

City of Jacksonville, Florida

Lenny Curry, Mayor

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

April 7, 2022

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

**RE: Planning Commission Advisory Report
Ordinance No.: 2022-153**

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

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

Planning and Development Department Recommendation: **Approve**

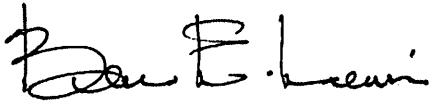
Planning Commission Recommendation: **Approve**

Planning Commission Commentary: There were three speakers in opposition with concerns about potential uses in the CCG-1 zoning district. There was little discussion among the Commissioners.

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

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

Sincerely,

A handwritten signature in black ink that reads "Bruce E. Lewis". The signature is written in a cursive style with a large initial "B" and "L".

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

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**APPLICATION FOR REZONING ORDINANCE 2022-0153****APRIL 7, 2022**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2022-0153**.

Location: 0 Kings Road; at the northwest corner of Kings Road and Palofax Street

Real Estate Number: 052494 0000

Current Zoning District: Residential Medium Density-A (RMD-A)

Proposed Zoning District: Commercial Community General-1 (CCG-1)

Current Land Use Category: Community General Commercial (CGC)

Planning District: District 5 – Northwest

Applicant: Emily Pierce, Esq.
Rogers Towers, P.A.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32207

Applicant: Setzer Family Foundation, Inc. c/o L.R.S. Co.
Michael Setzer
8650-12 Old Kings Road South
Jacksonville, Florida 32217

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2022-0153** seeks to rezone 1.28± acres of land from Residential Medium Density-A (RMD-A) to Commercial Community General-1 (CCG-1). The property is located in the Community General Commercial (CGC) land use category within the Urban Priority Development Area of the Future Land Use Element of the 2030 Comprehensive Plan. The request is being sought in order to allow for the property to be developed in a similar manner to other non-residential properties fronting this Kings Road corridor.

STANDARDS, CRITERIA AND FINDINGS

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

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

Yes. The Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan.

Community/General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. CGC also allows for multi-family residential at densities up to 60 units per acre in the Urban Priority Area, subject to the provision that residential uses shall not be the sole use and shall not exceed 80 percent of development.

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

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

Yes. This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

To ensure compliance with the provisions of the Comprehensive Plan, the proposed zoning application has been reviewed in relation to the following goals, objectives, polices or text of the 2030 Comprehensive Plan:

Future Land Use Element (FLUE):

FLUE Policy 1.1.5 - The amount of land designated for future development should provide for a balance of uses that:

- A. Fosters vibrant, viable communities and economic development opportunities;
- B. Addresses outdated development patterns;
- C. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

FLUE Policy 1.1.10 - Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

FLUE Policy 1.1.11 - Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the Operative Provisions, in appropriate commercial infill locations, or as a Transit Oriented Development (TOD), as described in this element.

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 maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

FLUE Goal 3 - To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

FLUE Objective 3.2 - Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

FLUE Policy 3.2.4 - The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.

The request for rezoning is to extend the commercial uses on this corner to allow for compatible commercial activity. The proposed rezoning at the subject site would directly address the projected growth within the given vicinity by providing for a greater variety of commercial and retail services for local residents.

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

No. The proposed rezoning is not in conflict with any portion of the City's land use regulations. If approved as recommended by the Staff of the Planning and Development Department, the subject property will be rezoned from Residential Medium Density-A (RMD-A) to Commercial Community General-1 (CCG-1) in order to permit the development of non-residential uses along this Kings Road corridor.

SURROUNDING LAND USE AND ZONING

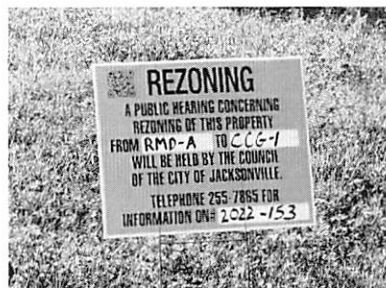
The subject property is located on the north side of Kings Road, at the northwest corner of Kings Road and Palofax Street. This portion of Kings Road is developed with a mix of commercial and retail uses as well as single-family dwellings. Residential properties zoned RMD-A are to the north and west, and homes zoned RLD-60 are to the east across Palofax Street. CCG-1 and IL zoned properties are to the south across Kings Road. The site has access to full urban services, and the adjacent land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	MDR	RMD-A	Single-Family Dwellings
East	LDR	RLD-60	Single-Family Dwellings
South	CGC/LI	CCG-1/IL	Commercial building and shipping terminal
West	CGC	CO	Single-Family Dwelling

It is the opinion of the Planning and Development Department that the requested rezoning to CCG-1 will be consistent and compatible with the surrounding uses.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on March 29, 2022 by the Planning and Development Department, the required Notice of Public Hearing signs were posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2022-0153 be **APPROVED**.



Aerial view of the subject site and parcel, facing north.



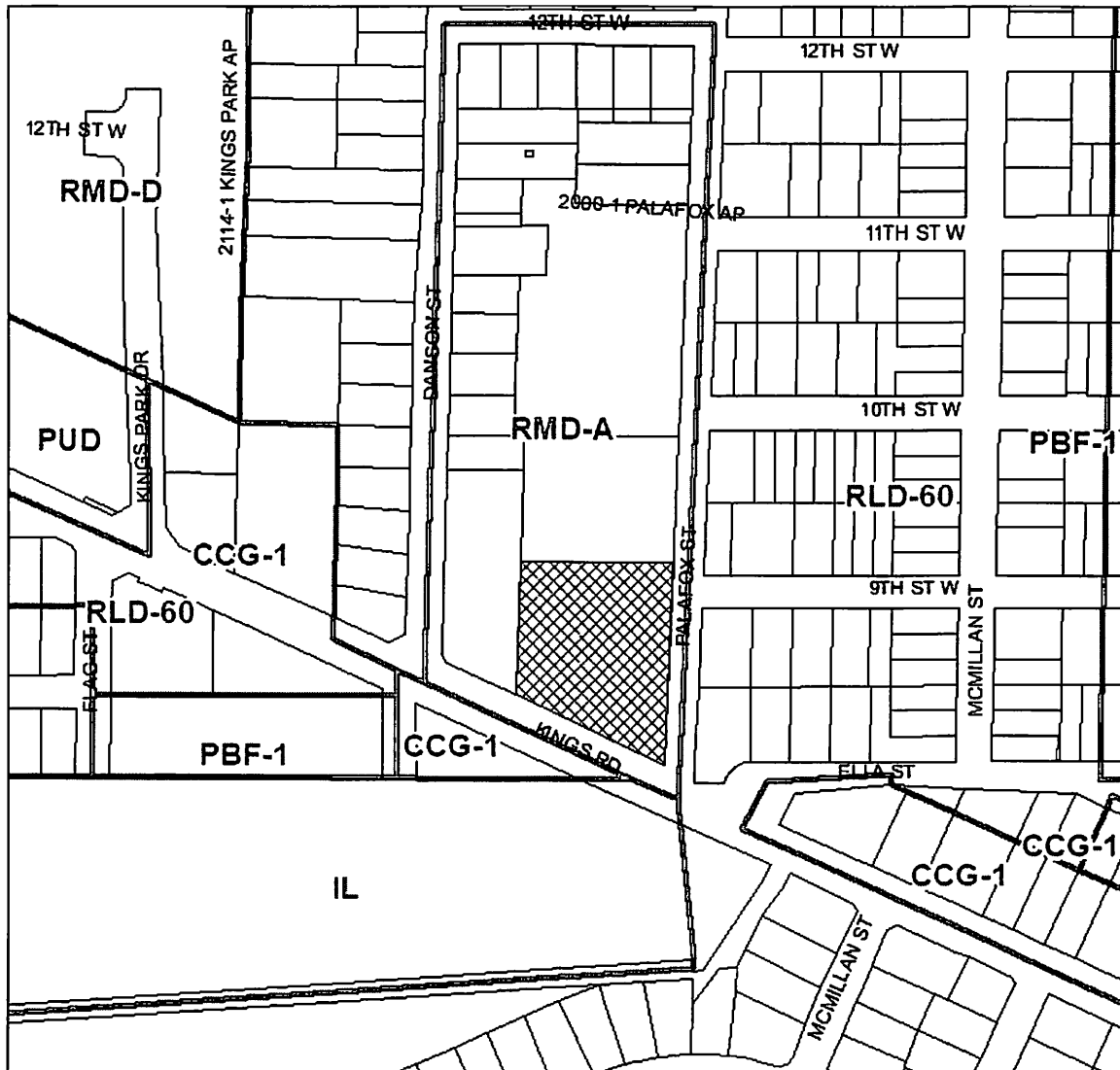
View of the subject property facing southwest from Palofax Street.



View of the subject property facing northwest from Kings Road.



View of the subject property facing northeast from Kings Road.



<p>REQUEST SOUGHT:</p> <p>FROM: RMD-A</p> <p>TO: CCG-1</p>	<p>LOCATION MAP:</p>	<p>COUNCIL DISTRICT:</p> <p>9</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2022-0153</p>	<p>TRACKING NUMBER</p> <p>T-2022-3991</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2022-0153 **Staff Sign-Off/Date** AH / 02/11/2022

Filing Date 02/14/2022 **Number of Signs to Post** 4

Hearing Dates:

1st City Council 04/12/2022 **Planning Commission** 04/07/2022

Land Use & Zoning 04/19/2022 **2nd City Council** N/A

Neighborhood Association CENTRAL FAIRFAX COMMUNITY ASSOCIATION; BETTER LIVING COMMUNITY ASSOCIATION; COLLEGE GARDENS COMMUNITY

Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 3991

Application Status PENDING

Date Started 12/30/2021

Date Submitted 01/06/2022

General Information On Applicant

Last Name	First Name	Middle Name
PIERCE	EMILY	G.

Company Name
ROGERS TOWERS, P.A.

Mailing Address
1301 RIVERPLACE BOULEVARD, SUITE 1500

City	State	Zip Code
JACKSONVILLE	FL	32207

Phone	Fax	Email
9043983911	9043960663	EPIERCE@RTLAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
SETZER	MICHAEL	

Company/Trust Name
SETZER FAMILY FOUNDATION, INC., C/O L.R.S. CO.

Mailing Address
8650-12 OLD KINGS ROAD SOUTH

City	State	Zip Code
JACKSONVILLE	FL	32217

Phone	Fax	Email

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 052494 0000	9	5	RMD-A	CCG-1

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

Existing Land Use Category

CGC

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 1.28

Justification For Rezoning Application

THIS APPLICATION IS TO REZONE THE PORTION OF THE PROPERTY FRONTING KINGS ROAD TO CCG-1. THE PROPOSED REZONING IS CONSISTENT WITH THE FLUM DESIGNATION AND THE SURROUNDING USES.

Location Of Property

General Location

NORTHWEST CORNER OF KINGS ROAD AND PALOFAX STREET

House #	Street Name, Type and Direction	Zip Code
0	KINGS RD	32209

Between Streets

PALOFAX STREET and DANSON STREET

Required Attachments For Formal, Complete application

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

- Exhibit 1** A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.

Supplemental Information

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

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

Public Hearings And Posting Of Signs

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

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

Application Certification

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

Agreed to and submitted

Filing Fee Information

- 1) **Rezoning Application's General Base Fee:** \$2,000.00
- 2) **Plus Cost Per Acre or Portion Thereof**
1.28 Acres @ \$10.00 /acre: \$20.00
- 3) **Plus Notification Costs Per Addressee**
74 Notifications @ \$7.00 /each: \$518.00
- 4) **Total Rezoning Application Cost:** \$2,538.00

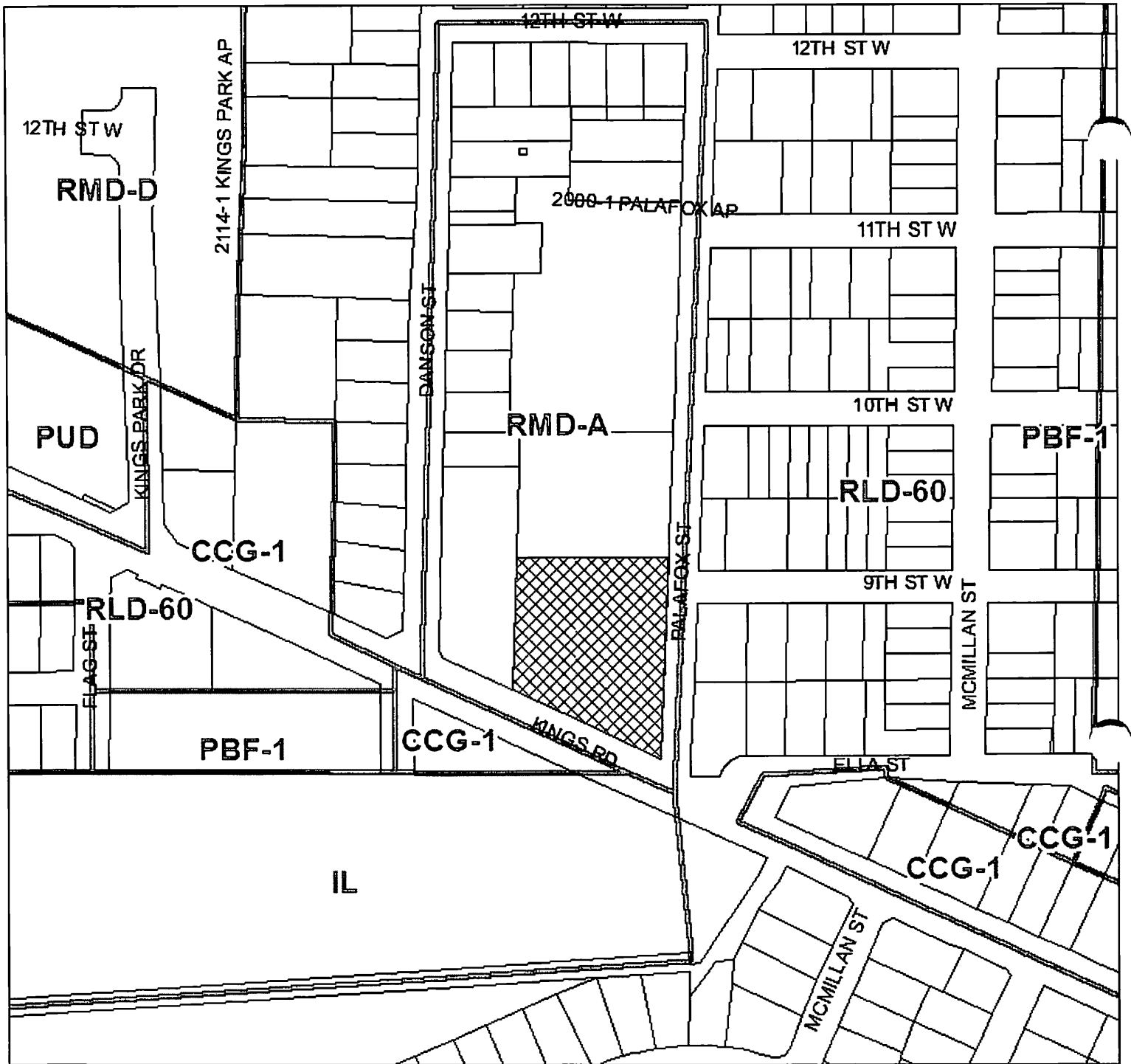
NOTE: Advertising Costs To Be Billed to Owner/Agent

Exhibit 1
Legal Description

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WEST LINE OF PALOFAX STREET (A 50.0 FOOT RIGHT-OF-WAY) WITH THE NORTH LINE OF KINGS ROAD (A 60.0 FOOT RIGHT-OF-WAY); THENCE NORTH 02°05'41" EAST, 295.00 FEET, ALONG THE WEST LINE OF SAID PALOFAX STREET; THENCE DEPARTING SAID WEST LINE, SOUTH 89°53'41" WEST, 229.65 FEET; THENCE SOUTH 01°48'54" WEST, 192.40 FEET, TO THE NORTH LINE OF SAID KINGS ROAD; THENCE SOUTH 65°35'35" EAST, 247.04 FEET, ALONG THE NORTH LINE OF SAID KINGS ROAD, TO THE POINT OF BEGINNING.

CONTAINING 55,788.79 SQUARE FEET AND/OR 1.2807 ACRES.

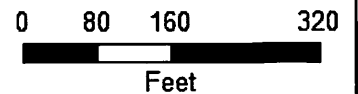
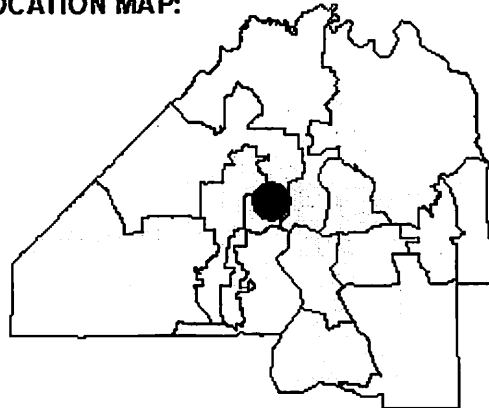


REQUEST SOUGHT:

FROM: RMD-A

TO: CCG-1

LOCATION MAP:



COUNCIL DISTRICT:

9

TRACKING NUMBER

T-2022-3991

**EXHIBIT 2
PAGE 1 OF 1**

EXHIBIT A

Property Ownership Affidavit

Date: 12/29/21

City of Jacksonville
City Council and Planning Commission
117 West Duval Street, City Hall
Jacksonville, FL 32202

Re: **0 Kings Road**
RE #: **A portion of 052494-0000**

Gentlemen:

I, Leonard R Setzer as President of Setzer Family Foundation, Inc., hereby certify that Setzer Family Foundation, Inc. is the Owner of the property described in the attached legal description, Exhibit 1 in connection with filing application(s) for a rezoning submitted to the Jacksonville Planning and Development Department.

SETZER FAMILY FOUNDATION, INC.,
a Florida corporation

By: [Signature]
Name: Leonard R Setzer
Its: President

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

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29 day of December, 2021, by Leonard R Setzer as President of Setzer Family Foundation, Inc. on behalf of the corporation. S/he (check one) is personally known to me, or has produced a valid driver's license as identification.

Pamela D Howard (SEAL)

Notary Public, State of Florida and county aforesaid

Name: _____
My Commission Expires: _____
My Commission Number is: _____



PAMELA D. HOWARD
Commission # HH 027427
Expires August 17, 2024
Bonded Thru Budget Notary Services



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Not For Profit Corporation
SETZER FAMILY FOUNDATION, INC.

Filing Information

Document Number	N14095
FEI/EIN Number	59-2685979
Date Filed	03/28/1986
State	FL
Status	ACTIVE

Principal Address

C/O L.R.S. CO. D/B/A TSG REALTY
8650-12 OLD KINGS ROAD SOUTH
JACKSONVILLE, FL 32217

Changed: 04/20/2012

Mailing Address

C/O L.R.S. CO. D/B/A TSG REALTY
8650-12 OLD KINGS ROAD SOUTH
JACKSONVILLE, FL 32217

Changed: 04/20/2012

Registered Agent Name & Address

SETZER, LEONARD R
8650-12 OLD KINGS ROAD SOUTH
JACKSONVILLE, FL 32217

Name Changed: 04/16/2003

Address Changed: 04/20/2012

Officer/Director Detail

Name & Address

Title D

SETZER, DEBRA
8650-12 OLD KINGS ROAD SOUTH
JACKSONVILLE, FL 32217

Title PSTD

SETZER, LEONARD R
 8650-12 OLD KINGS ROAD SOUTH
 JACKSONVILLE, FL 32217

Annual Reports

Report Year	Filed Date
2019	02/13/2019
2020	01/22/2020
2021	01/22/2021

Document Images

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<u>04/30/1996 - ANNUAL REPORT</u>	View image in PDF format
<u>03/02/1995 - ANNUAL REPORT</u>	View image in PDF format

EXHIBIT B

Agent Authorization

Date: 12/29/21

City of Jacksonville
City Council and Planning Commission
117 West Duval Street, City Hall
Jacksonville, FL 32202

Re: Agent Authorization for the following site location:

0 Kings Road (RE # a portion of 052494-0000)

Gentlemen:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Rogers Towers to act as agents to file application(s) for a rezoning for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

SETZER FAMILY FOUNDATION, INC., a Florida corporation

By: [Signature]
Name: Leonard R Setzer
Its: President

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

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29 day of December, 2021, by Leonard R Setzer as President of Setzer Family Foundation, Inc., on behalf of the corporation. S/he (check one) is personally known to me, or has produced a valid driver's license as identification.

Pamela D Howard (SEAL)
Notary Public, State of Florida and county aforesaid
Name: _____
My Commission Expires: _____
My Commission Number is: _____



PAMELA D. HOWARD
Commission # HH 027427
Expires August 17, 2024
Bonded Thru Budget Notary Services



Department of State / Division of Corporations / Search Records / Search by Entity Name /

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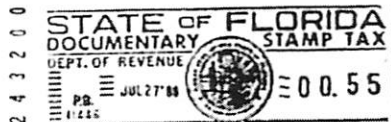
Vol. 655200198
OFFICIAL RECORDS

DEED

Made this 16th day of June, 1988, between SETZER'S BUILDING MATERIAL & CONSTRUCTION CORPORATION, INC., a Florida corporation, hereinafter called the Grantor, which term shall include, wherever the context permits or requires, singular or plural, heirs, personal representatives, successors or assigns,

and SETZER FAMILY FOUNDATION, INC. a Florida corporation, whose address is:

c/o Alan Trager
National Merchandise Co. Inc.
P.O. Box 3035 Station F
Jacksonville, Florida 32206



hereinafter called the Grantee, which term shall include, wherever the context so permits or requires, singular or plural, heirs, personal representatives, successors or assigns;

WITNESSETH: That the Grantor, for and in consideration of One and No/100 (\$1.00) Dollar, and other valuable consideration the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed and by these presents does grant and convey unto the said Grantee, the following described land, situate, lying and being in the County of Duval, State of Florida, to wit:

North 149.0 feet of the West 84.0 feet of Northeast 1/4 of Block 52, Springfield, according to plat thereof as recorded in Plat Book 2, page 4, of the public records of Duval County, Florida, and recorded in Deed Book "Q", pages 878 and 879, of the former public records of Duval County, Florida.

AND

A part of the Northwest 1/4 of the Northwest 1/4 Section 10, Township 2 South, Range 26 East, conveyed by Brooke G. White and wife, Mary C. to John Danson, March 31, 1903, recorded April 1, 1903, in Book 16 page 208, more particularly described as follows: Begin at a point in the East line of the said Northwest 1/4 of the Northwest 1/4 Section 10, said point being 840 feet south of the Northeast corner of same; thence West 380 feet to the center line of a private road (a 24 foot wide private road existing circa 1903); thence along said centerline South 347 feet more or less to the North line of Old Kings Road; thence South 67°30' East along said North line 413 feet more or less to the East line of said Northwest 1/4 of Northwest 1/4 Section 10; thence North along said East line 500 feet more or less to the point of beginning. LESS AND EXCEPT from said property the Westerly 12 feet and the Easterly 15 feet and further excepting therefrom the Westerly 125 feet of said property lying Easterly and adjacent to the Easterly line of the aforementioned private road; ALSO LESS AND EXCEPT any part of said property previously conveyed to the State Road Department of Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, whether in law or equity, to the only proper use, benefit and behoof of the Grantees, subject to

RETURN TO:
TAMARA TERP
SUITE 501 LEONARD PALM BLDG
JACKSONVILLE, FLORIDA 32202

covenants, restrictions, and easements of record, if any, but this reference shall not reimpose same, and further subject to real estate taxes accruing subsequent to December 31, 1987.

IN WITNESS WHEREOF, the Grantor hereunto sets its hand and seal the day and year first above written.

Signed and sealed in our presence:

SETZER'S BUILDING MATERIAL & CONSTRUCTION CORPORATION, INC.

J. Michael Balouf
Marilyn Brown

BY: Alan S. Trager
Alan S. Trager
Its President

[CORP. SEAL]

STATE OF FLORIDA)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 6th day of June, 1988, by Alan S. Trager, as President of Setzer's Building Material & Construction Corporation, Inc., a Florida corporation, on behalf of the corporation.

Marilyn Brown
Notary Public, State and County
Aforesaid. My commission expires:
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Apr. 2, 1992

SS- 74413

88 JUL 27 4: 50

HENRY W. COOK



Availability Letter

Pamela Howard

2/8/2022

Setzer Family Foundation C/O LRS Co dba TSG Realty

8650-12 Old Kings Rd S

Jacksonville, Florida 32217

Project Name: 0 Kings RD

Availability #: 2022-0514

Attn: Pamela Howard

Thank you for your inquiry regarding the availability of Electric, Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

Point of Connection:

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida.** All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:

https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

Sincerely,

Sigrid Duncan
duncsg2@jea.com
(904) 544-0371

Availability Number: 2022-0514

Request Received On: 2/3/2022

Availability Response: 2/8/2022

Prepared by: Sigrid Duncan

Expiration Date: 02/08/2024

Project Information

Name: 0 Kings RD

Address: 0 KINGS RD, JACKSONVILLE, FL 32209

County: Duval County

Type: Electric,Sewer,Water

Requested Flow: 1500

Parcel Number: 048156 0000

Location: Kings Rd and Palafox Street

Description: Vacant land

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 8-inch water main within Kings Rd. ROW.

Connection Point #2:

Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required. For the estimated cost of connecting to the JEA system request a special estimate through Sages Step 2 after having acquired approved plans from JEA Development.

Water Special Conditions:

Plans must be signed and sealed by a licensed engineer.

Sewer Connection

Sewer Grid: Buckman

Connection Point #1: Existing 8-inch gravity sewer main within Kings Rd. ROW.

Connection Point #2:

Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. If gravity flow cannot be achieved, then Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained

Sewer Special Conditions: pump station, and a JEA dedicated force main (min. 4" dia.). If needed, a development meeting can be scheduled prior to submitting a plan set. Request development meeting through the JEA Sages program by entering your availability number and accessing the project portal. Development Meeting, and Plan Submittal requests can be made within Step 2 of the project portal.

Reclaimed Water Connection

Reclaim Grid:

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions:

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

General Conditions:

Request As-Built drawings and/or GIS maps by going to Step 1 in Sages. If indicated on your availability letter, request your water flow test (Sages Step 2) and/or sewer locate Subsequent steps you need (Sages Step 1). After you receive the results of these, if applicable, submit your plans to take to get service: (Sages Step 2). After your plans are approved, request a Special Estimate Determination (Sages Step 2) for the cost of your taps. After you have received the Special Estimate Determination, apply for your new services by accessing Step 2 in Sages.