:19 PM Equity Builders Of Florida LLC	10/5/22, 8:25 PM	System
	Status changed from RETURN FOR CORRECTIONS to INTAKE	0.23 PM	System
Permit	10/5/2022 8:25:19 PM Equity Builders Of Florida LLC Status changed from RETURN FOR CORRECTIONS to IN REVIEW	10/5/22, 8:25 PM	Z
	Status changed from RETORIATOR CORRECTIONS TO IN REVIEW		System
Permit	9/23/2022 8:24:55 AM Ricky Smith Status changed from INTAKE to RETURN FOR CORRECTIONS	9/23/22, 8:24 AM	Ø
	09/23/2022 08:24:54 AM Ricky Smith: Sufficiency Review - Application Package	0/22/22	System
Permit	Incomplete - no uploaded documents	9/23/22, 8:24 AM	Ø
	9/22/2022 2:45:57 PM Equity Builders Of Florida LLC	9/22/22,	System
Permit	Status changed from RETURN FOR CORRECTIONS to INTAKE	2:45 PM	
	9/22/2022 2:45:57 PM Equity Builders Of Florida LLC	9/22/22,	System
Permit	Status changed from RETURN FOR CORRECTIONS to IN REVIEW	2:45 PM	Ø

Permit	9/13/2022 3:53:18 PM Lisa Sheppard	9/13/22, 3:53 PM	System
	No Agency(ies) selected by default for 3318 OCONNOR RD	3:33 PM	Ø
	9/13/2022 2:59:59 PM Lisa Sheppard	9/13/22,	System
Permit	No Agency(ies) selected by default for 3318 OCONNOR RD	2:59 PM	⊘
			System
Permit	9/13/2022 11:57:53 AM Arimus Wells	9/13/22,	
remin	Changed Historical to required	11:57 AM	Ø
			System
Permit	9/13/2022 11:57:53 AM Arimus Wells	9/13/22, 11:57 AM	C.N
	No Agency(ies) selected by default for 3318 OCONNOR RD	11.37 AM	Ø
	9/13/2022 11:56:51 AM Arimus Wells		
	Proposed relocation is for the Henry C. Arpen House, which is listed on the National		System
Permit	Register of Historic Places. Applicant does not want to maintain historic designation and is thereby exempt from contacting the State Historic Preservation Office (SHPO)	9/13/22,	
	and the National Park Service (NPS) for approval. There is also no local regulatory	11:57 AM	Ø
	restrictions for the relocation of properties listed on the National Register-therefore,		
	no COA, HPS, or JHPC review is needed.		
		9/13/22,	System
Permit	09/13/2022 11:42AM Arimus Wells Updated and approved Zoning	11:42 AM	Ø
			System
Permit	8/25/2022 11:56:4D AM Marvette Stewart	8/25/22,	
Permit	No Agency(ies) selected by default for 3318 OCONNOR RD	11:56 AM	Ø
			System
Permit	8/25/2022 11:56:29 AM Morvette Stewart	8/25/22,	C.
	Status changed from INTAKE to RETURN FOR CORRECTIONS	11:56 AM	Ø
	08/25/2022 11:56:29 AM Marvette Stewart: Sufficiency Review - Application	8/25/22,	System
Permit	Package Incomplete - No uploaded documents	11:56 AM	Ø
			_
	8/25/2022 10:21:51 AM Equity Builders Of Florida LLC	8/25/22,	System
Permit	Changed Zoning to required	10:21 AM	Ø
			System
Permit	8/25/2022 10:21:51 AM Equity Builders Of Florida LLC	8/25/22,	
Cente	Changed DMG to required	10:21 AM	Ø
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	8/25/2022 10:17:08 AM Equity Builders Of Florida LLC	8/25/22.	System
Permit	No Agency(ies) selected by default for 3318 OCONNOR RD	10:21 AM	Ø
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Do comit	8/25/2022 1D:07:34 AM Equity Builders Of Florida LLC	8/25/22,	System
Permit	No Agency(ies) selected by default for 3320 OCONNOR RD	10:21 AM	ϭ
			System
Permit	8/25/2022 10:11:12 AM Equity Builders Of Florida LLC	8/25/22,	-
	No Agency(ies) selected by default for 3318 OCONNOR RD	10:21 AM	Ø
	CONTRACTOR OF THE CONTRACTOR O	6/25/22	System
Permit	8/25/2022 10:06:05 AM Equity Builders Of Florida LLC No Agency(ies) selected by default for 3320 O'CONNOR	8/25/22, 10:21 AM	Ø
	8/25/2022 10:06:11 AM Equity Builders Of Florida LLC	8/25/22,	System
Permit	No Agency(ies) selected by default for 3320 OCONNOR RD	10:21 AM	Ø

Shoot

January 16, 2024

Mr. Michael Danhour Bordan Development, LLC. 5985 Richard Street, Suite 2 Jacksonville, FL 32216

RE:

Structural Evaluation Henry C. Arpen House

Mr. Danhour,

Per your request, Core has inspected the subject residential structure and has provided the following letter report and recommendations.

Background

On December 1, 2022, the Henry C. Arpen house was relocated as part of the development of a residential subdivision development. The home is over 130 years old is wood framed and was formerly attached to a brick pier foundation.

As part of the relocation process, the chimney was removed from the house and the house braced using 4x4 lumber. The house was detached from the original brick pier foundation and lifted using hydraulic jacks. (Ref. Photos 1 and 2). A rolling steel frame was maneuvered into place under the house and the house was lowered and strapped onto the frame (Ref. Photos 3, 4 and 5). The house and steel frame were then towed from the original location approximately 1 mile to a field where it has sat for 14 months.

During the relocation process the house was towed across open, recently cleared and disturbed ground as well as several ditch crossings. The relocation had a significant impact on the structural integrity of the house. Over the past 14 months, the exposure to winds and weather created by the missing chimney has resulted in a deterioration of the structure. The wheels on one side of the steel frame became flat causing a shift in the house creating additional stress on the wood floor framing and structure (*Ref. pictures 4, 5 and 6*). Several walls are and the ceiling/roof are failing in areas (*Ref. pictures 5, 6, and 7*).

Recommendation

As described above, the structural integrity of the house was significantly compromised during the relocation. If it is contemplated that the house be moved from its existing location, extensive repairs and shoring will be required prior to any further movement. It should be noted that implementing these repairs and shoring may not guarantee the structure and house will be viable following the move.

It is our opinion that the house is in a state of disrepair. The cost to repair this home far exceeds the value of the house and should be demolished in place if not relocated.

If you have questions regarding this letter, please feel free to contact me.

Sincerely,

Edwin L. Stanford, P.E.

Attachments: photos 1-7

Edwin L Stanford

Digitally signed by Edwin L Stanford Date: 2024.01.16 10:26:29 -06'00' This item has been electronically signed and sealed by Edwin L. Stanford, PE on January 16, 2024 using a SHA authentication code. copies of document are not considered signed and sealed and the SHA authentication must be verified on any electronic copies.

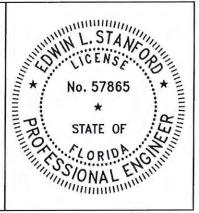


Photo 1 – House On Brick Piers With Chimney



Photo 2 – Exterior of House on Brick Piers With Chimney Removed



Photo 3 – Exterior of House Loaded on Steel Frame System



Photo 4 – Floor System And Frame System



Photo 5 – House on Frame Showing Wood Frame Shoring/Repair



Photo 6 - Exterior of House



Photo 7 – Damaged Roof/Ceiling Damage



Photo 8 – Floor System And Frame System



ATTACHMENT 11

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WARNING CITATION FOR ORDINANCE VIOLATION

NEIGHBORHOOODS DEPARTMENT MUNICIPAL CODE COMPLIANCE DIVISION



CITY OF JACKSONVILLE DEFENDANT (MIDDLE) DEFENDANT (NAME OF COVINERCIAL BUSINESS) (PRESENT HOME ADDRESS) 2024-927-4708 MCCD CASE NUMBER 3024-9 NEIGHBORHOOD C OZ IN THE NAME OF AND BY THE AUTHORITY OF THE CITY OF JACKSONVILLE COMES THE CITATION NUMBER UNDERSIGNED AND SAYS: ON THE TOP DAY OF THE TOLLOWING OFFENSE(S), IN VIOLATION OF CHAPTER 518, JACKSONVILLE MUNICIPAL ORDINANCE CODE, AT THE FOLLOWING LOCATION WITHIN THE ANG CITY OF JACKSONVILLE FLORIDA: Acksonville FAILED TO: □ COMMITTED IN THAT THE DEFENDANT SECTION 2 SECTION SECTION. THE UNDERSIGNED HAS REASONABLE GROUNDS TO BELIEVE AND DOES BELIEVE THE PERSON NAMED ABOVE COMMITTED THE OFFENSE INDICATED: DATE: YOU MUST CORRECT THE VIOLATIONS CITED ABOVE NO LATER THAN THE 26 2024 DAY OF I TO AVOID PROSECUTION FOR THE OFFENSE, PLEASE CALL THE MUNICIPAL CODE COMPLIANCE DIVISION AT (904) 255-7000 IF THE VIOLATIONS ARE CORRECTED BEFORE THE DATE ABOVE. I UNDERSTAND THAT MY FAILURE TO CORRECT THE VIOLATIONS CITED HEREIN WILL RESULT IN THE ISSUANCE OF A CITATION WHICH, WOULD REQUIRE PAYMENT OF A FINE OR COURT APPEARANCE. SIGNATURE OF DEFENDANT COURT COPY

ATTACHMENT 12

Wright, James - ERCC

From: Michael Danhour <mdanhour@danhourgroup.com>

Sent: Wednesday, June 5, 2024 12:52 PM

To: Celeste Milovic

Cc: Drago Milovic; McClain, Rudy - ERCC; Wright, James - ERCC

Subject: Re: Case number 2024 9274705

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Yes, Folks Huxford is assisting with coordination between SHPO and Planning. Contractor is working to finalize permit application and cost estimates.

On Wed, Jun 5, 2024 at 11:48 AM Celeste Milovic <celeste.milovic@gmail.com> wrote:
Thank you, Officer Wright! I did reach out (and am sure Mr Danhour did as well) to the Historic
Preservation Staff noted on the citation. This building is listed on the National Register and may
required further reviews before demolition can begin. Mr. Danhour has already submitted the request
and we will wait to hear back and provide further updates.

Thanks for contacting the Historic Preservation Section. The referenced building (Henry C. Arpen House) is individually listed on the National Register of Historic Places. In accordance with <u>Section 320.407</u> of the Ordinance Code, there is a demolition delay requirement for structures listed on the National Register that requires review by the Historic Preservation Commission (HPC) before a demolition permit can be approved.

Thanks, Celeste

Sent from my iPhone

On Jun 3, 2024, at 10:12 AM, Wright, James - ERCC < James Wright@coj.net > wrote:

Mrs Milovic,

All that is required for now is to obtain a demo permit from the Building Department, I can speak to timeframes of how fast that permit can be obtained from Building Department though.

Respectfully,

James Wright
Senior Code Compliance Officer
Municipal Code Compliance Division
City of Jacksonville | Neighborhoods Department
214 N. Hogan Street, 7th floor
Jacksonville, FL 32202
Direct (904) 862.8646
www.coj.net

Please note that under Florida's very broad public records law, communications to and from City of Jacksonville officials are subject to public disclosure.

----Original Message----

From: Celeste Milovic < celeste.milovic@gmail.com >

Sent: Wednesday, May 29, 2024 9:42 AM

To: McClain, Rudy - ERCC < MRudy@coj.net >; Wright, James - ERCC

<JamesWright@coj.net>

Cc: Michael Danhour < mdanhour@danhourgroup.com >; Drago Milovic

<dlmilovic73@gmail.com>

Subject: Re: Case number 2024 9274705

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Good morning, All -

I was able to connect with Officer Wright yesterday to discuss our citations.

Mr Danhour has been working on getting the permits for 1.5 years to move this historic home to Sunbeam Rd. Unfortunately, the house is dilapidated and unsafe for transportation. He is working on getting the permits to demolish but also, taking a while to obtain.

Can I schedule a conference call to see if assistance can be provided to further along this process?

Please let me know what time works today. Mr Danhour said he will clear his schedule to accommodate. The only time I am not available is 12:30-1 but free otherwise.

Thank you in advance for your help!

Celeste

Sent from my iPhone

On May 25, 2024, at 5:26 PM, Celeste Milovic < celeste.milovic@gmail.com wrote:

Hi Rudy,

We received the citation on the house and I wanted to inquire more:

1. It indicated a fine of \$500 each day the property remains in violation 2. House is cited as a nuisance and "structure must be temporarily secured...."

This is a historic home and permits are being requested. Can you offer guidance how we can resolve this? All parties involved are eager to have this situation resolved.

Should we schedule a conference call?

Thank you,

Celeste

Sent from my iPhone

On May 2, 2024, at 1:02 PM, McClain, Rudy < MRudy@coj.net > wrote:

Ok thank you.

Rudy McClain, Jr.

Supervisor

City of Jacksonville | Neighborhoods Department

214 N. Hogan Street, 7th floor

Jacksonville, FL 32202

Phone (904) 903-0003 Fax (904) 255-8920 https://www.jacksonville.gov/

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----Original Message----

From: Celeste Milovic <celeste.milovic@gmail.com>

Sent: Tuesday, April 30, 2024 2:57 PM

To: Michael Danhour < mdanhour@danhourgroup.com >;

McClain, Rudy

<MRudy@coj.net>

Cc: Drago Milovic < dlmilovic73@gmail.com >

Subject: Re: Case number 2024 9274705

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Hi Rudy,

I have an update from Michael that I would like to share with you.

The City would not let us move forward with the Move On permit because of the City's complications with the site (multiple addresses and CDNs). We got on a call with them (and councilman Boylan) recently and worked through them, but now the house is falling apart and is unsafe to move (per a structural. engineer). So Councilman Boyalnd and Staff suggested I file a minor modification to the PUD removing the move requirement. I have that drafted and hope to have it submitted to the City soon. At that point it will need to go through the submission/sufficiency/hearing process, so it's

unlikely I'll have weekly updates, or have it resolved prior to 5/10.

Michael will keep us posted and all parties are eager to have this situation resolved. Please let us know if you have any questions.

Thanks,

Celeste

Sent from my iPhone

On Apr 26, 2024, at 11:56 AM, Celeste Milovic <<u>celeste.milovic@gmail.com</u>> wrote:

Hi Michael,

I spoke to Rudy McClain from the City of Jax in regards to the citation notice that we received. I explained to him that you have met many challenges in trying to get the necessary permits to move the historic home in the past 1.5 years without success. He can postpone the citation until 5/8 and will reassess as needed. However, the ask is to provide a biweekly update of the efforts being done to get the permits. Is that something you or your team can do?

Thank you, Michael!

Thank you, Rudy, for your help! I appreciate the understanding!

Celeste

Sent from my iPhone



October 18, 2023

City of Jacksonville Department of Planning and Development Building Inspection Division

OFFICIAL NOTICE

DRAGO MILOVIC & CELESTE MILOVIC 35561 GALEN PLACE FREMONT, CA 94636

Violation # Citation # 686900 47858

This letter concerns the following violations(s):

Large old historic white 2 story house is being kept on a lot to the rightof the listed address. ON A FLAT BED TRAILER.

Located at: 3747 LINJOHN RD

To Whom It May Concern:

This is to advise you that, within(10) calendar days from the date of this letter you are required to telephone and arrange to meet with the Code Enforcement Officer shown below at such Officer's office to discuss corrective action for violation and/or pay citation.

City Ordinance Code Stated: Failure to contact the Code Enforcement Officer shall be deemed a willful refusal to sign and accept a violation with penalties as provided for in section 609.105, which states "Any person who willfully refuses to sign and accept a citation by a Code Enforcement Officer shall be guilty of a misdemeanor of the second degree as provided for in s. 162.21"

If you have not complied with the above by the date specified, this matter will be forwarded to the State Attorney for criminal prosecution on October 28, 2023 and also to the City of Jacksonville Municipal Court for Issuance of Notice to Appear before a Municipal Judge, which could result in increased fines and/or imprisonment, as provided for in s. 162.22.

Code Enforcement Inspector **Building Inspections Division**

904-255-8377



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City of Jacksonville, Florida

Neighborhoods Department Wartified Code and Compliance Stoleton 2716 Nr. Hinger Street, 759-Place Anthorroritie, Modeln Milital (2004), 200, 7000 more, as discount of the party

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Please include the above listed case earsiles the reference. For thether inflormation, please contact Officer Charl Correct M. (5004)-4755-4848.

Budy MisChie - Supervisor



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21 Mest

Budy WoChin - Supervisor

(SMITTED

Susan Acosta

> Celeste

> Sent from my iPhone

From: Sent: To: Cc: Subject:	Celeste Milovic <celeste.milovic@gmail.com> Tuesday, April 30, 2024 2:57 PM Michael Danhour; McClain, Rudy - ERCC Drago Milovic Re: Case number 2024 9274705</celeste.milovic@gmail.com>
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> > Thank you, Michael! >	
	help! I appreciate the understanding!

ATTACHMENT 13

Wright, James - ERCC

From: Michael Danhour <mdanhour@danhourgroup.com>

Sent: Wednesday, June 5, 2024 12:52 PM

To: Celeste Milovic

Cc: Drago Milovic; McClain, Rudy - ERCC; Wright, James - ERCC

Subject: Re: Case number 2024 9274705

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<JamesWright@coj.net>

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Thank you in advance for your help!

Celeste



ATTACHMENT 14

Register, Thomas - ERCC

From:	Celeste Milovic <celeste.milovic@gmail.com></celeste.milovic@gmail.com>
Sent:	Tuesday, April 30, 2024 2:57 PM
To:	Michael Danhour; McClain, Rudy
Cc:	Drago Milovic
Subject:	Re: Case number 2024 9274705
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Celeste

Sent from my iPhone

On May 25, 2024, at 5:26 PM, Celeste Milovic < celeste.milovic@gmail.com wrote:

Hi Rudy,

We received the citation on the house and I wanted to inquire more:

 It indicated a fine of \$500 each day the property remains in violation 2. House is cited as a nuisance and "structure must be temporarily secured...."

This is a historic home and permits are being requested. Can you offer guidance how we can resolve this? All parties involved are eager to have this situation resolved.

Should we schedule a conference call?

Thank you,

Celeste

Sent from my iPhone

On May 2, 2024, at 1:02 PM, McClain, Rudy < MRudy@coj.net > wrote:

Ok thank you.

Rudy McClain, Jr.

Supervisor

City of Jacksonville | Neighborhoods Department

214 N. Hogan Street, 7th floor

Jacksonville, FL 32202

Phone (904) 903-0003 Fax (904) 255-8920 https://www.jacksonville.gov/

Please note that under Florida's very broad public records law, communications to and from City of Jacksonville officials are subject to public disclosure.

----Original Message----

From: Celeste Milovic < celeste.milovic@gmail.com >

Sent: Tuesday, April 30, 2024 2:57 PM

To: Michael Danhour < mdanhour@danhourgroup.com >;

McClain, Rudy

<MRudy@coj.net>

Cc: Drago Milovic < dlmilovic73@gmail.com>

Subject: Re: Case number 2024 9274705

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hi Rudy,

I have an update from Michael that I would like to share with you.

The City would not let us move forward with the Move On permit because of the City's complications with the site (multiple addresses and CDNs). We got on a call with them (and councilman Boylan) recently and worked through them, but now the house is falling apart and is unsafe to move (per a structural, engineer). So Councilman Boyalnd and Staff suggested I file a minor modification to the PUD removing the move requirement. I have that drafted and hope to have it submitted to the City soon. At that point it will need to go through the submission/sufficiency/hearing process, so it's

unlikely I'll have weekly updates, or have it resolved prior to 5/10.

Michael will keep us posted and all parties are eager to have this situation resolved. Please let us know if you have any questions.

Thanks,

Celeste

Sent from my iPhone

On Apr 26, 2024, at 11:56 AM, Celeste Milovic <<u>celeste.milovic@gmail.com</u>> wrote:

Hi Michael,

I spoke to Rudy McClain from the City of Jax in regards to the citation notice that we received. I explained to him that you have met many challenges in trying to get the necessary permits to move the historic home in the past 1.5 years without success. He can postpone the citation until 5/8 and will reassess as needed. However, the ask is to provide a biweekly update of the efforts being done to get the permits. Is that something you or your team can do?

Thank you, Michael!

Thank you, Rudy, for your help! I appreciate the understanding!

Celeste

Sent from my iPhone

Susan Acosta

From:

Courtney Gaver

Sent:

Tuesday, February 18, 2025 12:16 PM

To:

Courtney Gaver

Subject:

FW: Arpen Farmhouse meeting

----- Forwarded message ------

From: Folks Huxford < folkshuxfordllc@gmail.com >

Date: Fri, Jun 7, 2024 at 6:41 PM Subject: Arpen Farmhouse meeting

To: Michael Danhour < MDanhour@danhourgroup.com >

Michael,

Here's the time extension we've been discussing. Have a great weekend!

Folks

From: Register, Thomas - ERCC < TRegister@coj.net >

Sent: Friday, June 7, 2024 6:39 PM

To: Folks Huxford <folkshuxfordllc@gmail.com>

Subject: RE: Arpen Farmhouse meeting

Good afternoon, Folks,

It was good to see you also, and I am happy to hear things are going well.

The inspection dates for both cases listed below have been changed to August 29th, and will occur no earlier than that date. Attached are some emails attached to those cases and the warning citation.

Real Estate #: 159095 0090

Owner: MII

MILOVIC DRAGO ET AL

Address:

3747 LINJOHN RD

From <https://maps.coj.net/DuvalProperty/#>

Case Number	RE	Status	Address	Neighborhood	Code Section	CPAC
2024-9321399	159095 0090	Active	3747 LINJOHN RD.	Julington Creek	Unsafe Structure	Southeast
2024-9274705	159095 0090	Active	3747 LINJOHN RD.	Julington Creek	Nuisance	Southeast

Regards,

Thomas Register, Chief

Municipal Code Compliance

City of Jacksonville | Neighborhoods Department

214 N. Hogan Street, 7th floor

Jacksonville, FL 32202

Direct (904) 255-7290

Jacksonville.Gov



A NEW DAY.

Please note that under Florida's very broad public records law, communications to and from City of Jacksonville officials are subject to public disclosure.

From: Folks Huxford <folkshuxfordllc@gmail.com>

Sent: Friday, June 7, 2024 12:44 PM

To: Register, Thomas - ERCC < TRegister@coj.net >

Subject: Arpen Farmhouse meeting

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.
Thomas,
Good to meet you yesterday. It's been a long time! Following up with this email regarding the request for a 60-day extension on the citation for the Arpen Farmhouse currently located at 3747 Lin John Road. I'm new to this process and we are trying to consider the pathways to compliance. Also, could you please forward me the citation particulars for my files?
Thanks again!
E-W-
Folks

Susan Acosta

From: Celeste Milovic <celeste.milovic@gmail.com>

Sent: Tuesday, April 30, 2024 2:57 PM
To: Michael Danhour, McClain, Rudy - ERCC

Cc: Drago Milovic

Subject: Re: Case number 2024 9274705

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hi Rudy,

I have an update from Michael that I would like to share with you.

The City would not let us move forward with the Move On permit because of the City's complications with the site (multiple addresses and CDNs). We got on a call with them (and councilman Boylan) recently and worked through them, but now the house is falling apart and is unsafe to move (per a structural, engineer). So Councilman Boyland and Staff suggested I file a minor modification to the PUD removing the move requirement. I have that drafted and hope to have it submitted to the City soon. At that point it will need to go through the submission/sufficiency/hearing process, so it's unlikely I'll have weekly updates, or have it resolved prior to 5/10.

Michael will keep us posted and all parties are eager to have this situation resolved. Please let us know if you have any questions.

Thanks, Celeste

Sent from my iPhone

- > On Apr 26, 2024, at 11:56 AM, Celeste Milovic <celeste.milovic@gmail.com> wrote:
- > > Hi Michael.

>

> Celeste

- > I spoke to Rudy McClain from the City of Jax in regards to the citation notice that we received. I explained to him that you have met many challenges in trying to get the necessary permits to move the historic home in the past 1.5 years without success. He can postpone the citation until 5/8 and will reassess as needed. However, the ask is to provide a biweekly update of the efforts being done to get the permits. Is that something you or your team can do?
- > Thank you, Michael!
- > Thank you, Rudy, for your help! | appreciate the understanding!
- >
- > Sent from my iPhone

ATTACHMENT 15

Official Use Only	
Submittal Date: 10/08/24	
HPS Sufficiency Date: 11/19/24	



Official Use Only
Application Number: N/A
Public Hearing: 12/11/24

Application for Demolition Review Permit

City of Jacksonville, Florida **Historic Preservation Section Planning and Development Department**

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7800.

	Official	l Use On	ly			
National Register of Historic Place Individually Listed "Deemed Eligible" for Listing	s (check all that app	Histori	c District		ntributing	
		cy Review Date:		60-Day Review Deadline: 01/22/25		
Date Applicant was Noticed Regard 06/05/24	ding Potential Alter	natives to	o Demolitio	n and Tax II	ncentives:	
Notice of Violation(s): Yes - 2024-9321399 and 2024-9	274705		FMSF: DU22443		HPS Staff Initials: ATW	
Property Information						
1. Historic Name (If Applicable): Henry C. Arpen House		2. Other Names (If Applicable)				
3. Property Address(es):			4. Real Estate Number(s):			
3747 Linjohn Road, Jacksonville, FL 32223		159095-0090				
5. Property Located Between Streets:			6. Date(s) of Construction:			
Linjohn Road & Aladin Road			0s			
7. Original Property Use: Residential		8. Current Property Use: Vacant				

9. Name(s):	10. Emails(s):
MILOVIC DRAGO ET AL MILOVIC CELESTE CHENG JOANN	celeste.milovic@gmail.com
11. Address(es) (including city, state, zip)	12. Preferred Telephone:
35561 GALEN PL	925-922-7886
FREMONT, CA 94536	

Applicant's Information (If different from owner)		
13. Name:	14. Email:	
Bordan Development, LLC	Mdanhour@DanhourGroup.com	
15. Address (including city, state, zip)	16. Preferred Telephone:	
5985 Richard Street, Suite 2 Jacksonville, FL 32216	904-234-1047	

Procedural Timeline

Within 60 calendar days, the Historic Preservation Commission shall issue a final decision on the subject of demolition. If the Commission votes to deny the demolition permit application, at the next meeting after it considered the demolition request, so long as the next meeting is no less than 21 days following, (unless the Applicant has requested a continuance or deferral), it shall also issue an advisory recommendation to the City Council on the structure's landmark status utilizing the criteria and procedures in <u>Section 307.104</u>. The Historic Preservation Commission shall call a special meeting to meet the 60-calendar day deadline, if necessary. If the Historic Preservation Commission fails to meet this deadline, the demolition permit application shall be considered granted. If the Historic Preservation Commission elects to grant the demolition permit application, such decision shall constitute the final action by the City, and the Commission shall not consider landmarking status for the structure.

Criteria

Section 320.407(c), Ordinance Code, provides that, with respect to action upon Applications for Demolition Permits, the Historic Preservation Commission shall determine whether, based upon the evidence, the property does or does not meet the criteria for designation. Such a determination shall be made by advisory recommendation of the Commission and shall be accompanied by a report stating the findings of the Commission concerning the relationship between the property and the National Register of Historic Places criteria for potential designation set forth below. Filing of this application implies an assumption of objection to potential local landmark designation. As such, the Commission must find that the property meets at least four of the following seven criteria:

- (1) Its value as a significant reminder of the cultural, historical, architectural, or archaeological heritage of the City, state or nation.
- (2) Its location is the site of a significant local, state or national event.
- (3) It is identified with a person or persons who significantly contributed to the development of the City, state or nation.
- (4) It is identified os the work of a master builder, designer, or architect whose Individual work has influenced the development of the City, state or nation.
- (5) Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its orchitectural significance.
- (6) It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous moterials.
- (7) Its suitability for preservation or restaration.

Statement of Significance	
· ·	which the demolition request will be reviewed, please describe how criteria for designation. Provide as much information as you can. You ssary.
(1) Its value as a significant reminder of the cultural, historical, architectural, or archaeological heritage of the City, state or nation.	Though the structure has been nominated to the National Register of Historic Places (listed as locally significant), the house has been moved off-site in an effort to relocate and preserve the resource. Unfortunately, the relocation has been tied up in permitting for two years and is currently in an advanced state of deteriorated beyond feasible restoration.
(2) Its location is the site of a significant local, state or natianal event.	No
(3) It is identified with a persan or persons who significantly contributed to the development of the City, state or nation.	No
(4) It is identified as the work of a master bullder, designer, or architect whose individual work has influenced the development of the City, state or notion.	No, the structure is described as rural frame vernacular
(5) Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.	No
(6) It has distinguishing characteristics af an architectural style valuable for the study of a period, method of constructian, or use of indigenous materials.	No
(7) Its sultability for preservation or restoration.	Structure is in an advanced state of deterioration, beyond its poor condition when it was purchased. Relocation as a means of preservation/restoration was unsuccessful.

Required Attachments		Interest		
he following attachments must be included wit	th submittal of the application.	english form name of		
Copy of Building Permit for Demolition (fo	or each property) - If Applicable			
Property Appraiser Record Card (for each https://paopropertysearch.coj.net/Basic/S	property) — Search aspx	And or so play to		
Documentation of any effort to save the s	tructure(s)	of the sealing the grand		
Any supporting documentation – Optiona		Control of the Contro		
Authorization and Acknowledgment				
Please review your application. No application what has been supplied. The acceptance of an application (Jacksonville Historic Preservation Commission (Jacksonville Historic Preservation Commission (Jacksonville Historic Preservation Commission (Jacksonville Historic Preservation Commission)	ation as being sufficient does not IHPC). The owner and/or authoria	guarantee its approval by th		
I understand that I will be notified of the date as review will be considered by the Jacksonville His approved, I understand that my permit will be n	storic Preservation Commission.			
if the Commission decides to deny my demolitic understand Staff will issue the required public of five (5) working days after the Commission's de- sign(s) until a determination has been made by construction activities affecting the subject prop and relocation, will require a consistency review Appropriateness. If the proposed designation is	otice sign(s), which must be post- cision. It will be my responsibility City Council. I am also aware that perties including alterations, new y through an application for a Cert	ed on the property within to post and maintain the if designated, any construction, demolition tification of		
I hereby certify that I have read and understand owner or authorized agent for the owner with a information contained in this application, include knowledge.	authority to make this application,	and that all of the		
Owner(s)	Applicant or Agent (if di	ferent than owner)		
Signature: Coleste Milovic	Print name: Michael Michael Signature: Danhour	Copiesy styrat by silversi Copiesy Styrat by silversi Damic Stock 11.14 20:07 29 		
Print name: Signature:	*The attached agent authorization letter is red the application is made by any person other th			

Submittal

This application must be typed or printed in ink and submitted along with the required attachments.

<u>Digital applications can be submitted via email using:</u> HistoricPreservation@coj.net

Paper applications can be submitted via mail using: Historic Preservation Section Planning and Development Department 214 North Hogan Street, Suite 300 Jacksonville, Florida 32202 (904) 255-7859

AGENT AUTHORIZATION FORM

City of Jacksonville, Florida Historic Preservation Section Planning and Development Department

Property Address(es): 3747 LINJC	OHN RD Jacksonville FL 32223
Real Estatell(s): 159095-0090	
To Whom it May Concern:	
You are hereby advised that Celes	te Milovic , as
	(Printed name of PROPERTY OWNER)
Property Owner	of 3747 LINJOHN RD Jacksonville FL
(Title of PROPERTY OWNER)	(Printed of COMPANY)
hereby certify that said undersigned	is the Owner of the referenced property. Said owner hereby
authorizes and empowers Michael	Danhour/Bordan Development to act as agent to file
The state of the s	Printed name of AGENT or Printed name of AGENCY)
application(s) for Demolition Rev	riew Permit for the above
(Le., Demolit	ion Review Permit, Local Landmark Designation)
referenced address(es) and in conne	ection with such authorization to file such applications, papers,
documents, requests and other mat	ters necessary for such requested change as submitted to the
Jacksonville Planning and Developm	ent Department.
Pot mil.	11/14/2024
(Signature of PROPERTY OWNER)	Date:
STATE OF FLORIDA COUNTY OF DUVAL	
	wledged before me by means of [2] physical presence or [_] online
	vendo 2024, by Celeste miles. C
who is personally known to me or w	
as identification and who took an oa	th.
	tra
RETURNAL SAME	(Signature of NOTARY PUBLIC)
Scory Public - Plante of Florida Commission F His St44009	Kevin Pare
Stories September 2012, 2018 Souded through National Notary Assn.	(Printed name of NOTARY PUBLIC)
	State of Florida at Large.
	My commission expires: 06/23/2028

January 16, 2024

Mr. Michael Danhour Bordan Development, LLC. 5985 Richard Street, Suite 2 Jacksonville, FL 32216

RE: Structural Evaluation Henry C. Arpen House

Mr. Danhour,

Per your request, Core has inspected the subject residential structure and has provided the following letter report and recommendations.

Background

On December 1, 2022, the Henry C. Arpen house was relocated as part of the development of a residential subdivision development. The home is over 130 years old is wood framed and was formerly attached to a brick pier foundation.

As part of the relocation process, the chimney was removed from the house and the house braced using 4x4 lumber. The house was detached from the original brick pier foundation and lifted using hydraulic jacks. (Ref. Photos 1 and 2). A rolling steel frame was maneuvered into place under the house and the house was lowered and strapped onto the frame (Ref. Photos 3, 4 and 5). The house and steel frame were then towed from the original location approximately 1 mile to a field where it has sat for 14 months.

During the relocation process the house was towed across open, recently cleared and disturbed ground as well as several ditch crossings. The relocation had a significant impact on the structural integrity of the house. Over the past 14 months, the exposure to winds and weather created by the missing chimney has resulted in a deterioration of the structure. The wheels on one side of the steel frame became flat causing a shift in the house creating additional stress on the wood floor framing and structure (*Ref. pictures 4, 5 and 6*). Several walls are and the ceiling/roof are falling in areas (*Ref. pictures 5, 6, and 7*).

Recommendation

As described above, the structural integrity of the house was significantly compromised during the relocation. If it is contemplated that the house be moved from its existing location, extensive repairs and shoring will be required prior to any further movement. It should be noted that implementing these repairs and shoring may not guarantee the structure and house will be viable following the move.

It is our opinion that the house is in a state of disrepair. The cost to repair this home far exceeds the value of the house and should be demolished in place if not relocated.

If you have questions regarding this letter, please feel free to contact me.

Sincerely,

Edwin L. Stanford, P.E.

Attachments: photos 1-7

Edwin L Stanford

Digitally signed by Edwin L Stanford Date: 2024.01.16 10:26:29 -06'00' This item has been electronically signed and sealed by Edwin L. Stanford, PE on January 16, 2024 using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

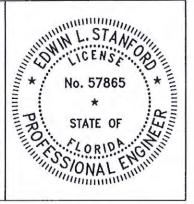


Photo 1 - House On Brick Piers With Chimney



Photo 2 – Exterior of House on Brick Piers With Chimney Removed



Photo 3 – Exterior of House Loaded on Steel Frame System



Photo 4 – Floor System And Frame System

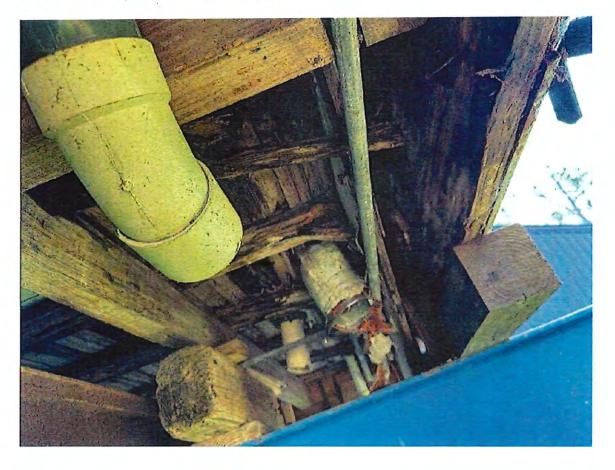


Photo 5 – House on Frame Showing Wood Frame Shoring/Repair



Photo 6 - Exterior of House

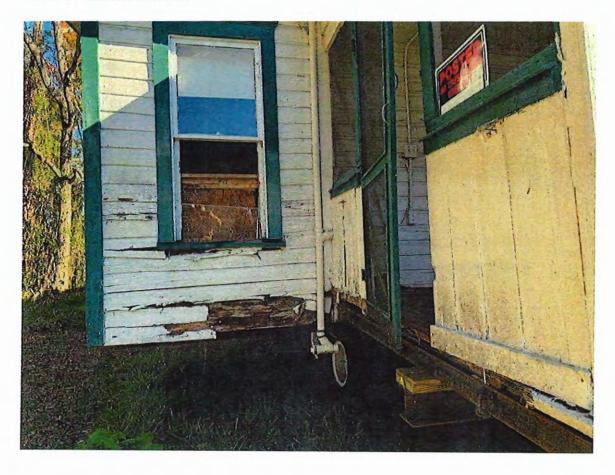


Photo 7 - Damaged Roof/Ceiling Damage



Photo 8 – Floor System And Frame System



Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of property will prompt the removal of all exemptions, assessment caps and special classifications.

MILOVIC DRAGO ET AL 35561 GALEN PL
FREMONT, CA 94536
MILOVIC CELESTE
CHENG JOANN

Primary Site Address 3747 LINJOHN RD Jacksonville FL 32223Official Record Book/Page 20497-02041

<u>Tile #</u> 7617

3747 LINJOHN RD

 Property Detail
 RE #
 159095-0090

 Tax District
 GS

 Property Use
 0100 Single Family

 # of Buildings
 1

 Legal Desc.
 For full legal description see Land & Legal section below

 Subdivision
 02927 HOGAN JOSEPH GRANT,S/D PT

The sale of this property may result in higher property taxes. For more information go to Save Our Homes and our Property Tax Estimator. 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification Learn how the Property. Appraiser's Office Values property.

Value Summary

Value Description	2024 Certified	2025 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$147,941.00	\$146,608.00
Extra Feature Value	\$19,431.00	\$19,431.00
Land Value (Market)	\$331,200.00	\$331,200.00
Land Value (Agric,)	\$0.00	\$0.00
Just (Market) Value	\$498,572.00	\$497,239.00
Assessed Value	\$498,572.00	\$497,239.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$498,572.00	See below

Taxable Values and Exemptions – In Progress 🖰

91891

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value No applicable exemptions SJRWMD/FIND Taxable Value No applicable exemptions School Taxable Value No applicable exemptions

Sales History

Total Area

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
20497-02041	11/15/2022	\$100.00	QC - Quit Claim	Unqualified	Vacant
20441-01667	9/16/2022	\$665,000.00	WD - Warranty Deed	Qualified	Improved
20162-00479	2/18/2022	\$575,000.00	WD - Warranty Deed	Unqualified	Improved
17647-01454	7/22/2016	\$100.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value	
1	GRMR2	Garage/Util Bdg Metl	1	40	15	600.00	\$4,131.00	
2	GRMR2	Garage/Util Bdg Meti	1	50	40	2,000.00	\$15,300.00	

Land & Legal

Land	and								
LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
i	0103	RES RURAL 2 OR LESS	RR-ACRE	0.00	0.00	Common	2.07	Acreage	\$331,200.00

Legal

LN	Legal Description
1	45-4S-27E 2.07
2	JOSEPH HOGAN GRANT S/D
3	PT LOT 17 RECD O/R 20441-1667(EX PT
4	RECD O/R 20206-643)

Buildings Building 1
Building 1 Site Address

Building 1 Building 1 Site Address 3747 LINJOHN RD Unit Jacksonville FL 32223-

Building Type	0101 - SFR 1 STORY	
Year Built	1967	

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Exterior Wall	6	6 Vertical Sheet
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng

11/13/24, 9:17 AM

Building Value	- 1	\$146,608.00			
Туре	Gross Area	Heated Area	Effective Area		
Finished Storage	189	0	94		
Base Area	1442	1442	1442		
Finished Open Porch	104	0	31		
Unfinished Garage	420	0	189		
Total	2155	1442	1756		

Property Appraiser - Property Details

Interior Wall	5	5 Drywall	
Int Flooring	12	12 Hardwood	
Heating Fuel	4	4 Electric	
Heating Type	4	4 Forced-Ducted	
Air Cond	3	3 Central	

Element	Code	Detail	
Stories	1.000		
Bedrooms	3.000		
Baths	2.000		
Rooms / Units	1.000		



2024 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Valu	e Last Year	Proposed	Rolled-back
Gen Govt Ex B & B	\$498,572.00	\$0.00	\$498,572.00	\$5,649.55	\$5,642.29	\$5,464.35
Public Schools: By State Law	\$498,572.00	\$0.00	\$498,572.00	\$1,589.00	\$1,541.58	\$1,570.00
By Local Board	\$498,572.00	\$0.00	\$498,572.00	\$1,122.23	\$1,120.79	\$1,103.54
FL Inland Navigation Dist.	\$498,572.00	\$0.00	\$498,572.00	\$14.38	\$14.36	\$13.26
Water Mgmt Dist. SJRWMD	\$498,572.00	\$0.00	\$498,572.00	\$89.51	\$89.39	\$84.06
School Board Voted	\$498,572.00	\$0.00	\$498,572.00	\$499.21	\$498.57	\$498.57
			Totals	\$8,963.88	\$8,906.98	\$8,733.78
Description	Just Value	Assessed Value		Exemptions	Taxable V	alue
Last Year	\$499,214.00	\$499,214.00		\$0.00	\$499,214.0	0
Current Year	Current Year \$498,572.00 \$498,572.00 \$0.00		\$0.00	\$498,572.00		

2024 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2024

2023

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here:



ontact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record

ATTACHMENT 16

ESTIMATE

TURNTIDE CONSTRUCTION LLC

602 11th St N

Jacksonville Beach, FL 32250-3572

info@tumtideconstruction.com +1 (904) 422-7737

www.tumtkfeconstructionjax.com



Bill to

Danhour Group

Ship to Danhour Group

Estimate details

Estimate no.: 1021

Estimate date: 02/13/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Foundation / Structure	- Structural Inspection & Engineering Report - Excavation & Site Preparation - Foundation Stabilization - New Concrete Footings & Reinforcements - Waterproofing & Drainage Solutions - Masonry or Concrete Repair (Crack Repair, Tuckpointing, etc.) - Reinforcement of Load-Bearing Walls & Beams - Replacement of Rotted or Damaged Framing (Joists, Sills, & Posts)	1	\$46,000.00	\$46,000.00
2.	Rough Plumbing	- Replacement of Old Galvanized Pipes with PEX or Copper - New Water Supply & Drainage Lines - Installation of Modern Fixtures (Sinks, Faucets, Toilets, Showers, Bathtubs) - Water Heater Installation (Tank or Tankless) - Sewer Line Run Installation	1	\$14,950.00	\$14,950.00
3.	3730 - Rough Electrical - Subcontract	- Full Rewiring of Home to Replace Outdated Wiring - New Breaker Panel & Updated Electrical Service - Installation of GFCI & AFCI Outlets for Safety Compliance - New Lighting Fixtures, Ceiling Fans, and Recessed Lighting Throughout	1	\$18,725.00	\$18,725.00
4.	3800-ROUGH HVAC	 Installation of New Central HVAC System (Ductwork & Unit) Upgrading or Adding Insulation for Energy Efficiency Including All Vent Registers 	1	\$17,250.00	\$17,250.00

5.	4000-ROOFING	- Removal of Old Roof System - Installation of New Roof System Including Underlayment, Insulation, Vapor Barrier, Flashing, and Decking - Replacement of Soffits and Fascia	1	\$19,500.00	\$19,500.00
6.	Siding	- Removal of Old or Damaged Siding - Installation of New Siding - Painting & Sealing for Weatherproofing - Exterior Trim Repair & Replacement	1	\$22,245.00	\$22,245.00
7.	Windows & Doors	- Replacement of Old Windows with Energy-Efficient Double-Pane Windows - Repair or Replacement of Historic Window Frames Where Possible - Installation of New Exterior & Interior Doors Including Frames, Hinges, and Knobs	1	\$31,000.00	\$31,000.00
8.	Kitchen	- Demolition & Removal of Old Cabinets, Countertops, and Fixtures - Installation of New Shaker Cabinets - Installation of new Countertops (Quartz or Granite) - New Backsplash & Tile Work - Installation of Stainless Steel Appliances - Plumbing & Electrical for Kitchen Fixtures	1	\$29,870.00	\$29,870.00
9.	Bathroom Reno/Remodel	- BOTH BATHROOMS - Demolition of Old Fixtures, Flooring, Tubs, Vanities, Mirrors, and Lights - Plumbing & Electrical for Fixtures - New Walk-In Shower or Bathtub Installation - Installation of Vanity, Sink, Mirror, Light and Toilet - New Tile Work (Walls & Flooring)	1	\$31,425.00	\$31,425.00
10.	Interior Drywall+Texture+Paint	- Removal of Old Lath & Plaster - Installation of New Drywall Throughout Home - Texturing & Painting of Walls & Ceilings	1	\$28,500.00	\$28,500.00
11,	Flooring	- Removal All Remaining Flooring Throughout Home - Subfloor Repair/Replace & Leveling - Installation of New Engineered Wood Flooring - Baseboard, Crown Molding, & Trim Installation	1	\$28,500.00	\$28,500.00
12.	Permits & Fees	 Permit Acquisition & Compliance with Local Codes Debris Removal & Site Cleanup Material & Labor Costs 	1	\$7,500.00	\$7,500.00
13.	Mold Remediation	- TBD	1	\$0.00	\$0,00

Note to customer

DISCLOSURES:

- * Please note that all jobs will require a 50% deposit to begin work, with the remaining 50% due upon completion of each line item. This policy ensures that all of our subcontractors are compensated promptly upon finishing their portion of the job.
- * With any type of remodel, unforeseen challenges and potential issues may arise. In the event of such an issue, any additional work required will be assessed and provided as a quoted add-on to the original contract.
- * Any quoted demolition of existing flooring is based on the assumption that there is only one layer of flooring. In the event multiple layers are discovered during the demolition process, a price adjustment or add-on will need to be discussed before proceeding with further work.
- * The current line item pricing reflects the completion of all the work listed above. Please note that pricing may be subject to change if items are added or removed from the scope of work.

Accepted date

Accepted by

ATTACHMENT 17



Florida Department of Agriculture and Consumer Services Division of Agricultural Environmental Services

WOOD-DESTROYING ORGANISMS INSPECTION REPORT

Rule 5E-14.142, F.A.C., Florida Administrative Code

SECTION 1 - GENERAL INFO	RMATION			
Inspection Company: Lady Bug Services, Inc.	Business License Number:	JB85765		
inspection Company Name 6900 Philips Hwy Suite 51	Phone Number:	904-739-1444		
Jacksonville FL 32216	Date of Inspection: 02-17	-2025		
Inspector's Name and Identification Card Number: Patrice M. Stratto		JE26719		
Address of Property Inspected: 3747 Linjohn Road, Jacksonville		ID Card No.		
Structure(s) on Property Inspected: Single Family Dw				
Inspection and Report requested by: Michael Danhour midanhou				
Report Sent to Requestor and to: Name and Contact Information	1 Information			
SECTION 2 - INSPECTION FINDINGS - CONSUMERS SHO THIS REPORT IS MADE ON THE BASIS OF WHAT WAS VISIBLE AND READILY ACC				
CONSTITUTE A GUARANTEE OF THE ABSENCE OF WOOD-DESTROYING ORGANIST HIS REPORT SPECIFICALLY STATES HEREIN THE EXTENT OF SUCH GUARANTEE. This report does not cover areas such as, but not limited to, those that are enchosed or inaccessible, are articles, insulation or any portion of the structure in which inspection would necessitate removing or defathis property was not inspected for any fungi other than wood-decaying fungi, and no opinion on health individuals licensed to perform pest control are not required, authorized or licensed to inspect or report health or indoor air quality issues related to any fungi. Persons concerned about these issues should of qualified to render such opinions. A wood-destroying organism (WDO) means an arthropoid in a structure, namely, termites, powder post beetles, old house borers, and wood-destroying the structure.	SMS (WDOs) OR DAMAGE OR OT E. eas concealed by wall-coverings, floor co acing any part of the structure. related effects or indoor air quality is pro- for any fungi other than wood-destroying onsult with a certified industrial hygienist of or plant life which damages and acaying fungi.	HER EVIDENCE UNLESS verings, furniture, equipment, store wided or rendered by this report, fungi, nor to report or comment on or other person trained and if can reinfest seasoned wood		
NOTE: This is NOT a structural damage report. It should be understood that there me FURTHER INVESTIGATION BY QUALIFIED EXPERTS OF THE BUILDING TRADE SHOUNDNESS OF THE PROPERTY.	ay be damage, including possible DULD BE MADE TO DETERMINE 1	hidden damage present. THE STRUCTURAL		
Based on a visual inspection of accessible areas, the following findings we (See Page 2, Section 3 to determine which areas of the inspected structure(s) m	re observed: ay have been inaccessible.)			
A. ☐ NO visible signs of WDO(s) (live, evidence or damage) observed.				
B. VISIBLE evidence of WDO(s) was observed as follows:				
☐ 1. LIVE WDO(s):		-		
(Common Name of Organism and Location u				
2. EVIDENCE of WDO(s) (dead wood-destroying insects or insect parts, fra Powder post bettles, axil holes in damaged side at the front of house; wood damaging fungi-in general, siding, window alls,	well of front porch	other evidence):		
(Common Name, Description and Location — Describe evidence overidence also in soffit area front porchand right side of house.	~ use additional page, if needed)			
3. DAMAGE caused by WDO(s) was observed and noted as follows: Signing damged by WDF as wed as the front wall on front porch				
(Common Name, Description and Location of all Visible damage	Describe damage use additional page, if needed)			
CONTINUED ON PAGE T	wo			

SECTION 3 - OBSTRUCTIONS AND INACCESSIBLE AREAS: The following areas of the structure(s) inspected were obstructed or inaccessible. NO INFORMATION on the status of wood-destroying organisms or damage from wood-destroying organisms in these areas is provided in this report. In addition to those areas described in consumer information on Page 1, Section 2; the following specific areas were not visible and/or accessible for inspection. The descriptions and reasons for inaccessibility are stated below: Attic SPECIFIC AREAS: Attic REASON: Limited to the opening ☐ Interior SPECIFIC AREAS: _____ REASON: □ Exterior SPECIFIC AREAS: REASON: _____ ☐ Crawlspace SPECIFIC AREAS: ☐ Other: SPECIFIC AREAS: REASON: SECTION 4 - NOTICE OF INSPECTION AND TREATMENT INFORMATION treatment. List what was observed: (State what visible evidence was observed to suggest possible previous treatment -- use additional page, if needed) NOTE: The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment history and any warranty or service agreement which may be in place. A Notice of Inspection has been affixed to the structure at: This Company has treated the structure(s) at the time of inspection \(\subseteq \) Yes \(\bar{\textsf{No}} \) If Yes: Common name of organism treated: Terms and Conditions of Treatment: Name of Pesticide Used: Method of treatment: ☐ Whole structure ☐ Spot treatment: ____ Specify Treatment Notice Location: SECTION 5 ← COMMENTS AND FINANCIAL DISCLOSURE Pics will be included in email. Comments: (Use additional pages, if necessary) There is a floor joist that is down from damage. I am not a structural engineer, but with as much damage as I can see, I don't know if this house can be safely moved. I don't sea evidence of termites. Neither the company (licensee) nor the inspector has any financial interest in the property inspected or is associated in any way in the transaction or with any party to the transaction other than for inspection purposes. ____ Date: 02-17-2025 Signature of Licensee or Agent: Inspection Date: 02-17-2025 Address of Property Inspected: / 3747 Linjiohn Rd.

Lady Bug Services, Inc. P.O. BOX 23925

Jacksonville, FL 32241

Voice:

Fax:

904-739-1444

Ship To:

Michael Danhour 3747 Linjohn Road Jacksonville, FL 32223

INVOICE

1

Feb 14, 2025

Invoice Number: 40653

Invoice Date:

Page:

Duplicate

Bil To:

Michael Danhour 3747 Linjohn Road Jacksonville, FL 32223

CustomerID	Customer PO	Payment Terms		
Danhour, Michael	#904-234-1047	C.O.D.		
Sales Rep	Shipping Method	Ship Date	Due Date	
Stratton, Patrice	Courier		2/14/25	

Quantity	l tem	Description	Unit Price	Amount
1.00	WDO	 Wood-Destroying Organisms Inspection	125.00	125.00
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Subtota

125.00

Sales Ta

Total Invoice Amou

125.00

Check/Credit Memo No

TOTAL

Payment/Credit Applic

\$125.00



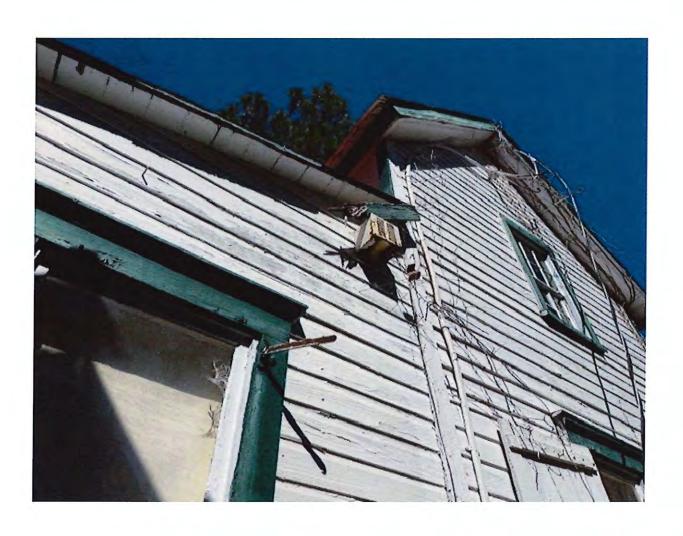






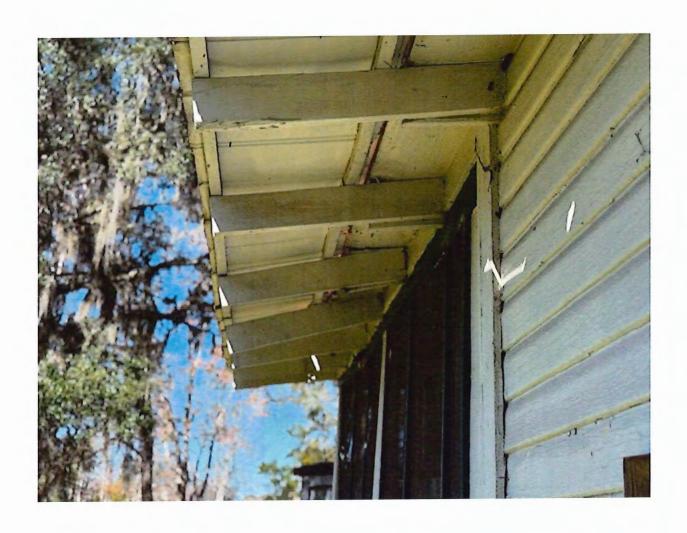


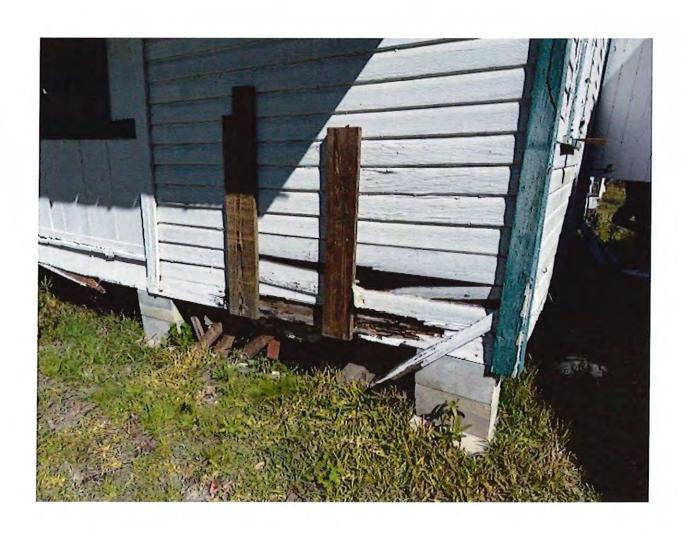
















ATTACHMENT 18

Comparable Market Analysis - Arpen House

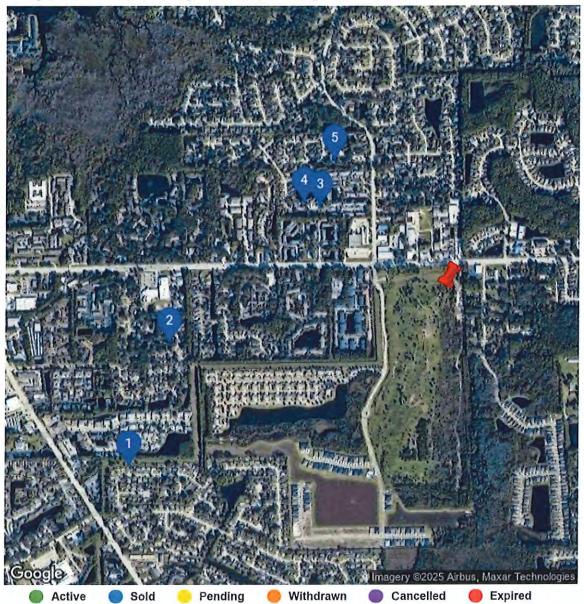
Henry C. Arpen House, Jacksonville, FL, 32223
Prepared for Danhour Group LLC-Monday, February 3, 2025

Prepared by RICHARD MCDILL of FLUID REALTY, LLC. COMMENTS

This is a standard BPO prepared by Richard McDill, License number BK3350873.

This report is not an appraisal and is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. If an appraisal is desired, the services of a licensed appraisar should be obtained.

Map of Subject And Comparable Properties



	Address	MLS#	Status	Distance from Subject
Subject	Henry C. Arpen House , Jacksonville FL 32223			
1	4041 LAZY HOLLOW Lane, Jacksonville FL 32257	2044752	Closed	0.98m
2	4164 CASTLEBAY Drive , Jacksonville FL 32257	2055545	Closed	0.77m
3	4571 ARCH CREEK Drive , Jacksonville FL 32257	2020499	Closed	0.43m
4	4545 ARCH CREEK Drive S , Jacksonville FL 32257	2036832	Closed	0.47m
5	9136 MARGOLYN Court, Jacksonville FL 32257	2861920	Closed	0.48m

Subject

Henry C. Arpen House, Jacksonville, FL 32223
2
2
1360
1877
To Be Restored

Comparable Properties

Subject

Henry C. Arpen House



4041 LAZY HOLLOW Lane

2055545

4164 CASTLEBAY Drive

2020499

4571 ARCH CREEK Drive

	Jacksonville FL 32223	Jacksonville FL		Jacksonville	FL	Jacksonville	FL
Distance From Subject			0.98		0.77		0.43
List Price		\$3	35,000		\$339,900		\$322,000
Original List Price		\$3	65,000		\$339,900		\$322,000
Sold Price		\$3	45,000		\$335,400		\$315,000
Status			Closed		Closed		Closed
Status Date		11/0	1/2024	12/09/2024		08/02/202	
Days on Market			31		3		99
Cumulative Days on Market			31		3		99
Adjustment			+/-		+/-		+/-
Bedrooms Total	2	3		3		3	
Bathrooms Total	2	2		2		2	
Living Area	1,360	1,410		1,338		1,272	
Lot Size Dimensions							
Direction Faces							
Year Built	1877	1979		1988		1993	
Property Condition	To Be Restored						
Adjusted Price	\$324,500	\$34	5,000		\$335,400		\$315,000





Henry C. Arpen House Jacksonville FL 32223

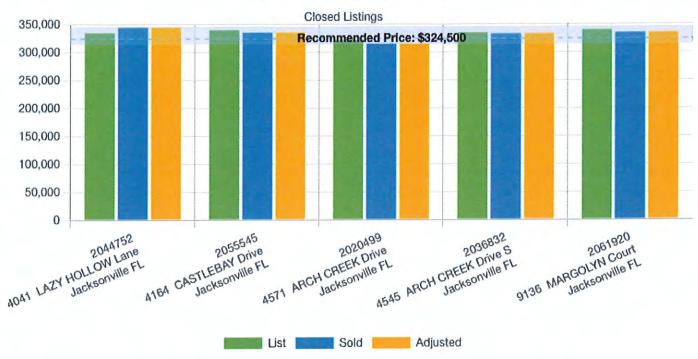
4545 ARCH CREEK Drive S Jacksonville FL

9136 MARGOLYN Court Jacksonville FL

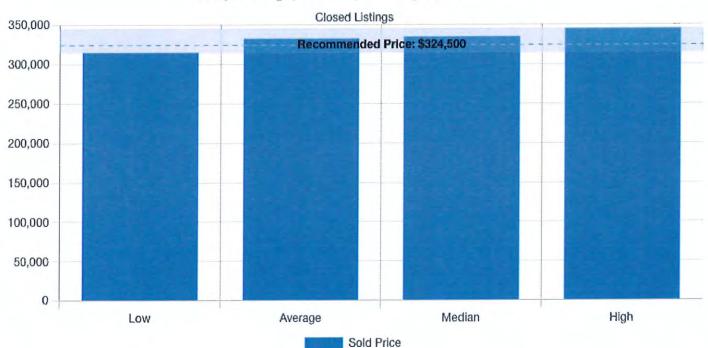
Distance From Subject			0.47		0.48	
List Price		\$335	,000	\$340	,000	
Original List Price		\$335	,000	\$340	,000	
Sold Price		\$333,000		\$335,000		
Status		Clo	Closed			
Status Date		09/22/2	024	01/31/2025		
Days on Market			13		5	
Cumulative Days on Market			13		5	
Adjustment			+/-		+/-	+/-
Bedrooms Total	2	3		3		
Bathrooms Total	2	2		2		
Living Area	1,360	1,260		1,391		
Lot Size Dimensions		60 x 160		75x125		
Direction Faces		South		Northeast		
Year Built	1877	1993		1987		
Property Condition	To Be Restored	Updated/Remodeled		Updated/Remodeled		
Adjusted Price	\$324,500	\$333,	000	\$335,	000	

Price Analysis





Low, Average, Median, and High Sold Prices



Summary of Closed Listings

MLS#	Address	List Price	ром	СДОМ	Sold Date	Sold Price	Totat Adjustments	Adjusted Price
2044752	4041 LAZY HOLLOW Lane, Jacksonville FL	\$335,000	31	31	11/01/2024	\$345,000		\$345,000
2055545	4164 CASTLEBAY Drive, Jacksonville FL	\$339,900	3	3	12/06/2024	\$335,400	-	\$335,400
2020499	4571 ARCH CREEK Drive, Jacksonville FL	\$322,000	99	99	08/02/2024	\$315,000		\$315,000
2036832	4545 ARCH CREEK Drive S, Jacksonville FL	\$335,000	13	13	09/19/2024	\$333,000	-	\$333,000
2061920	9136 MARGOLYN Court, Jacksonville FL	\$340,000	5	5	01/31/2025	\$335,000		\$335,000

Low, Average, Median, and High Comparisons

	Closed	Overall
Low	\$315,000	\$315,000
Average	\$332,680	• •
Median Advarda de de la la la la la la la la la la la la la	\$335,000 \$335,000	1919
Hìgh	\$345,000	\$345,000

Overall Market Analysis (Unadjusted)

	Avg. List		Avg. Sold	Avg. Sale/List	Avg. Living	Avg. List \$/Living	Avg. Sold \$/Living	Avg.	Avg.
Status # List Vol.	Price	Sold Vol.	Price	Price	Area	Area	Area	DOM	CDOM
Closed 5 1,671,900	334,380	1,663,400	332,680	0.99	1,334	251.01	249.62	30	30
Overall 5 1,671,900	334,380	1,663,400	332,680	0.99	1,334	251.01	249.62	30	30

Listing Price Recommendation

Low	\$315,000
High	\$345,000
Recommended	\$324,500

Residential Closed MLS# 2044752 DOM 31

4041 LAZY HOLLOW Lane, Jacksonville, FL 32257

County: Duval

Close Price: \$345,000

List Price: \$335,000



Year Built:	1979	Property Sub Type:	Single Family Residence
Living Area:	1,410	Subdivision Name:	Huntington Forest
Living Area Source:	Assessor	CDD Fee:	No
Stories:	1	New Construction:	No
Lot Size Acres:	0.32	Accessibility Features	No
County:	Duval	YN:	
Country:	US	Senior Community YN:	No
MLS Area Major:	013-Beauclerc/Mandarin		No
	North	Waterfront:	No
Parcel Number:	1490170322No		
		Tax Year:	2023
		Tax Annual Amount:	\$4,335.29
Bedrooms Total:	3	Association YN:	No
Bathrooms Total:	2		
Bathrooms Full:	2		
Bathrooms Half:	0		

Garage YN: Yes
Garage Spaces: 1
Carport YN: No

Tax Legal Description: 36-9 32-3S-27E HUNTINGTON FOREST UNIT TWO LOT 14 B

Directions: From I-295 S, take Old St Augustine Rd. Turn right onto Huntington Forest Blvd. Turn left onto Lazy Hollow Ln. Destination will be on the left.

Public Remarks: Brick beauty! NO HOA! Roof only 4 years old. Formal living room located at front of home just off foyer. Open kitchen overlooking spacious dining and living rooms. Tons of cabinet storage in kitchen, built-in desk, breakfast bar, and gorgeous granite counters. Sliding glass doors lead to massive screen porch, perfect for entertaining, overlooking oversized fenced back yard and peaceful wooded views. All 3 bedrooms are spacious, upgraded bathrooms, and wood look flooring throughout main living areas. This adorable ranch home is just what your Pinterest dreams are made of. See it today!

Appliances: Dishwasher; Dryer; Electric Oven; Electric Range; Electric Water Heater; Ice Maker; Microwave; Refrigerator; Washer; Water Softener Owned

Architectural Style: Ranch Construction Materials: Brick

Cooling: Central Air

Current Use: Residential; Single Family

DPR Eligible:

Fencing: Back Yard; Fenced; Vinyl

Flooring: Carpet; Laminate

Heating: Central

Interior Features: Breakfast Bar; Breakfast Nook; Ceiling Fan(s); Eat-in Kitchen; Entrance Foyer; Open Floorplan; Primary Bathroom - Shower No Tub; Primary

Downstairs; Split Bedrooms; Walk-In Closet(s)

Laundry Features: Electric Dryer Hookup; In Garage; Washer Hookup

Listing Terms: Cash; Conventional; FHA; VA Loan Parking Features: Attached; Garage Door Opener

Patio And Porch Features: Covered; Rear Porch; Screened

Pool Features: None

Possession: Close Of Escrow Road Frontage Type: City Street Road Surface Type: Asphalt

Roof: Shingle

Security Features: Smoke Detector(s)

Sewer: Public Sewer

Utilities: Cable Available; Electricity Connected; Sewer Connected; Water Connected

View: Trees/Woods

Water Source: Public

 Purchase Contract Date:
 09/29/2024
 List Price/SqFt:
 \$237.59

 Close Date:
 11/01/2024
 Sold Price/SqFt:
 \$244.68

Provided as a courtesy of RICHARD MCDILL License: 3350873 FLUID REALTY, LLC. 2029 3RD ST N JACKSONVILLE BEACH, FL 32250 904-994-5081

richard@mcdillrei.com

Residential Closed MLS# 2055545 DOM 3

4164 CASTLEBAY Drive, Jacksonville, FL 32257

County: Duval

List Price: \$339,900 Close Price: \$335,400



Year Built: 1988 1,338 Living Area: Public Records Living Area Source: Stories: County:

Duval Country: US MLS Area Major:

Parcel Number:

Bedrooms Total:

Bathrooms Total:

Bathrooms Full:

Bathrooms Half:

North

3

2

2 0

CDD Fee: **New Construction:** Accessibility Features YN: 013-Beauclerc/Mandarin Senior Community YN:

Pool Private YN: 1490140385No Waterfront:

Single Family Residence Oxford Oaks No

No No

No No No

No

No

Garage YN: Yes Garage Spaces: 2

Property Sub Type:

Subdivision Name:

Association YN:

Carport YN:

Tax Legal Description: 44-27 32--3S-27E OXFORD OAKS UNIT 04 LOT 71 Directions: 295 to San Jose W to Sunbeam Right on Subeam Right on Miranda

Public Remarks: Now is your chance to own this tastefully updated hidden gem. This beautiful 3/2 in the heart of Mandarin is the perfect starter home or downsize spot. Features include the Roof replaced in 2023, new HVAC in 2019, lovely newer flooring, screened porch, large backyard with playset and so much more. Book your showing as this one won't last long

Appliances: Electric Oven; Microwave; Refrigerator

Cooling: Central Air Current Use: Residential

DPR Eligible:

Fireplace Features: Fireplaces Total: 1

Heating: Central

Listing Terms: Cash; Conventional; FHA; VA Loan

Parking Features: Garage Pool Features: None Possession: Close Of Escrow

Utilities: Electricity Connected; Water Connected

Water Source: Public

Purchase Contract Date: Close Date:

11/10/2024 12/06/2024 List Price/SqFt: Sold Price/SqFt: \$254.04 \$250.67

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richard@mcdillrei.com

Residential Closed MLS# 2020499 **DOM 99**

4571 ARCH CREEK Drive, Jacksonville, FL 32257

County: Duval

List Price: \$322,000 Close Price: \$315,000



County, Duva	l .		
Year Built:	1993	Property Sub Type:	Single Family Residence
Living Area:	1,272	Property Attached:	No
Living Area Source:	Appraiser	Subdivision Name:	Summerfield Crossing
Stories:	1	CDD Fee:	No
Lot Size Acres:	0.14	New Construction:	No
County:	Duval	Accessibility Features	No
Country:	US	YN:	
MLS Area Major:	013-Beauclerc/Mandarin	Senior Community YN:	No
	North	Pool Private YN:	No
Parcel Number:	1487031145No	Waterfront:	No
		Zoning Description:	Residential
		Tax Year:	2023
		Tax Annual Amount:	\$4,355.75
Bedrooms Total:	3	Association YN:	Yes
Bathrooms Total:	2	Association Fee:	\$4
Bathrooms Full:	2	Association Fee	Monthly
Bathrooms Half:	0	Frequency:	
		Garage YN:	Yes
		Garage Spaces:	2

Tax Legal Description: 47-89 28-3S-27E SUMMERFIELD CROSSING LOT 29

Directions: From San Jose East on Sunbeam to Craven Rd(Post Office on corner) N(Left) to West(L) on Old Spanish Trail S.(L)on Arch Creek Dr. to end home in cul-de-

Public Remarks: Welcome to this charming 3 bedroom 2 bathroom cottage like rental home. It is 1272 sq ft with a fireplace, screened in porch and nice size yard. Tenants have been here for 7 years and have an amazing rental history. Their lease is up in September however, they would love to stay if you will have them. The current rent is \$1600. The roof, ac and appliances are all newer. Do not miss your opportunity for this turnkey rental property!

Appliances: Dishwasher; Dryer; Refrigerator

Cooling: Central Air

Current Use: Residential

DPR Eligible: Heating: Central Listing Terms: Cash; Conventional; FHA; USDA Loan; VA Loan

Carport YN:

No

Parking Features: Garage

Pool Features: None Possession: Close Of Escrow

Utilities: Electricity Available; Water Available

Water Source: Public

Purchase Contract Date: Close Date:

06/29/2024 08/02/2024 List Price/SqFt: Sold Price/SqFt: \$253.14

\$247.64

Provided as a courtesy of RICHARD MCDILL License:3350873 FLUID REALTY, LLC. 2029 3RD ST N

JACKSONVILLE BEACH, FL 32250

904-994-5081

richard@mcdillrei.com

Residential Closed MLS# 2036832 DOM 13

4545 ARCH CREEK Drive S, Jacksonville, FL 32257

County: Duva

List Price: \$335,000 Close Price: \$333,000



County: Duval			
Year Built:	1993	Property Sub Type:	Single Family Residence
Living Area:	1,260	Property Attached:	No
Living Area Source:	Public Records	Subdivision Name:	Summerfield Crossing
Stories:	1	CDD Fee:	No
Accessory Dwelling	No	New Construction:	No
Unit Y/N:		Direction Faces:	South
Lot Size Acres:	0.22	Accessibility Features	No
Lot Size Dimensions:	60 x 160	YN:	
County:	Duval	Furnished:	Unfurnished
Country:	US	Senior Community YN:	No
MLS Area Major:	013-Beauclerc/Mandarin	Homestead YN:	Yes
	North	Pool Private YN:	No
Parcel Number:	1487031125No	Waterfront:	Yes
		Zoning Description:	Residential
		Tax Year:	2023
		Tax Annual Amount:	\$1,193.47
Bedrooms Total:	3	Association YN:	Yes
Bathrooms Total:	2	Association Fee:	\$50
Bathrooms Full:	2	Association Fee	Annually
Bathrooms Half:	0	Frequency:	•
		Association Name:	Summerfield Crossing
			HOA Inc.
Elementary School:	Beauclerc	Garage YN:	Yes
Middle School:	Alfred Dupont	Garage Spaces:	2
	while and the second second second		

Carport YN:

No

Tax Legal Description: 47-89 28-3S-27E SUMMERFIELD CROSSING LOT 25

Directions: From San Jose Blvd., go East on Baymeadows Road to Rt. on Craven Rd. to Rt. on Old Spanish Wells to L into Summerfield Crossing on Arch Creek Drive, around curve to home on Left.

High School:

Public Remarks: Light and bright Mandarin home on pond with oversized screened lanal and open floorplan. Large family room has woodburning fireplace and vaulted ceilings. Kitchen with granite counters, new dishwasher, and breakfast bar opens to living & dining areas....all with sunny water view. Master suite has walk-in closet and filed walk-in shower, along with pretty view. Secondary bedro.oms share updated hall bath with tile and newer vanity. Low maintenance laminate flooring throughout home. Relax and gather with friends and family year round in your 13 x 20 screened lanal with vaulted ceilings. Brick patio is perfect for grilling and catching some sun, while you watch the ducks swim in the lake.. Quiet Mandarin neighborhood with no through traffic, low fees, and convenient to everything Jacksonville has to offer. Brand new water heater and nearly new HVAC (2021). Exterior has low maintenance hardi siding and gutter system. Don't miss out on this adorable and affordable home.

Appliances: Dishwasher; Disposal; Electric Cooktop; Electric Oven; Electric Range;

Electric Water Heater; Refrigerator Architectural Style: Cottage

Construction Materials: Composition Siding

Cooling: Central Air

Current Use: Residential; Single Family

DPR Eligible:

Electric: 200+ Amp Service

Fencing: Back Yard; Vinyl; Other

Fireplace Features: Fireplaces Total: 1; Wood Burning

Flooring: Laminate

Heating: Central; Electric

Interior Features: Breakfast Bar; Ceiling Fan(s); Entrance Foyer; Open Floorplan;

Pantry; Primary Bathroom - Shower No Tub; Primary Downstairs; Split Bedrooms;

Vaulted Ceiling(s); Walk-In Closet(s)

Laundry Features: In Garage

Levels: One

Listing Terms: Cash; Conventional; FHA; VA Loan

Lot Features: Dead End Street

Atlantic Coast

Parking Features: Attached; Garage; Garage Door Opener

Patio And Porch Features: Patio; Screened

Pool Features: None

Possession: Close Of Escrow

Property Condition: Updated/Remodeled

Rental Restrictions: 7 Months Road Frontage Type: City Street Road Surface Type: Asphalt

Roof: Shingle

Security Features: Smoke Detector(s)

Sewer: Public Sewer

Smart Home Features: Programmable Thermostat

Utilities: Cable Available; Electricity Connected; Sewer Connected; Water Connected

View: Pond

Water Source: Public Waterfront Features: Pond

		st Price/SqFt: old Price/SqFt:	\$265.87 \$264.29	Contingency Reason:	Financing; Inspection
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Residential Closed MLS# 2061920 DOM 5

9136 MARGOLYN Court, Jacksonville, FL 32257

List Price: \$340,000 Close Price: \$335 000



County: Duval		Glose Price: \$335,000	
Year Built:	1987	Property Sub Type:	Single Family Residence
Living Area:	1,391	Property Attached:	No
Living Area Source:	Assessor	Subdivision Name:	The Forest
Building Area Total:	1,607	CDD Fee:	No
Entry Level:	1	New Construction:	No
Stories:	1	Direction Faces:	Northeast
Accessory Dwelling Unit Y/N:	No	Accessibility Features YN:	No
Lot Size Acres:	0.22	Furnished:	Unfurnished
Lot Size Dimensions:	75x125	Senior Community YN:	No
County:	Duval	Homestead YN:	Yes
Country:	US	Pool Private YN:	Yes
MLS Area Major:	013-Beauclerc/Mandarin		Yes
	North	YN:	11000
Parcel Number:	1487041440Yes	Waterfront:	Yes
		Zoning Description:	Residential
		Tax Year:	2024
		Tax Annual Amount:	\$2,345.68
Bedrooms Total:	3	Association YN:	No
Bathrooms Total:	2 2		
Bathrooms Full:	2		
Bathrooms Half:	0		
Elementary School:	Beauclerc	Garage YN:	Yes
Middle School:	Alfred Dupont	Garage Spaces:	2
0001010101010101010101010101010101010101		C. 40 S. W. S. W. S. W. P. T. S.	

Carport YN:

No

Tax Legal Description: 42-32 28-3S-27E FOUNTAIN GATE LOT 44

Directions: From Philips Hwy (US1) turn right on to Sunbeam then right on to Craven, left on to Trevi and Left on to Margolyn. House is at the end of Margolyn in the cul de

High School:

Public Remarks: Margolyn Court features 3 bedrooms and 2 bathrooms and 1,391 square feet. The home boasts an open floor plan with a split-bedroom layout. Interior amenities include a fireplace, a breakfast bar, skylights, and walk-in closets. The living spaces are complemented by a 24x10 screened porch that overlooks an in-ground, lighted pool and offers a waterfront view. The exterior features a shingle roof and a fenced backyard. Additionally, the home includes an attached two-car garage and an extended driveway for extra parking.

Room Name	Level	Length	Width	Remarks	
Primary Bedroom	First				
Primary Bathroom	First				
Bedroom 2	First				
Bedroom 3	First				
Bathroom 2	First				
Family Room	First				
Kitchen	First				

Appliances: Dishwasher; Disposal; Dryer; Electric Range; Electric Water Heater; Refrigerator; Washer

Architectural Style: Ranch

Construction Materials: Aluminum Siding; Brick; Vinyl Siding

Cooling: Central Air; Electric

Current Use: Residential; Single Family

DPR Eligible:

Electric: 220 Volts in Garage

Fencing: Back Yard; Chain Link; Wood

Fireplace Features: Fireplaces Total: 1; Wood Burning

Flooring: Carpet; Laminate; Tile

Heating: Central; Electric

Interior Features: Breakfast Bar; Ceiling Fan(s); Entrance Foyer; His and Hers

Closets; Open Floorplan; Pantry; Primary Bathroom - Shower No Tub; Skylight(s);

Vaulted Ceiling(s); Walk-In Closet(s)

Laundry Features: In Garage

Levels: One

Listing Terms: Cash; Conventional; FHA; VA Loan

Lot Features: Cul-De-Sac

Other Structures: Shed(s)

Atlantic Coast

Parking Features: Additional Parking; Garage; Garage Door Opener

Pool Features: In Ground; Fenced Possession: Close Of Escrow

Property Condition: Updated/Remodeled Road Frontage Type: Private Road

Road Surface Type: Asphalt

Roof: Shingle

Sewer: Public Sewer

Utilities: Cable Available; Sewer Connected; Water Connected

View: Pool; Water Water Source: Public Waterfront Features: Pond

Water Body Access Type: Community

Purchase Contract Date:	01/01/2025	List Price/SqFt:	\$244.43
Close Date:	01/31/2025	Sold Price/SqFt:	\$240.83

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