

## Application to Administrative Deviation

### Planning Department Information

**Application #** AD-23-84    **Staff Sig Off/Date** JW / 09/28/2023  
**iling Date** 07/24/2023    **Number of Sigs to Post** 1  
**Curent Law Use Category** LDR  
**Deviation Sought** N/A  
**Applicable Section of Ordinance Code** N/A  
**Notice of Violation(s)** N/A  
**Hearing Date** N/A  
**Neighborhood Association** NORTH ST AUGUSTINE ROAD NEIGHBORHOOD  
**Overlay** NONE

### Application Information

**Tacking #** 5102 -    **Application Status** FILED COMPLETE -  
**Date Submitted** 7/24/2023    **Date Submitted** 8/03/2023 -

### General Information on Applicant

**Last Name**    **First Name -**    **Middle Name**

#### Company Name

DRIVER, MCAFEE, HAWTHORNE AND DIEBENOW, PLLC

#### Mailing Address

T SU T

**City**    **State -**    **Zip Code**

S

**Phone**    **fax -**

9048070185

904

#### Email

CKT@DRIVERMCAFEE.COM-

### General Information on Owner(s)

**Last Name**    **First Name -**    **Middle Name -**

N/A

N/A

#### Company/Tenant Name

T2 HOLDINGS LLC

#### Mailing Address

**City**    **State -**    **Zip Code -**

MIAMI -

FL

331 7

**Phone -**    **fax -**

#### Email

### Property Information

**Previous Zoning Application** file ? - ☐

**If Yes, State Application No(s)**

Map RE#	Council District	Planning District	Curent Zoning District(s)
Map 3 -			
Map 1 411 1			
Map 1 11 -11 -			

Ensure that E s 10 d g t number with space ( d )

Total Land Area (Nearest 1/100th of an Acre) 0.45 d

**In Whose Name Will The Deviation Be Grante**

T20 HOLDINGS LLC

Is transferability requested ? ☒ Yes ☐ No

If approved, the administrative deviation is transferred with the property.

**Location Of Property**

**General Location**

EAST OF ST. AUGUSTINE ROAD AND NORTH OF LO RIMIE ROAD d

House # Street Name, Type and Direction Zip Code d

0 ST AUGUSTINE D d 32207

**Between Streets d**

ST. AUGUSTINE ROAD an LO RIMIE ROAD

**Utility Services Provided**

☒ City Water/City Sewer ☐ Well/Septic ☐ City Water/Septic ☐ City Sewer/Well

**Deviation sought**

Click on a checkbox to provide details pertaining to the deviation sought.

☐ Reduce required minimum lot area from to square feet. d

☐ Increase maximum lot coverage from % to %.

☐ Increase maximum height of structure from to feet. d

☐ Reduce required yard(s)

☐ Reduce minimum number of off-street parking spaces from to .

☐ Increase the maximum number of off-street parking spaces from to .

☐ Reduce setback for any improvements other than landscaping, vertical screening or retention in the CCG-1 zoning district from residential zoning district from minimum of **15** feet to feet.

☐ Reduce setback for any improvements other than landscaping, vertical screening or retention in the CCG-2 zoning district from residential zoning district from minimum of **25** feet to feet.

☒ Decrease minimum number of loading spaces from 1 required to 0 loading spaces.

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

☐ North to feet;

☐ East to d feet;

☐ South to feet;

☐ West to feet. d

☐ Decrease the minimum number of bicycle parking spaces from required to spaces.

☐ Reduce the minimum width of drive from feet required to feet.

☐ Reduce vehicle use rear entrance or landscaping from square feet to square feet.

☐ Increase the distance from the vehicle use rear to the nearest tree from **55** feet maximum to d feet.

- ☐ Reduce the u e f temi al isla d t ees f m [ ] temi al isla ds equi ed t [ ] te al isla ds.
- ☐ Reduce the la dscape uff e etwee vehicle use a ea al g [ ] f m **10** feet pe li ea feet f : f tage a d **5** feetmi rnum width equi ed t [ ] feet pe li ea feet f f tage a d : [ ] feetmi rnum width.
- ☐ Reduce the u e f sh u s al g E te St eet Nme [ ] f [ ] equi ed t [ ] sh u s.
- ☐ Reduce the u e f t ees al g E te St eet Nme : [ ] f m [ ] equi ed t [ ] t ees.

Reduce the pe i te la dscape uff e a ea etwee vehicle use a ea a d a utti g p pe ty f **5** feetmi rnum width equi ed al g

- ☐ N th u da y t [ ] feet;
- ☐ East u da y t [ ] feet;
- ☐ S uth u da y t 2 : [ ] feet;
- ☐ West u da y t [ ] feet. :

Reduce the u e f t ees al g

- ☐ N th p pe ty u da y f [ ] equi ed t [ ] t ees;
- ☐ East p pe ty u da y f m [ ] equi ed t [ ] t ees;
- ☐ S uth p pe ty u da y f [ ] equi ed t [ ] t ees;
- ☐ West p pe ty u da y f m [ ] equi ed t : [ ] t ees. :

- ☐ I c ease the ma xnum width f the d iveway access f m [ ] f m ☒ 24 ☐ 36 ☐ 48 feet equi ed t [ ] feet.
- ☒ Dec ease the mi rnum width f the d iveway access f m ST. AUGUSTINE ROAD f ☒ 24 ☐ 36 ☐ 48 feet equi ed t [ ] feet.

I c ease the xnum width f the d iveway access t adj i i g p pe ty f m **24** feet equi ed al g

- ☐ N th t [ ] feet;
- ☐ East t [ ] feet;
- ☐ S uth t [ ] feet;
- ☐ West t [ ] feet.

Dec ease the mi rnum width f the d iveway access t adj i i g p pe ty f m **24** feet equi ed al g

- ☐ N th t [ ] feet;
- ☐ East t [ ] feet;
- ☐ S uth t [ ] feet;
- ☐ West t [ ] feet.

Reduce the u c li tap laed use uff e width f m **10** feet wide equi ed al g

- ☒ N th p pe ty u da y t 5 [ ] feet wide;
- ☒ East p pe ty u da y t [ ] feet wide;
- ☐ S uth p pe ty u da y t 2 : [ ] feet wide;
- ☐ West p pe ty u da y t [ ] feet wide.

Reduce the u c li tap laed use uff e t ees al g

- ☐ N th p pe ty u da y f [ ] equi ed t [ ] t ees; :
- ☐ East p pe ty u da y f m [ ] equi ed t [ ] t ees;

- ☐ South property owner from \_\_\_\_\_ require to \_\_\_\_\_ trees;
- ☐ West property owner from \_\_\_\_\_ require to \_\_\_\_\_ trees.

Reduce the compliance barrier to sufficient visual screen from 6 feet tall a **85 %** opaque require along

- ☐ North property owner to \_\_\_\_\_ feet tall a \_\_\_\_\_ %;
- ☐ East property owner to \_\_\_\_\_ feet tall a \_\_\_\_\_ %;
- ☐ South property owner to \_\_\_\_\_ feet tall a \_\_\_\_\_ %;
- ☐ West property owner to \_\_\_\_\_ feet tall a \_\_\_\_\_ %.

### Required Attachments

The following items must attach to the application.

- ☒ Survey
- ☒ Site Plan
- ☒ Property Ownership Affidavit (Exhibit A)
- ☒ Agent Authorization if application is made by a person other than the property owner (Exhibit B)
- ☒ Legal Description - must be written as with reference to lot, block, or metes and bounds (Exhibit 1)
- ☒ Proof Of Property Ownership - must be a print-out of property appraisal record card if individual owner, <https://paopropertysearch.coj.net/Basic/Search.aspx>, or print-out of transcript from the Florida Department of State Division of Corporations if a corporate owner, <https://sarch.sunbiz.org/Inquire/Corporation/Search/ByName>

### Supplemental Information

- ☐ Letter From DCFS, Department of Children and Family Services - a carrier's only
- ☐ Letter from the applicable Home Owners' Association, stating that the requested metes and bounds architectural alterations require metes; or letter stating that the subject parcel is not within the jurisdiction of a Home Owners' Association - residential only
- ☐ Elevation, must be drawn to scale - height in feet and inches only

### Criteria

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

Section 656.109( ) through (j), Official Code, provides that, with respect to applications for Administrative Deviations, the Zoning Administrator shall grant a deviation only if substantial competent evidence exists to support a positive finding as to each of the following criteria

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

YES. THE PROPOSED DEVIATION ARISES OUT OF THE PHYSICAL SURROUNDINGS, SHAPE, OR CONDITIONS LIMITED TO THE SUBJECT PROPERTY ALONE, HEREIN DEFINED. APPLICANT PROPOSES TO DEVELOP AN OFFICE AND WAREHOUSE ON THREE (3) UNDEVELOPED PARCELS WITH AN ADDRESS OF 0 ST. AUGUSTINE ROAD (RE#S 130411 0130, 130411 0120, AND 130411 0110) (COLLECTIVELY, THE "PROPERTY") AS MORE PARTICULARLY DESCRIBED AND DEPICTED IN THE ATTACHED LEGAL DESCRIPTION AND CONCEPTUAL SITE PLAN. THE PROPERTY IS LOCATED WITHIN THE LDR LAND USE CATEGORY, THE URBAN DEVELOPMENT AREA, AND IS ZONED RLD-60. THIS ADMINISTRATIVE DEVIATION IS A COMPANION APPLICATION TO LAND USE AMENDMENT AND REZONING APPLICATIONS REQUESTING BP AND IBP ZONING ON THE PROPERTY. THE PROPERTY ABUTS A RAILROAD, A CEMETERY, AND ST. AUGUSTINE ROAD. THE SURROUNDING LAND USE AND ZONING IS :

CGC/CCG-2 TO T T D LDR/RLD-60 TO T, ORT WE T, H D OUT FIL D I  
 CONJU CTION WIT T LY I I MEMOR DUM DDR I GT URROU DI G  
 U( D -BUILT CONDITION .T PROP RTY I R IDU L R ILROAD R L T T  
 T T I U IQU LY P DI TRI GL FRONTI G CURV D RIGHT-OF-WAY.T  
 PROPOS D TO R T U H D FIV DR D 3,500) QU R FOOT BUILDI G I  
 PPROXIMAT LY 0.17 FHR, WHIC I BOUT LFOFT PROJ CT D DEV LOPME T  
 T D RDSFOR IMP CT ME T OF BP L DU ME DM TR QU T I POLICY  
 1.2.16. I OT R WORDS, T PROPOS D BUILDI G I LFOFT IZ OF WH T T  
 COMPR( IV PL CONT MPL T WH( W BP L DU ME DM T R  
 R QU T D. DU TO T CON TR I D IT GEOM TRY, V RIOU R DUCTIO N R  
 D D TO F CILIT T DEV LOPME T OF T IT . T IT B DE IGN D I  
 UC WAY TO K DEVI TION FROM T R BUTTI GT R ILROAD TR CK  
 D C MET RY. P CIFIC LLY, V CL U R P RIMET R L D SC PI G BUTTI G  
 PROP RTI D STO B R DUC D FROM FIV 5) FOOT MI IMUM WIDT TO TWO 2)  
 F T TO CCOU T FOR DRIV I L D P RKI G R . LOADI G WILL B  
 DDR DON IT BUTH OT WIT DEDIC T D LOADI G P C D

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

Y . T R R PR CTIC L DIFFICULTY WIT T TRICT L TT R OF T ZONE G COD  
 PPLID TO T PROJ CT. T PROP RTY I U IQU LY H D WHIC V R LY  
 LIMIT DEV LOPME T. HV WIT LOW FLOOR R R TIO, P RIMET R L D SC PI G,  
 U COMPLIME T RY BUFF R , LOADI G D DRIV WAY CC DEVI TION R DED  
 TO CCOMMOT T DEV LOPME T OF T IT .

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

Y . T R QU T I OT B( D XCLU IV LY UPON DE IR TO R DUC T COST OF  
 DEV LOPI GT IT BUT WOULD COMPLI OM R ULT T T I I T PUBLIC  
 I T R T. T DMI I TR TIV DEVI TION R QU T D RI R B DONT  
 U IQU P OF T PROP RTY D OT XCLU IV LY UPON DE IR TO R DUC T  
 COST OF DEV LOPME T. T TRI GL P OF T PROP RTY MAK ME TI G  
 TB CK DL D SC PI GR QUIR ME T GHLY DIFFICULT, HV WIT MALL  
 BUILDI G. POLICY 1.2.16 OF T COMPR IV PL I CLUDE PROJ CT D IMP CT  
 FOR W BP L DU ME DM T . T POLICY CONT MPL T DEV LOPME T  
 VI G F R H D 0.35, W V RT PROPOS D BUILDI G I ONLY 0.17 F R. T  
 ME T T T PROPOS D BUILDI G I LFOFT IZ T WH TI PROJ CT D  
 U DERT COMPR( IV PL FOR BP L DU ME DM T, Y T T  
 DEVI TION R DED DU TO T( P OF T PROP RTY. GR TI GT  
 R QU T D DEVI TION WILL P RMIT URB I FILL DEV LOPME T, WHIC FURT R  
 T PUBLIC I T R T DI CONI T WIT T IT TOFT COMPR( IV  
 PL .

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

Y . T PROPOS D DEVI TION WILL OTH DIMI I PROP RTY V LU , OR WILL T Y  
 LT RT TI L R CT R OF T URROU DI G R D WILL OT  
 UB T TI LLY I T R R WIT OR I JUR T RIGHT OF OT R WHO PROP RTY  
 WOULD B FF CT D BY T DEVI TION T PROP RTY BUT R ILROAD, C MET RY,  
 D T. UGU TI ROAD. FURT R LYZ DI T MEMOR DUM, T IT I  
 OT PPROPRI T FOR R IDE TI L DEV LOPME T, DT CLOS TR IDE TI L  
 DW LLI GS ON T OT R IDE OF T. UGU TI DO OT F C T PROP RTY D  
 MO TLY V WOOD F C DTR CR I GT ROAD.

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

Y . T PROPOS D U WILL OT FF CT PUBLIC LT F TY OR WELF R OR  
 R ULT I DDITION L PUBLIC XP , CR TION OF UI C OR CONFLICT Y  
 OT R PPLIC BL L W. OFFIC H D WAR U I G XT TO R ILROAD, CCG-2  
 ZONE G, D C MET RY I CONI T T D COMP TIBL . BP I CONIDER D  
 PPROPRI T L DU C T GORY TO TR ITION FROM I T IV I DU TRI LU  
 TO LOWER I T ITY U . T R DUCTIO N FOR L D SC PI G D BUFF R R XT  
 TO T C MET RY D R ILROAD.

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

PPLIC T WILL COMF R WIT T CITY' L DSEIP RC T CT DED.

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

Y . T R QU T D DEVI TION WILL V LITTL TO O FF CT ON T R ILROAD  
 D C MET RY D WILL P RMIT TR ITION LU B TWE T R IDE TI L(  
 DW LLI GS DT R ILROAD. P RMITTI G CONI T T D COMP TIBL URB

IN FILL DEVIATION IN HARVEST WITH THE IRI AND OPEN ON THE ZONING  
CODE

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

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

APPLICANT HAS NOT CREATED ANY VIOLATION WHICH EXISTS.

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

APPLICANT IS NOT AWARE OF ANY VIOLATION IN THE PROPERTY.

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

APPLICANT IS NOT AWARE OF ANY EXISTING VIOLATION.

### Public Hearings

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

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

### Application Certification

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

☐ Agreed to and submitted

### Filing Fee Information

1) Residential District Base Fee	\$966.00
2) Plus Notification Costs Per Addressee	
32 Notifications @ \$7.00/each:	\$224.00
3) Total Application Cost:	\$1,190.00

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

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

n

## STANDARDS AND CRITERIA

### ADMINISTRATIVE DEVIATION FOR DEVELOPMENT OF A FILLING STATION ON CHAFFEE ROAD SOUTH

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

Yes. The proposed deviation arises out of the physical surroundings, shape, or conditions limited to the subject property alone, herein defined. Applicant proposes to develop an office and warehouse on three (3) undeveloped parcels with an address of 0 St. Augustine Road (RE#s 130411 0130, 130411 0120, and 130411 0110 collectively, the "Property" as more particularly described and depicted in the attached legal description and conceptual site plan.

The Property is located within the LDR land use category, the Urban Development Area, and is zoned RLD-60. This administrative deviation is a companion application to land use amendment and rezoning applications requesting BP and IBP zoning on the Property. The Property abuts a railroad, a cemetery, and St. Augustine Road. The surrounding land use and zoning is CGC/CCG-2 to the east and LDR/RLD-60 to the north, west, and south. Filed in conjunction with this analysis is a memorandum addressing the surrounding uses and as-built conditions.

The Property is residual railroad real estate that is uniquely shaped in a triangle fronting a curved right-of-way. The proposed three thousand five hundred (3,500) square foot building is approximately 0.17 FAR, which is about half of the projected development standards for impact assessment of BP land use amendment requests in Policy 1.2.16. In other words, the proposed building is half of the size of what the Comprehensive Plan contemplates when new BP land use amendments are requested. Due to the constrained site geometry, various reductions are needed to facilitate development of the site. The site has been designed in such a way as to seek deviations from the areas abutting the railroad tracks and cemetery. Specifically, vehicle use area perimeter landscaping abutting properties needs to be reduced from five (5) foot minimum width to two (2) feet to account for drive aisles and parking areas. Loading will be addressed on-site but not within a dedicated loading space due to the shape of the Property. Accordingly a reduction from one (1) loading space to zero (0) is requested. Uncomplimentary buffers along the southern boundary need to be reduced to two (2) feet and the northeast boundary to five (5) feet. Finally, this administrative deviation application requests to decrease the minimum driveway access along St. Augustine Road from twenty-four (24) feet to thirteen (13) feet.

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

Yes. There are practical difficulties with the strict letter of the Zoning Code as applied to this Project. The Property is uniquely shaped which severely limits development. Even with a low floor area ratio, perimeter landscaping, uncomplimentary buffers, loading and driveway access deviations are needed to accommodate development of the site.

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

Yes. The request is not based exclusively upon a desire to reduce the cost of developing the site but would accomplish some result that is in the public interest. The administrative deviations requested herein are based on the unique shape of the Property and not exclusively upon a desire to reduce the cost of development. The triangle shape of the Property makes meeting setbacks and landscaping requirements highly difficult, even with a small building. Policy 1.2.16 of the Comprehensive Plan includes projected impacts for new BP land use amendments. The Policy contemplates developments having a FAR of 0.35, however the proposed building is only 0.17 FAR. This means that the proposed building is half of the size than what is projected under the Comprehensive Plan for BP land use amendments, yet these deviations are needed due to the shape of the Property. Granting the requested deviations will permit urban infill development, which furthers the public interest and is consistent with the intent of the Comprehensive Plan.

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

Yes. The proposed deviations will not diminish property values, nor will they alter the essential character of the surrounding area and will not substantially interfere with or injure the rights of others whose property would be affected by the deviation. The Property abuts a railroad, a cemetery, and St. Augustine Road. As further analyzed in the memorandum, the site is not appropriate for residential development, and the closest residential dwellings on the other side of St. Augustine do not face the Property and mostly have wood fences and trees screening the road.

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

Yes. The proposed use will not affect public health, safety or welfare or result in additional public expense, creation of nuisance or conflict any other applicable law. Office and warehousing next to a railroad, CCG-2 zoning, and a cemetery is consistent and compatible. BP is considered an appropriate land use category to transition from intensive industrial uses to lower intensity uses. The reductions for landscaping and buffers are next to the cemetery and railroad.

- 5. *If the proposed deviation relates to minimum required landscaping, please submit the comments or opinions of the City's Landscape Architect.***

Applicant will confer with the City's Landscape Architect as needed.

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

Yes. The requested deviations will have little to no effect on the railroad and cemetery and will permit a transitional use between the residential dwellings and the railroad. Permitting consistent and compatible urban infill development is in harmony with the spirit and intent of the Zoning Code.

## **II. Would the proposed deviation be in harmony with the spirit and intent of the Zoning**



**Code, considering the following as applicable:**

- 1. Did the applicant create the violation with intent to violate the provisions of the Zoning Code?***

Applicant has not created any violation which may exist.

- 2. Has the violation existed for a considerable length of time without receiving a citation?***

Applicant is not aware of any prior citations for the Property.

- 3. Is the violation that exists a result of construction, which occurred prior to the applicants acquiring the property?***

Applicant is not aware of any existing violation.

**EXHIBIT A**  
**Property Ownership Affidavit**


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

**Re: Property Ownership Affidavit for 0 St. Augustine Road, Jacksonville, FL  
32207 (RE#s 130411 0110, 130411 0120, and 130411 0130)**

Ladies and Gentlemen:

I, Roberto Fernandez Moran, as Manager, of T20 Holdings LLC, a Florida limited liability company, hereby certify that said entity is the Owner of the property described in **Exhibit 1**, in connection with filing a land use amendment, rezoning, administrative deviation, exception, waiver, variance and such other entitlements as may be required for the above referenced property, submitted to the Jacksonville Planning and Development Department.

T20 HOLDINGS LLC, a Florida limited  
liability company

  
Signed

Roberto Fernandez Moran  
Printed

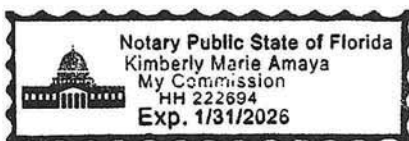
Manager  
Title

STATE OF FLORIDA  
COUNTY OF MIAMI DADE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of December, 2022 by, Roberto Fernandez Moran as Manager of T20 Holdings LLC, a Florida limited liability company, on behalf of the company, who is ☒ personally known to me or ☐ has produced \_\_\_\_\_ as identification.

[Notary Seal]

  
(Notary Signature)



**EXHIBIT B**  
**Agent Authorization**

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

**Re: Agent Authorization for 0 St. Augustine Road, Jacksonville, FL 32207 (RE#s  
130411 0110, 130411 0120, and 130411 0130)**

Ladies and Gentlemen:

You are hereby advised that Roberto Fernandez Moran, as Manager of T20 Holdings LLC, a Florida limited liability company, a Florida limited liability company, hereby authorizes and empowers Driver, McAfee, Hawthorne & Diebenow, PLLC, to act as agent to file application(s) for land use amendment, rezoning, administrative deviation, exception, waiver, variance and such other entitlements as may be required for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

T20 HOLDINGS LLC, a Florida limited  
liability company

  
\_\_\_\_\_  
Signed

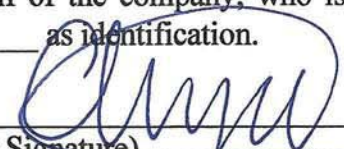
Roberto Fernandez Moran  
Printed

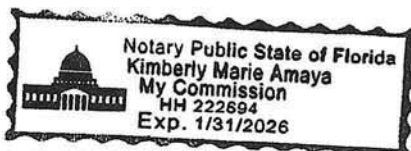
Manager  
Title

STATE OF FLORIDA  
COUNTY OF MIAMI DADE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of December, 2022 by, Roberto Fernandez Moran as Manager of T20 Holdings LLC, a Florida limited liability company, on behalf of the company, who is ☒ personally known to me or ☐ has produced \_\_\_\_\_ as identification.

[Notary Seal]

  
\_\_\_\_\_  
(Notary Signature)





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

## Detail by Entity name n

Florida Limited Liability Company n  
T20 HOLDINGS LLC n

### Filing Information n

**Document Number** L17000250987 n  
**EE/EI Number** APPLIED FOR n  
**Date Filed** 12/07/2017 n  
**Effective Date** 12/12/2017 n  
**State** FL n  
**Status** ACTIVE n

### Principal Address n

8600 NW 36th AVENUE n  
MIAMI, FL 33147 n

### Mailing Address n

8600 NW 36th AVENUE n  
MIAMI, FL 33147 n

### Registered Agent Name & Address n

CONDARCO LAW FIRM PLLC n  
8600 NW 36th AVENUE n  
MIAMI, FL 33147 n

Name Changed: 01/10/2020 n

### Authorized Person(s) Detail n

#### **Name & Address** n

Title Authorized Representative n

CONDARCO LAW FIRM PLLC n  
8600 NW 36th AVENUE n  
MIAMI, FL 33147 n

Title MGR n

Fernandez-Mora, Roberto n  
8600 NW 36th Avenue n  
Miami, FL 33147 n

Title Manager n

Prepared by and return to:  
Carlos Condareo  
Condareo Law Firm, PLLC  
1260 Lenox Avenue  
Miami Beach, FL 33139  
(561) 213-5785  
File Number: 2022-3  
Will Call No.:

[Space Above This Line For Recording Data]

## Quit Claim Deed

**This Quit Claim Deed** made this 12th day of July 2022 between T20 Holdings, LLC, a Florida Limited Liability Company whose post office address is 8600 NW 36 Avenue, Miami, FL 33147, grantor, and T20 Holdings, LLC, a Florida Limited Liability Company whose post office address is 8600 NW 36 Avenue, Miami, FL 33147, grantee

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Duval County, Florida to-wit:

A part of the CRAIG GRANT in Section 44, Township South, Range 27 East and a Part of Lot 14 According to the Plat of PHILLIPS SUBDIVISION, Recorded in Deed Book "AQ" Page 478, of the Public Records of Duval County, Florida, being more particularly described as follows:

For a point of beginning commence at the intersection of the Southwesterly right-of-way line of Florida East Coast Railway (a 100 foot right-of-way) and the Southeasterly right-of-way of St Augustine Road (a variable width right-of-way); thence South 36°00'00" West along the Southeasterly right-of-way of said St. Augustine Road, a distance of 34.08 feet to the point of curvature of a curve concave Southeasterly and having a radius of 586.62 feet; thence along and around said curve an arc distance of 24.77 feet, said curve subtended by a chord bearing and a distance of South 34°47'26" West, 24.76 feet; thence South 43°41'08" East, a distance of 223.86 feet to the Southwesterly right-of-way line of said Florida East Coast Railroad; thence North 29°51'49" West along said Southwesterly right-of-way line, a distance of 241.92 feet to the point of beginning.

Lands thus described contain 0.15 acres more or less.

**To Have and to Hold**, the same together with all and singular the appurtenances thereto belonging or in anyway appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness  
Printed Name: David Ettnan

Witness  
Printed Name: Greg Davis

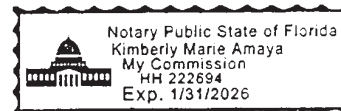
Condarco Law Firm, PLLC

State of Florida  
County of [ENTER COUNTY]

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of July, 2022 by Carlos Condarco who ☒ is personally known or ☐ has produced a driver's license as identification.

[Seal]

Notary Public  
Print Name: Kimberly Amaya  
My Commission Expires: \_\_\_\_\_





Prepared by and return to:  
Carlos Condareo  
Condareo Law Firm, PLLC  
1260 Lenox Avenue  
Miami Beach, FL 33139  
(561) 213-5785  
File Number: 2022-3  
Will Call No.:

[Space Above This Line For Recording Data]

## Quit Claim Deed

This Quit Claim Deed made this 12th day of July 2022 between T20 Holdings, LLC, a Florida Limited Liability Company whose post office address is 8600 NW 36 Avenue, Miami, FL 33147, grantor, and T20 Holdings, LLC, a Florida Limited Liability Company whose post office address is 8600 NW 36 Avenue, Miami, FL 33147, grantee

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Duval County, Florida** to-wit:

A part of the CRAIG GRANT in Section 44, Township South, Range 27 East and a Part of Lot 14 According to the Plat of PHILLIPS SUBDIVISION, Recorded in Deed Book "AQ" Page 478, of the Public Records of Duval County, Florida, being more particularly described as follows:

For a point of reference commence at the intersection of the Southwesterly right-of-way line of Florida East Coast Railway (a 100 foot right-of-way) and the Southeasterly right-of-way of St Augustine Road (a variable width right-of-way); thence South 36°00'00" West along the Southeasterly right-of-way of said St. Augustine Road, a distance of 34.08 feet to the point of curvature of a curve concave Southeasterly and having a radius of 586.62 feet; thence along and around said curve an arc distance of 24.77 feet, said curve subtended by a chord bearing and distance of South 34°47'26" West, 24.76 feet; thence continuing along and around the arc of said curve an arc distance of 58.86 feet, said curve being subtended by a chord bearing and distance of South 30°42'23" West, 58.84 feet; thence South 58°55'26 East, a distance of 215.61 feet to the Southwesterly right-of-way line of said Florida East Coast Railroad; thence North 43°41'08" West, a distance of 223.86 feet to the point of beginning.

Lands thus described contain 0.15 acres more or less.

**To Have and to Hold**, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WA  
Witness  
Printed Name: David Ettnar

Greg Davis  
Witness  
Printed Name: Greg Davis

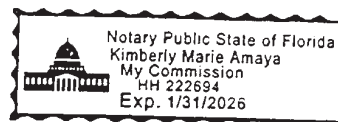
Carlos Condarco  
Condarco Law Firm, PLLC

State of Florida  
County of [ENTER COUNTY]

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of July, 2022 by Carlos Condarco who ☒ is personally known or ☐ has produced a driver's license as identification.

[Seal]

Kimberly Amaya  
Notary Public  
Print Name: Kimberly Amaya  
My Commission Expires: \_\_\_\_\_





Prepared by and return to:  
Carlos Condarco  
Condarco Law Firm, PLLC  
1260 Lenox Avenue  
Miami Beach, FL 33139  
(561) 213-5785  
File Number: 2022-3  
Will Call No.:

[Space Above This Line For Recording Data]

## Quit Claim Deed

**This Quit Claim Deed** made this 12th day of July 2022 between **T20 Holdings, LLC, a Florida Limited Liability Company** whose post office address is **8600 NW 36 Avenue, Miami, FL 33147**, grantor, and **T20 Holdings, LLC, a Florida Limited Liability Company** whose post office address is **8600 NW 36 Avenue, Miami, FL 33147**, grantee

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Duval County, Florida** to-wit:

A part of the **CRAIG GRANT** in Section 44, Township South, Range 27 East and a Part of Lot 14 According to the Plat of **PHILLIPS SUBDIVISION**, Recorded in Deed Book "AQ" Page 478, of the Public Records of Duval County, Florida, being more particularly described as follows:

For a point of reference commence at the intersection of the Southwesterly right-of way line of Florida East Coast Railway (a 100 foot right-of-way) and the Southeasterly right-of-way of St Augustine Road (a variable width right-of-way); thence South 36°00'00" West along the Southeasterly right-of-way of said St. Augustine Road, a distance of 34.08 feet to the point of curvature of a curve concave Southeasterly and having a radius of 586.62 feet; thence along and around said curve an arc distance of 83.63 feet, said curve subtended by a chord bearing and distance of South 31°54'57" West, 83.56 feet to the point of beginning; thence continuing along and around the arc of said curve an arc distance of 58.86 feet, said curve being subtended by chord bearing and distance of South 24°57'25" West, 58.84 feet to the north lands described in Official Records Book 12419, Page 1643 of said County; thence South 74°32'17" East, a distance of 217.36 feet to the Southwesterly right-of-way line of said Florida East Coast Railroad; thence North 58°55'26" West, a distance of 215.61 feet to the point of beginning.

Lands thus described contain 0.15 acres more or less.

**To Have and to Hold**, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WTT  
Witness  
Printed Name: David Ettman  
GR  
Witness  
Printed Name: Greg Davis

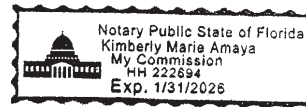
[Signature]  
Condarco Law Firm, PLLC

State of Florida  
County of [ENTER COUNTY]

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of July, 2022 by Carlos Condarco who ☒ is personally known or ☐ has produced a driver's license as identification.

[Seal]

[Signature]  
Notary Public  
Print Name: Kimberly Amaya  
My Commission Expires: \_\_\_\_\_



# SITE PLAN

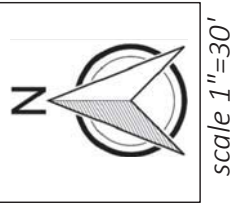
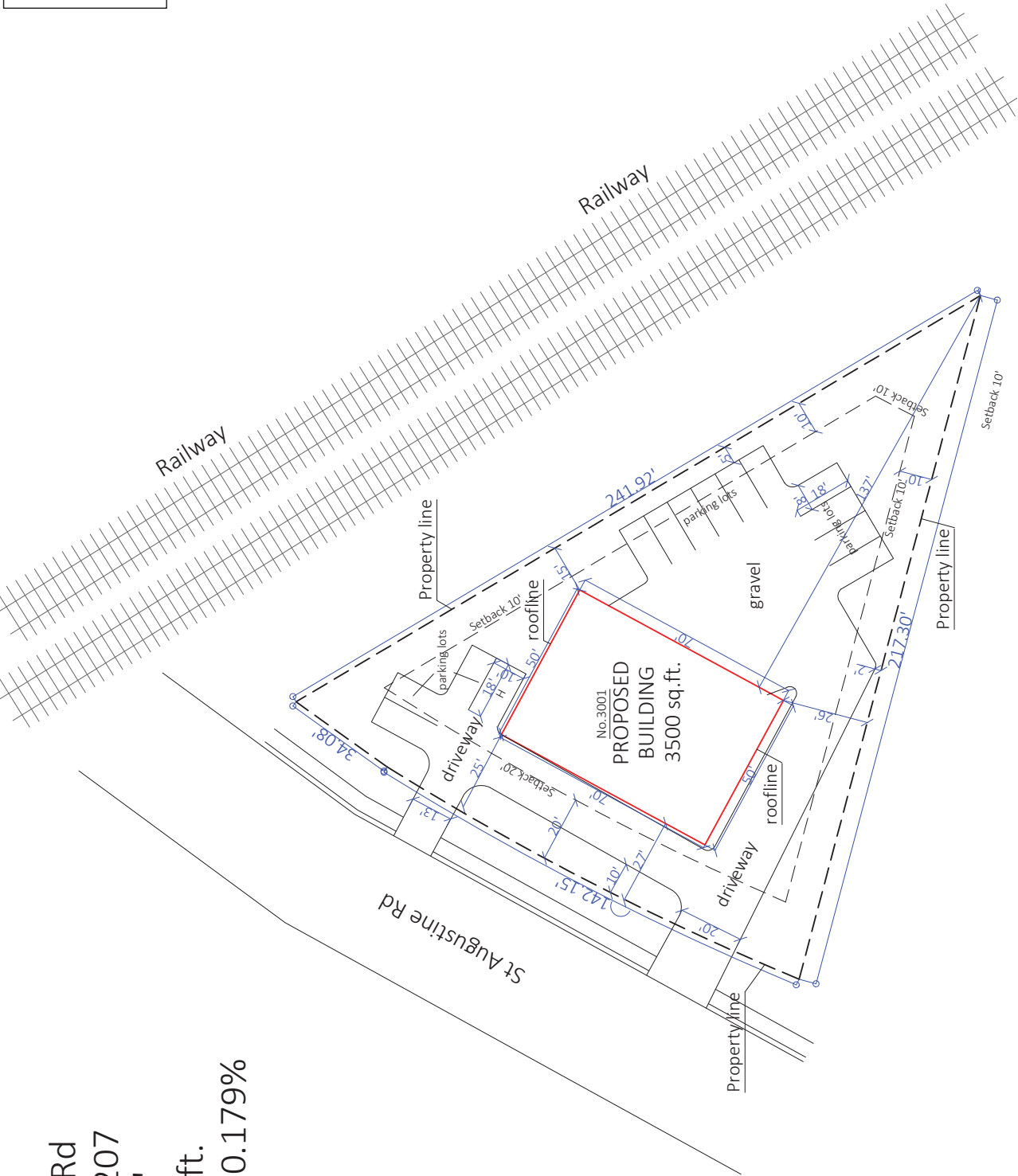
3001 St Augustine Rd

Jacksonville, FL 32207

Paper Size: 11"x17"

Lot size: 20,473 sq.ft.

Building Coverage: 0.179%





One Independent Drive  
Suite 1200  
Jacksonville, Florida 32202

P (904) 301.1269  
F (904) 301.1279  
www.drivermcafee.com

To: Planning and Development Department  
From: Driver, McAfee, Hawthorne & Diebenow  
Date: July 21, 2023  
Re: 0 St. Augustine Road Entitlement Applications

## MEMORANDUM

---

This memorandum addresses how the proposed project is consistent and compatible with the existing single-family residences along St. Augustine Road near the Property as defined herein. Applicant proposes to develop an office and warehouse on three (3) undeveloped parcels with an address of 0 St. Augustine Road (RE#s 130411 0130, 130411 0120, and 130411 0110) (collectively, the “Property”) as more particularly described and depicted in the legal description and site plan filed with the land use amendment, rezoning and administrative deviation applications.

The Property is residual railroad real estate that is located within the LDR land use category, the Urban Development Area, and is zoned RLD-60. To facilitate the proposed development, applications for land use amendment, rezoning, and administrative deviations are filed requesting BP land use and IBP zoning on the Property as well as site-specific deviations due to the unique shape and location of the Property. The Property abuts a railroad, a cemetery, and St. Augustine Road. The surrounding land use and zoning is CGC/CCG-2 to the east and LDR/RLD-60 to the north, west, and south.

There are five (5) single-family lots that have rear yards on the west side of St. Augustine Road and north of Lorimier Road. Each lot is oriented toward Lorimier Terrace and face other single-family homes. Along St. Augustine Road, two (2) of the lots are heavily buffered with mature trees and screened with a six (6) or eight (8) foot wood fence (2857 and 2867 Lorimier Terrace). Two (2) additional lots are screened with similar fencing (2883 and 2893 Lorimier Terrace). The final lot has an approximate four (4) foot chain link fence with an accessory structure near the rear boundary. The proposed office and warehouse will have nominal impacts, if any, on the single-family homes due to their orientation and screening.

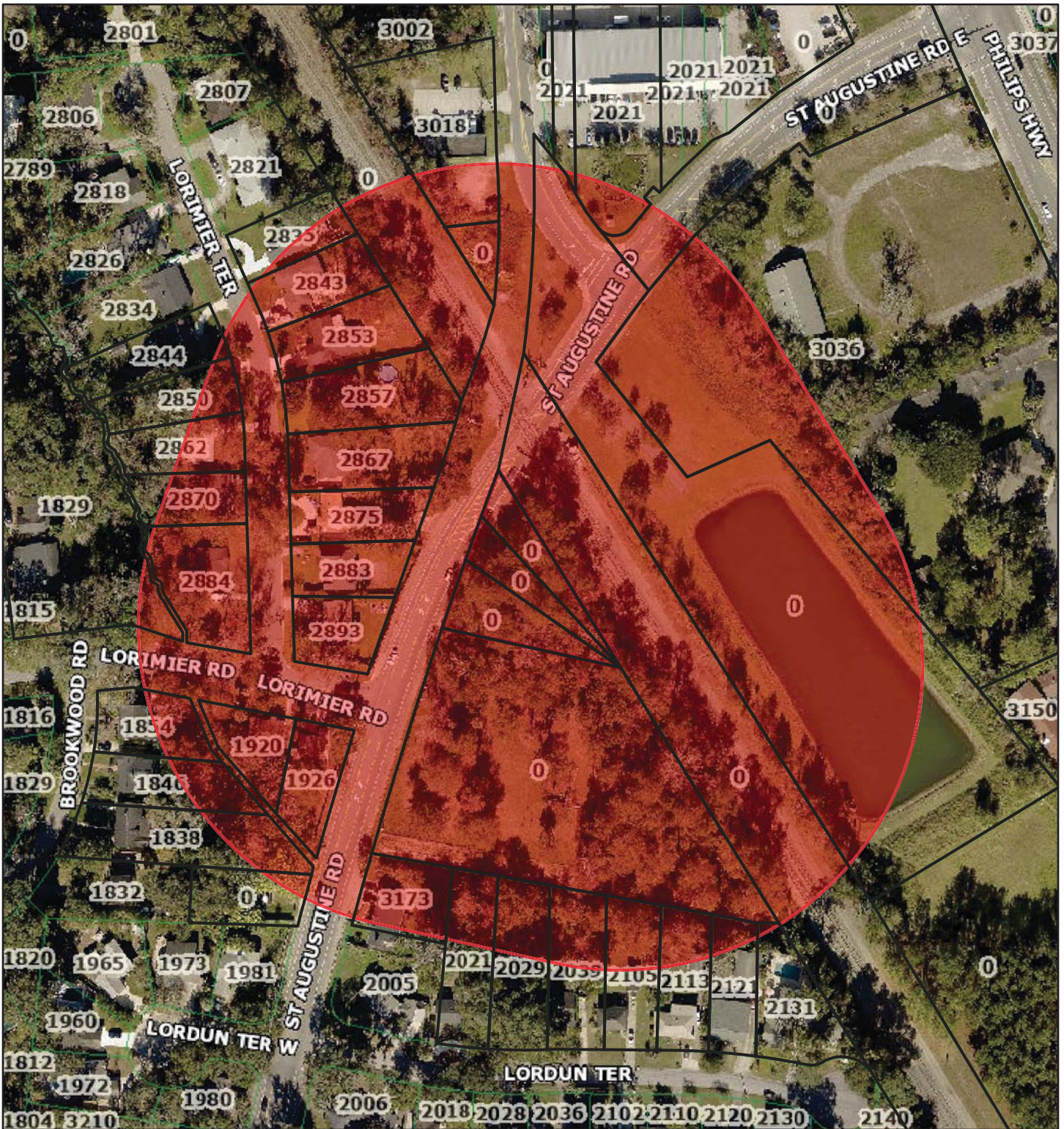
The single-family houses on the west side of St. Augustine Road and south of Lorimier Road are all oriented internal to the residential subdivision and have six (6) or eight (8) foot wood fencing along their rear boundary against St. Augustine Road. There is only one (1) single-family residence within five hundred (500) feet of the Property that faces St. Augustine Road (3173 St.

Augustine Road). The cemetery buffers and screens the Property from the residence for approximately two hundred seventy (270) feet interspersed with mature trees.



In conclusion, the proposed development will have nominal, if any, impacts on the surrounding single-family residences. The proposed office and warehouse has substantial screening and buffering ensuring consistency and compatibility with the as-built conditions in the community.

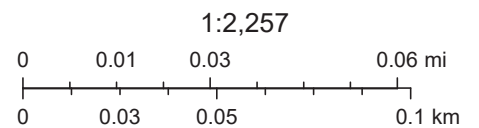


# Land Development Review



August 14, 2023

-  1410260\_T-2023-5102
-  Parcels





RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADD	MAIL_CITY	MAIL_STATE	MAIL_ZIP
130408 0015	2021 JAX LLC		2021 SAINT AUGUSTINE RD E SUITE 4		JACKSONVILLE	FL	32207	
130408 0020	2021 JAX LLC		2021 SAINT AUGUSTINE RD E STE 2		JACKSONVILLE	FL	32207	
082648 0000	BAUTISTA AUDRE ELLYN		2850 LORIMIER TER		JACKSONVILLE	FL	32207	
082641 0000	BILLARD MAX H		2893 LORIMIER TER		JACKSONVILLE	FL	32207	
082497 0000	BOWSER JEREMIAH		1846 BROOKWOOD RD		JACKSONVILLE	FL	32207	
130526 0000	BRASWELL ALYSSA A		2131 LORDUN TER		JACKSONVILLE	FL	32207	
082501 0000	CITY OF JACKSONVILLE		C/O CITY REAL ESTATE DIV	214 N HOGAN ST 10TH FL	JACKSONVILLE	FL	32202	
130412 0000	CITY OF JACKSONVILLE		C/O CITY REAL ESTATE DIV	214 N HOGAN ST 10TH FL	JACKSONVILLE	FL	32202	
130411 0500	CITY OF JACKSONVILLE		C/O CITY REAL ESTATE DIV	214 N HOGAN ST 10TH FL	JACKSONVILLE	FL	32202	
130521 0000	CUPOLA HOMES27 LLC		71 S WACKER STE 2775		CHICAGO	IL	60606	
082108 0000	DANO JAMES		1829 LORIMIER RD		JACKSONVILLE	FL	32207-4245	
082649 0000	DELEGAL THOMAS A IV ET AL		2862 LORIMIER TER		JACKSONVILLE	FL	32207	
082653 0000	ELDERKIN JARED T		2835 LORIMIER TER		JACKSONVILLE	FL	32207	
130411 2000	FLORIDA EAST COAST RAILWAY LLC		7150 PHILIPS HWY		JACKSONVILLE	FL	32256	
082499 0000	FORBES SHIRLEY M		1920 LORIMIER RD		JACKSONVILLE	FL	32207-4247	
082656 0000	HIGHTOWER ALI TATEM		2857 LORIMIER TER		JACKSONVILLE	FL	32207	
082496 0000	KOCH JEFFREY L		1838 BROOKWOOD RD		JACKSONVILLE	FL	32207-4210	
082655 0000	KOHL KARYN L		7805 BAYMEADOWS CIR W		JACKSONVILLE	FL	32256	
130524 0000	KOSTE ROBERT M JR		2113 LORDUN TER		JACKSONVILLE	FL	32207	
082637 0000	LAGRONE PAULA J		2870 LORIMIER TER		JACKSONVILLE	FL	32207-4103	
082639 0000	LANDA APP LLC 2875 LORIMIER TERRACE JACKSONVILLE F		6 W 18TH ST 12TH FL		NEW YORK	NY	10011	
082638 0000	LITZ RICHARD A		2884 LORIMIER TER		JACKSONVILLE	FL	32207-4103	
130413 0005	LOFTS AT SAN MARCO EAST LTD		3030 HARTLEY RD STE 310		JACKSONVILLE	FL	32257	
082654 0000	MENDELL SCOTT R		2843 LORIMIER TER		JACKSONVILLE	FL	32207	
082647 0000	MORGAN DANIEL E		2844 LORIMIER TER		JACKSONVILLE	FL	32207-4103	
130523 0000	NELSON TERRI CALHOUN ET AL		2319 BROADMOOR LN		JACKSONVILLE	FL	32207	
NORTH ST AUGUSTINE ROAD NEIGHBORHOOD		DARLINE JONES	1743 SHERIDAN ST.		JACKSONVILLE	FL	32207	
082500 0000	PARRIS EMILY GAYLE		1926 LORIMER RD		JACKSONVILLE	FL	32207	
130518 0000	PATTERSON DEANDRA		3173 SAINT AUGUSTINE RD		JACKSONVILLE	FL	32207	
130525 0000	RELIHAN PAUL JOSEPH		2121 LORDUN TERRACE RD		JACKSONVILLE	FL	32207	
130522 0000	ROOD RICHARD JR ET AL		2039 LORDUN TER		JACKSONVILLE	FL	32207	
	SAN MARCO PRESERVATION SOCIETY	ATTEN: CURRENT PRESIDENT	1468 HENDRICKS AV		JACKSONVILLE	FL	32207	
082640 0000	SANDRA CLAIRE MORRIS LLC		933 BAYSIDE BLUFF RD		SWITZERLAND	FL	32259	
SOUTHEAST		JOANNE PARKER GRIFFIN	4222 LALOSA DR		JACKSONVILLE	FL	32217	
082498 0000	SPRAGUE ELI AARON		1854 BROOKWOOD RD		JACKSONVILLE	FL	32207	
130411 0120	T20 HOLDINGS LLC		8600 NW 36 AVE		MIAMI	FL	33147	
130411 0110	T20 HOLDINGS LLC		8600 NW 36 AVE		MIAMI	FL	33147	
130411 0130	T20 HOLDINGS LLC		8600 NW 36 AVE		MIAMI	FL	33147	
130414 0000	VETERANS OF FOREIGN WARS POST NO 1689		3409 ST AUGUSTINE RD		JACKSONVILLE	FL	32207-5561	
130520 0000	WILLIAMS BLANCHE M		2021 LORDUN TERRACE		JACKSONVILLE	FL	32207	
082657 0000	WILLIAMS JUANITA P		2867 LORIMIER TER		JACKSONVILLE	FL	32207	
TOTAL: 32								