COMPANION APPLICATION / VLD-24-16

Date Submitted: 9/18/2024	Application Number: E-24-53
Date Filed: 10/1/2024	Public Hearing:

Application for Zoning Exception

City of Jacksonville, Florida
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) 255-7865.

For Official Use Only		
Current Zoning District: CCG-1	Current Land Use Category: CGC	
Exception Sought: An establishment or facility which includes the retail sales & service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both (2)Permanent outside sales and service, meeting the performance standards and development criteria set forth in Part 4 (3) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.	Applicable Section of Ordinance Code:	
Council District: 5	Planning District: 3	
Previous Zoning Applications Filed (provide application numbers): n/a		
Notice of Violation(s): n/a		
Number of Signs to Post: 2	Amount of Fee: $2,605.00	Zoning Asst. Initials: DJ.
Neighborhood Associations: San Marco Preservation Society; Southeast		
Overlay: San Marco Overlay		

PROPERTY INFORMATION	
1. Complete Property Address: 1996 San Marco Boulevard, Jacksonville, FL 32207	2. Real Estate Number: 081338 0000
3. Land Area (Acres): 0.28	4. Date Lot was Recorded: 1937
5. Property Located Between Streets: San Marco Boulevard and Balis Place	6. Utility Services Provider: City Water / City Sewer ☑ Well / Septic ☐
7. Current Property Use: Theater	
8. Exception Sought: (1) Retail sale and service of all alcoholic beverages for on-premises consumption or off-premises consumption or both (2) Outside sale and service for restaurant (3) Permanent outside sale and service, meeting the performance standards and development criteria set forth in Part 4.	
9. In whose name will the Exception be granted: Project Q SM, LLC and Project Q Holdings, LLC d/b/a Electric Dough Pizza Co	

PLANNING AND DEVELOPMENT DEPARTMENT
214 N. Hogan Street, Suite 300 | Jacksonville, FL 32202 | Phone: 904.255.7800 | Fax: 904.255.7884 | www.coj.net

last update: 1/12/2017

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
10. Name: Normandy Stratton, LLC	11. E-mail: N/A
12. Address (including city, state, zip): 8650-12 Old Kings Road South, Jacksonville, FL 32217	13. Preferred Telephone: N/A

APPLICANT'S INFORMATION (if different from owner)	
14. Name: Cyndy Trimmer and Mike Sittner	15. E-mail: ctrimmer@drivermcafee.com / msittner@drivermcafee.com
16. Address (including city, state, zip): Driver, McAfee, Hawthorne & Diebenow, PLLC 1 Independent Drive, Suite 1200 Jacksonville, FL 32202	17. Preferred Telephone: (904) 807-0185 / (904) 807-8214

CRITERIA

Section 656.101(i), Ordinance Code, defines an exception as "a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to the number, area, location or relation to the neighborhood, could promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare."

Section 656.131(c), Ordinance Code, provides that, with respect to action upon Applications for Zoning Exceptions, the Planning Commission may grant the exception if it finds from a preponderance of the evidence of record presented at the public hearing that the proposed use meets, to the extent applicable, the following standards and criteria:

(i) *Will be consistent with the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto;*

(ii) *Will be compatible with the existing contiguous uses or zoning and compatible with the general character of the area considering population, density, design, scale, and orientation of the structures to the area, property values and existing similar uses;*

(iii) *Will not have an environmental impact inconsistent with the health, safety and welfare of the community;*

(iv) *Will not have a detrimental effect on vehicular or pedestrian traffic or parking conditions, and will not result in the generation or creation of traffic inconsistent with health, safety and welfare of the community;*

(v) *Will not have a detrimental effect on the future development of contiguous properties or the general area, according to the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto;*

(vi) *Will not result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, dust or physical activities taking into account existing uses or zoning in the vicinity;*

(vii) *Will not overburden existing public services and facilities;*

(viii) *Will be sufficiently accessible to permit entry onto the property by fire, police, rescue and*

other services; and

(ix) Will be consistent with the definition of an exception, the standards and criteria of the zoning classification in which such use is proposed to be located and all other requirements for such particular use set for elsewhere in the Zoning Code (Chapter 656, Ordinance Code) or as otherwise adopted by the Planning Commission.

18. Given the above definition of an "exception" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the request is being sought. Provide as much information as you can; you may attach a separate sheet if necessary. Please note that failure by the applicant to adequately substantiate the need for the exception and to meet the criteria set forth may result in a denial.

See attached.

PLANNING AND DEVELOPMENT DEPARTMENT
214 N. Hogan Street, Suite 300 | Jacksonville, FL 32202 | Phone: 904.255.7800 | Fax: 904.255.7884 | www.coj.net

ATTACHMENTS

The following attachments must accompany each copy of the application.

- [x] Survey
- [x] Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
- [x] Property Ownership Affidavit (Exhibit A)
- [x] Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- [x] Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)
- [x] Proof of property ownership – may be print-out of property appraiser record card if individual owner, http://apps.coj.net/pao_propertySearch/Basic/Search.aspx, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, http://search.sunbiz.org/Inquiry/CorporationSearch/ByName.

- [ ] Letter from the Department of Children and Family Services (DCFS) – **day care uses only**
- [ ] Advisory opinion letter from the Environmental Quality Division (EQD) – **if required**

FILING FEES

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

Base Fee	Public Notices	Advertisement
Residential Districts: $1,161.00	$7.00 per Addressee	Billed directly to owner/agent
Non-residential Districts: $1,173.00		

PLANNING AND DEVELOPMENT DEPARTMENT
214 N. Hogan Street, Suite 300 | Jacksonville, FL 32202 | Phone: 904.255.7800 | Fax: 904.255.7884 | www.coj.net

AUTHORIZATION

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

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

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.

Owner(s) Print name: _____ Signature: _____	**Applicant or Agent (if different than owner)** Print name: Cyndy Trimmer and Mike Sittner Signature: _____ **An agent authorization letter is required if the application is made by any person other than the property owner.*
Owner(s) Print name: _____ Signature: _____	

SUBMITTAL

This application must be typed or printed in ink and submitted along with three (3) copies for a total of **four (4) applications**. Each application must include **all required attachments**.

Submit applications to:
Planning and Development Department, Zoning Section
214 North Hogan Street, 2nd Floor
Jacksonville, Florida 32202
(904) 255-8300

ANSWERS TO STANDARDS AND CRITERIA: EXCEPTION

EXCEPTIONS FOR (1) AN ESTABLISHMENT WHICH INCLUDES THE RETAIL SALE AND SERVICE OF ALL ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION OR OFF-PREMISES CONSUMPTION OR BOTH AND (2) FOR RESTAURANTS WITH THE OUTSIDE SALE AND SERVICE OF FOOD

SUMMARY DESCRIPTION OF THE PROJECT

Applicant, Normandy Stratton LLC, is the owner of property at 1996 San Marco Boulevard, Jacksonville, Florida 32207 (RE# 081338 0000) (the "Property") as more particularly described in the legal description filed herewith. The Property is located within the San Marco Square, with CGC land use and CCG-1 zoning.

Applicant is working with Project Q SM, LLC and Project Q Holdings, LLC d/b/a Electric Dough Pizza Co (collectively, "Electric Dough Pizza Co") to bring a fast-casual restaurant featuring artisan pizza and associated take-home food offerings to the building previously occupied by the San Marco Movie Theater. Pursuant to Sections 656.131 and 656.313 of the Zoning Code, Applicant requests exceptions for (1) the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both, and (2) outside sale and service of food. Applicant has filed a companion application requesting waiver of minimum distance requirements for a liquor license location.

1. ***Will be consistent with the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto.***

   The grant of exceptions would be consistent with the Future Land Use Element ("FLUE") of the 2045 Comprehensive Plan and would further the following FLUE goals, objectives and policies: Goal 1, Objective 1.1, Policy 1.1.1, Goal 3, Objective 3.2, Policy 3.2.1, Policy 3.2.2, and Policy 3.2.5.

2. ***Will be compatible with the existing contiguous uses or zoning and compatible with the general character of the area considering population, density, design, scale and orientation of structures to the area, property values and existing similar uses?***

   Electric Dough Pizza Co will create an additional family-friendly restaurant in the San Marco Square, which is known for its mix of boutique restaurants and retail. The proposed alcohol service and outdoor seating is well established in the San Marco Square, with the following establishments also serving liquor and providing outdoor seating: Oceana, Taverna, Voodoo Brewing, Grape and Grain Exchange, Fore Score Golf Tavern, and Seafood Island Bar and Grille. The proposed uses will reduce the parking demand from the previous theater use based on the calculations in Part 6 of the Zoning Code. A reduction in parking supports the other uses in the San Marco Square that utilize the on-street and shared use spaces and will also reduce the potential for commercial intrusion in the surrounding residential neighborhoods.

3. ***Will not have an environmental impact inconsistent with the health, safety and welfare of the community.***

   The proposed uses will not have an environmental impact inconsistent with the health, safety or welfare of the community. The outdoor seating will be consistent with seating in the San Marco corridor, including the outdoor seating at Grape and Grain along Balis Place.

4. ***Will not have a detrimental effect on vehicular or pedestrian traffic, or parking conditions, or result in the creation or generation of traffic inconsistent with the health, safety and welfare of the community.***

   The requested exceptions will not have a detrimental effect on vehicular or pedestrian traffic, or parking conditions, or result in the creation or generation of traffic inconsistent with the health, safety and welfare of the community. The San Marco Theater originally had over five hundred (500) seats and then reduced to three hundred five (305) seats. The Transportation Planning Division confirmed that the proposed restaurant will result is less trips utilizing LUC 445 for the movie theater with five hundred (500) seats and LUC 932 for the proposed use with one hundred sixty-five (165) seats. Additionally, the Transportation Planning Division confirmed that the proposed restaurant will result in three (3) less required parking spaces based on the ITE Parking Manual. Likewise, Part 6 of the Zoning Code would require one hundred twenty-five (125) parking spaces for a five hundred (500) seat theater and only forty-seven (47) spaces for one hundred sixty-five seat restaurant with ten (10) employees on a peak-hour shift. Even at the reduced seat count of the theater (305 seats), the parking demand still exceeds the restaurant's Part 6 requirement by twenty-nine (29) spaces. The restaurant will also bring more pedestrians to the San Marco Square throughout the day rather than peaking at unique times when films were being shown at the theater.

5. ***Will not have a detrimental effect on the future development of contiguous properties or the general area, according to the Comprehensive Plan, including any subsequent plan adopted by the Council thereto.***

   The requested exceptions will not have a detrimental effect on the future development of contiguous properties or the general area. The Property is located within the San Marco Square, which is already developed with office, restaurants, and bars, and commercial retail and service establishments.

6. ***Will not result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, dust or physical activities, taking into account existing uses or zoning in the vicinity.***

   The proposed uses will not create objectionable or excessive, noise, lights, vibrations, fumes, dust, or physical activity. The Property is within the San Marco Square, which is characterized by active street fronts with outdoor seating.

7. ***Will not overburden existing public services and facilities.***

The proposed uses will not overburden existing public services and facilities. A JEA letter confirming the availability of capacity to provide service will be provided.

8. ***Will be sufficiently accessible to permit entry onto the Property for fire, police, rescue and other services.***

   The site will be sufficiently accessible to permit entry onto the property by fire, police, rescue and other services.

9. ***Will be consistent with the definition of a zoning exception and meet the standards and criteria of the zoning classification in which such use is proposed to be located?***

   The proposed uses will be consistent with the definition of "zoning exception" provided in Section 656.1601 of the Code: a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to number, area, location or relation to the neighborhood, could promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Within the CCG-1 district regulations, "an establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both" and "restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4" as proposed are designated permissible uses by exception. The proposed uses will be controlled according to the site plan and other conditions described herein consistent with the criteria established for the CCG-1 District in Section 656.313 of the Code.

City of Jacksonville
Planning & Development Department
214 N. Hogan Street, Suite 300
Jacksonville, Florida 32202

AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
Corporation/Partnership/Trust/Other Entity

Normandy Stratton LLC
Owner (Affiant) Name

1996 San Marco Boulevard, Jacksonville, FL 32207
Address(es) for Subject Property

RE# 081388-0000
Real Estate Parcel Number(s) for Subject Property

Driver, McAfee, Hawthorne & Diebenow, PLLC
Appointed or Authorized Agent(s)

Zoning exception, waiver of minimum distance for a liquor license location, and/or such other applications for entitlement as may be required
Type of Request(s)/Application(s)

STATE OF FLORIDA

COUNTY OF DUVAL

BEFORE ME, the undersigned authority, this day personally appeared Leonard R. Setzer, who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the Manager of Normandy Stratton LLC, a Florida limited liability company (the "Entity") that is the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above-noted request(s)/application(s) being made to the City of Jacksonville.*

2. Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.

3. That I, the undersigned, as an authorized representative of the Entity, have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on behalf of said Entity in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent the Entity, I attest that the application(s) is/are made in good faith.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE.

City Form Revised: 4/11/2022

4. Affiant further acknowledges that any change in ownership of the Subject Property and/or the designated agent(s) that occur prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require that a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.

5. I acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

FURTHER AFFIANT SAYETH NAUGHT.

Signature of Affiant

Leonard R. Setzer
Printed/Typed Name of Affiant

*** Affiant shall provide documentation illustrating that Affiant is an authorized representative of the entity-owner of the Subject Property. This may be shown through a corporate resolution, power of attorney, printout from Sunbiz.org, trust agreement, etc.**

NOTARIAL CERTIFICATE

Sworn to and subscribed before me by means of physical presence this 12th day of June, 2024, by Leonard R. Setzer, who is personally known to me.

Notary Public Signature

Stacey Brown
Printed/Typed Name - Notary Public

[NOTARY SEAL]

STACEY BROWN
MY COMMISSION # HH521591
EXPIRES: June 22, 2028

My commission expires: _____

NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE.

Doc # 2022232951, OR BK 20427 Page 2092, Number Pages: 3,
Recorded 09/09/2022 08:51 AM, JODY PHILLIPS CLERK CIRCUIT COURT DUVAL COUNTY
RECORDING $27.00 DEED DOC ST $23450.00

Prepared by and return to:
Charles L. Gibbs, Esq.
Driver, McAfee, Hawthorne & Diebenow, PLLC
One Independent Drive, Suite 1200
Jacksonville, Fl. 32202

Property Appraiser's ID #: 081338-0000

SPECIAL WARRANTY DEED

This Special Warranty Deed is executed this 8th day of September, 2022, by **San Marco Real Estate Partnership LLC,** a Florida limited liability company ("**Grantor**") whose post office address is 305 Pablo Road, Ponte Vedra Beach, Florida 32082, to **Normandy Stratton LLC**, a Florida limited liability company ("**Grantee**") whose post office address is c/o TSG Realty, 8650-12 Old Kings Road South, Jacksonville, Florida 32217.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

Witnesseth, that the Grantor, in consideration of the sum of Ten Dollars and other valuable consideration paid by the Grantee, receipt and sufficiency of which is acknowledged, has granted, bargained, sold and conveyed to the Grantee, its successors and assigns forever, and does by these presents, grant, bargain, sell and convey the following described real property located in Duval County, Florida (the "**Property**"):

Lot 13, Block 7, Avondale Company's Replat, according to plat thereof recorded in Plat Book 15, Page 64, of the current public records of Duval County, Florida.

Together with all the rights, tenements, improvements, hereditaments, easements, and appurtenances thereto belonging or in anywise appertaining.

To have and to hold the same in fee simple forever.

AND GRANTOR HEREBY COVENANTS with Grantee that the Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but none other, subject to the matters set forth on Exhibit "A" attached hereto.

[*signature page to follow*]

In Witness Whereof, Grantor has signed and sealed these presents the day and year above written.

Signed, sealed and delivered as to Grantor
in the presence of:

San Marco Real Estate Partnership LLC, a
Florida limited liability company

Signature of Witness 1

By: Keith B. Kimball
Its: Authorized Representative

Print Name of Witness 1

Signature of Witness 2

Print Name of Witness 2

State of FLORIDA
County of DUVAL

The foregoing instrument was acknowledged before me, by means of physical presence, this 8th day of September, 2022, by Keith B. Kimball, as the Authorized Representative of San Marco Real Estate Partnership LLC, a Florida limited liability company, on behalf of the company, who ( ) is personally known to me, or (✓) presented the following identification: HI Drivers License.

My Commission Expires:

Signature of Notary

[Notary Seal]

SUZANNE G. MCGOWAN
Notary Public - State of Florida
Commission # GG 278708
My Comm. Expires Dec 17, 2022
Bonded through National Notary Assn.

EXHIBIT "A"
Permitted Exceptions

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.

2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Property.

3. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).

Detail by Entity Name

Florida Limited Liability Company
NORMANDY STRATTON LLC

Filing Information

Document Number	L07000086058
FEI/EIN Number	26-0812677
Date Filed	08/22/2007
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: 04/19/2012

Mailing Address

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

Changed: 04/19/2012

Registered Agent Name & Address

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

Name Changed: 03/26/2008

Address Changed: 04/19/2012

Authorized Person(s) Detail

Name & Address

Title MGR

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

Annual Reports

Report Year	Filed Date
2022	01/20/2022
2023	01/19/2023
2024	01/17/2024

Document Images

01/17/2024 -- ANNUAL REPORT	View image in PDF format
01/19/2023 -- ANNUAL REPORT	View image in PDF format
01/20/2022 -- ANNUAL REPORT	View image in PDF format
01/22/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
02/13/2019 -- ANNUAL REPORT	View image in PDF format
01/26/2018 -- ANNUAL REPORT	View image in PDF format
01/18/2017 -- ANNUAL REPORT	View image in PDF format
03/17/2016 -- ANNUAL REPORT	View image in PDF format
02/18/2015 -- ANNUAL REPORT	View image in PDF format
03/18/2014 -- ANNUAL REPORT	View image in PDF format
03/13/2013 -- ANNUAL REPORT	View image in PDF format
04/19/2012 -- ANNUAL REPORT	View image in PDF format
03/07/2011 -- ANNUAL REPORT	View image in PDF format
03/11/2010 -- ANNUAL REPORT	View image in PDF format
02/24/2009 -- ANNUAL REPORT	View image in PDF format
03/26/2008 -- ANNUAL REPORT	View image in PDF format
08/22/2007 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

PAGE 1 OF 1

BOUNDARY SURVEY

LEGAL DESCRIPTION:
LOT 13, BLOCK 7, AVONDALE COMPANY'S REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 64, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FL.

CERTIFIED TO:
SAN MARCO REAL ESTATE PARTNERSHIP LLC; NORMANDY STRATTON LLC; DRIVER, MCAFEE, HAWTHORNE & DIEBENOW, PLLC; TSG REALTY; FIRST AMERICAN TITLE INSURANCE COMPANY

COMMUNITY NUMBER: 120077
PANEL: 0367
SUFFIX: J
FLOOD ZONE: X
FIELD WORK: 8/30/2022

PROPERTY ADDRESS:
1990-1996 SAN MARCO BOULEVARD
JACKSONVILLE, FL 32207

SURVEY NUMBER: 558429

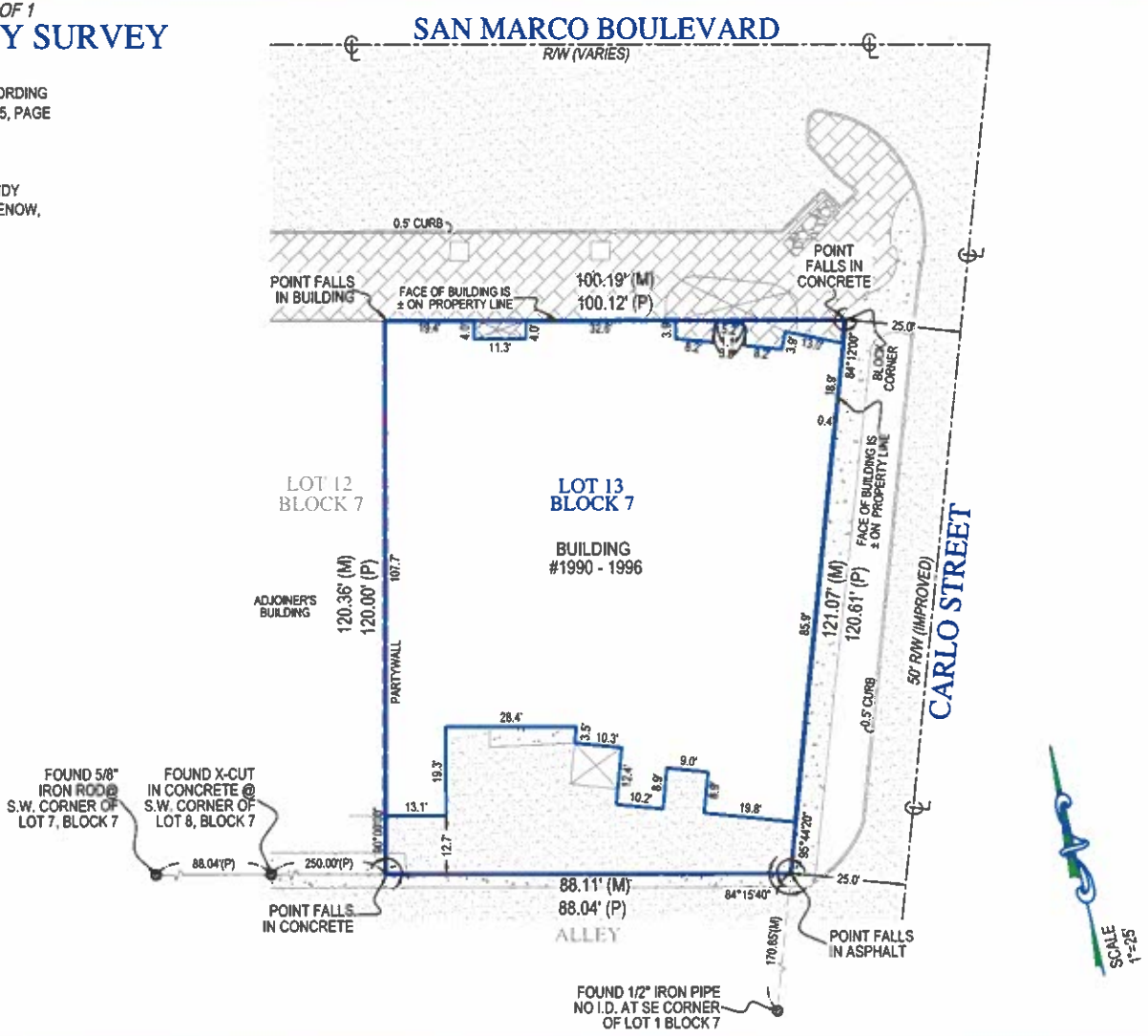
SYMBOL DESCRIPTIONS:

- CATCH BASIN
- CENTERLINE ROAD
- COVERED AREA
- EXISTING ELEVATION
- HYDRANT
- MANHOLE
- METAL FENCE
- MISC. FENCE
- PROPERTY CORNER
- U.B. UTILITY BOX
- U.P. UTILITY POLE
- W.M. WATER METER
- WELL
- WOOD FENCE

ABBREVIATION DESCRIPTION:

A/C	AIR CONDITIONER
℄	CENTERLINE
Δ	CENTRAL / DELTA ANGLE
I.D.	IDENTIFICATION
L	LENGTH
LB	LICENSED BUSINESS
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
OHL	OVERHEAD UTILITIES
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
P-K	PARKER KYLON NAIL
P.R.C.	POINT OF REVERSE CURVE
PSM	PROFESSIONAL SURVEYOR MAPPER
P.T.	POINT OF TANGENCY
R	RADIAL / RADIUS
R/W	RIGHT OF WAY

SURVEY NOTES
BRICK SLAB CROSSING INTO LOT LINE AT NORTHERLY SIDE OF PROPERTY.



LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE http://targetsurveying.net

TARGET SURVEYING, LLC

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

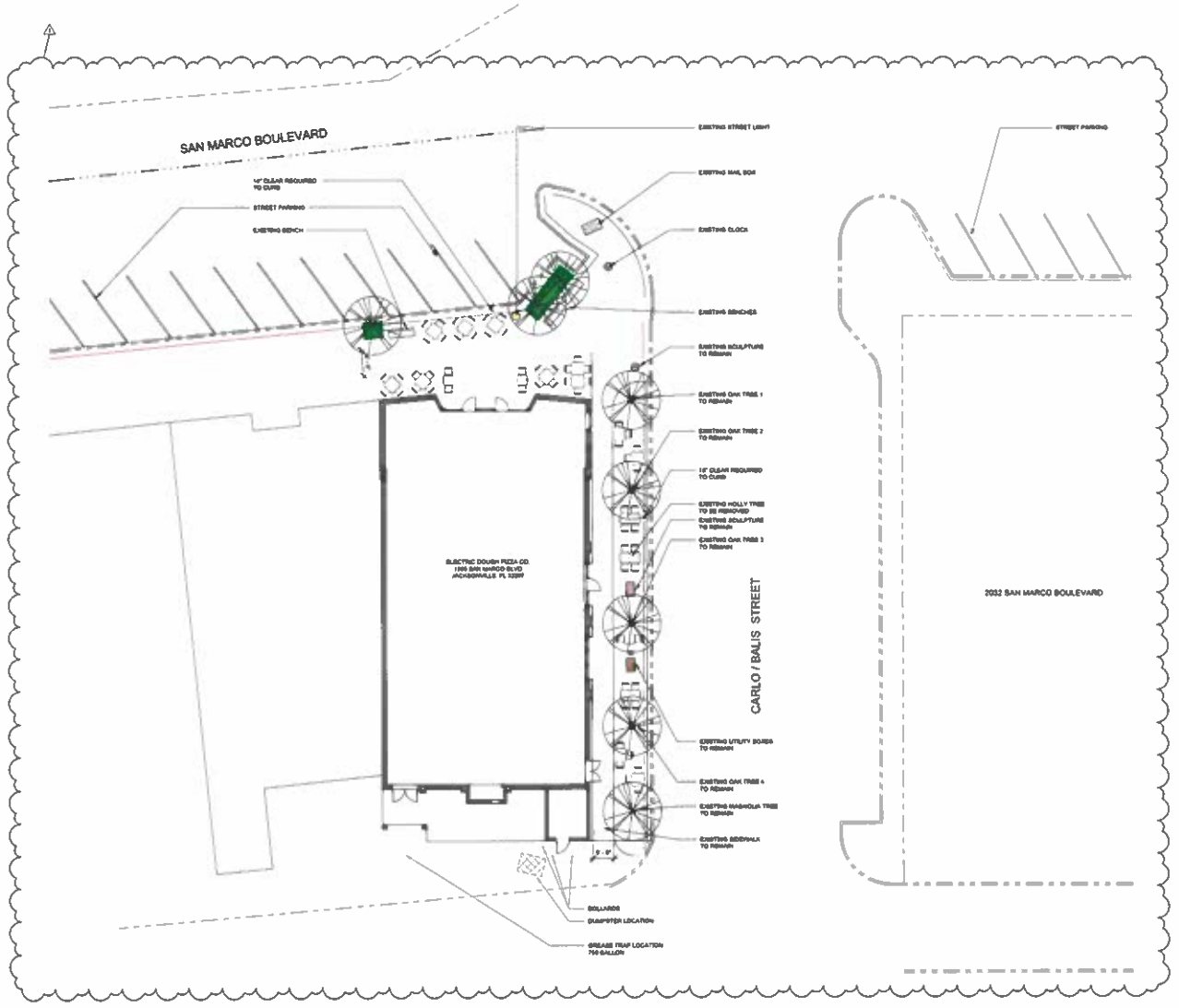
(SIGNED)
KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

GENERAL NOTES:

1) LEGAL DESCRIPTION PROVIDED BY OTHERS
2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
5) ONLY VISIBLE ENCROACHMENTS ARE LOCATED.
6) DIMENSIONS SHOWN HEREON ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED
7) FENCE OWNERSHIP NOT DETERMINED
8) ELEVATIONS, IF SHOWN, ARE BASED ON N.G.V.D. 1929 DATUM, UNLESS OTHERWISE NOTED.
9) IN SOME INSTANCES, GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

REVISIONS:

1) REVISED BOUNDARY 9-6-2022
2) REVISED BOUNDARY LABELS 9-7-2022



1 SITE PLAN
3/32" = 1'-0"

ai3
916 Joseph Lowery Blvd.
Suite 1
Atlanta, Georgia
30318
404.223.3304

ELECTRIC DOUGH PIZZA CO.
1996 SAN MARCO BLVD.
JACKSONVILLE, FL
32207

Project Data

Revision	Submission	Date
	Published for Construction	09.21.2021
	Modification 1	07.14.2022

TITLE

SITE PLAN

Drawing Number

A101

RELEASED FOR CONSTRUCTION

Availability Letter

Mike Sittner

7/12/2024

Driver, McAfee, Hawthorne & Diebenow

One Independent Drive, Suite 1200

Jacksonville, Florida 32202

Project Name: 1996 San Marco Restaurant

Availability #: 2024-2422

Attn: Mike Sittner

Thank you for your inquiry regarding the availability of 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 and Capacity Fees:

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.

If an existing service is to be utilized, the applicant shall contact the Water Preservice Group at 904-665-5260, Option 6 or waterpreservice@jea.com to discuss any additional capacity fees that may be required for the new or modified development. Otherwise, estimated capacity fees may be calculated at https://www.jea.com/Engineering_and_Construction/Water_and_Wastewater_Development/Self-Service_Center/Capacity_Fee_Calculator_-_Average_Daily_Flow . Final fees will be determined by the Water Preservice Group as part of the new service application process.

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

https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2024-2422
Request Received On: 7/1/2024
Availability Response: 7/12/2024
Prepared by: Ji Soo Kim
Expiration Date: 07/12/2026

Project Information

Name: 1996 San Marco Restaurant
Address: 1996 SAN MARCO BLVD, JACKSONVILLE, FL 32207
County: Duval County
Type: Sewer,Water
Requested Flow: 4720
Parcel Number: 081338 0000
Location:
Description: Approximate 4,000 square feet restaurant internal buildout of existing building. Approximately 118 seats.

Potable Water Connection

Water Treatment Grid: South Grid

Connection Point #1: Existing 6-inch water main within Balis Pl. ROW.
Existing 6-inch water main within San Marco Blvd. ROW.

Connection Point #2: Existing 6-inch water main within the rear alley of the property.

Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

Sewer Connection

Sewer Grid: Buckman

Connection Point #1: Existing 8-inch gravity sewer main within Balis Pl. ROW.
Existing 8-inch gravity sewer main within San Marco Blvd. ROW.

Connection Point #2: Existing 8-inch gravity sewer main within the rear alley of the property.

Sewer Special Conditions: 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 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, Step 2, and select Development Meeting.

Reclaimed Water Connection

Reclaim Grid:

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions: JEA does not anticipate having reclaim water in this area in the foreseeable future.

Electric Connection

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, and electric system optimal design configuration. Contact elecdev@jea.com regarding specific project demands, availability and process for connection.

Chilled Water Connection

Chilled Water Availability:

Chilled Water Special Conditions:

General Conditions:

Subsequent steps you need to take to get service:

Request As-Built drawings and/or GIS maps by going to Step 1 in Sages.

Request a Hydrant Flow Test by going to Step 1 in Sages.

Submit your plans for water/waste water review by Step 2 in Sages.

RE	LNAME	MAIL_ADDR1	MAIL_CITY	MAIL	MAIL_ZIP
081241 0000	** CONFIDENTIAL **	1003 SORRENTO RD	JACKSONVILLE	FL	32207
081347 0000	A & A DRY CLEANING CO INC	12721 LAUREL BAY DR	JACKSONVILLE	FL	32246
081190 0000	ACOSTA NOELLE	947 SORRENTO RD	JACKSONVILLE	FL	32207
081211 0000	ANDERSON MEREDITH W	1993 LARGO RD	JACKSONVILLE	FL	32207-3926
081340 0000	BARNETT BANK OF JACKSONVILLE N A	C/O BANK OF AMERICA	CHARLOTTE	NC	28232
081346 0000	BURR INVESTMENTS INC	C/O JAY HIGBEE	JACKSONVILLE	FL	32202
081185 0000	CAVENDISH MICHELE	1968 LARGO PL	JACKSONVILLE	FL	32207
081253 0000	CHOMIAK HARRY M	1021 SORRENTO RD	JACKSONVILLE	FL	32207-3913
081156 0050	CITY OF JACKSONVILLE	C/O CITY REAL ESTATE DIV	JACKSONVILLE	FL	32202
081250 0000	DAHLSTROM ROBERT LEWIS	1045 SORRENTO RD	JACKSONVILLE	FL	32207-3913
081187 0000	DAY STEPHEN E	PO BOX 10990	JACKSONVILLE	FL	32247
081337 0000	DECO PARTNERSHIP LLC	1702 RIVER RD APT 2	JACKSONVILLE	FL	32207-3071
081342 2016	EVOCO ENTERPRISES LLC	1002 BALIS PLACE	JACKSONVILLE	FL	32207
081212 0000	GARNER JO MEAGAN	1985 LARGO RD	JACKSONVILLE	FL	32207-3926
081186 0000	GIST WILLIAM NATHANIEL III LIFE ESTATE	1972 LARGO PL	JACKSONVILLE	FL	32207
081242 0000	HEAVENER MICAH D	1002 BALIS PL	JACKSONVILLE	FL	32207-3919
081252 0000	JACKSON MARC J	1027 SORRENTO RD	JACKSONVILLE	FL	32207
081254 0000	KASPER ERIK CHARLES	1011 SORRENTO RD	JACKSONVILLE	FL	32207
081243 0000	LARISCY R WARD REVOCABLE TRUST	1010 BALIS PL	JACKSONVILLE	FL	32207
081345 0000	LEWIS MARIA R FAMILY TRUST	PO BOX 1854	ORANGE PARK	FL	32067
081336 0000	MARCO SQUARE LAND LLC	1 SLEIMAN PARKWAY SUITE 2	JACKSONVILLE	FL	32216
081245 0000	MARCORE LLC	2002 SAN MARCO BLVD STE 2	JACKSONVILLE	FL	32207
081216 0000	MOORE TERRY A	1951 LARGO RD	JACKSONVILLE	FL	32207-3926
081188 0000	PERRITT SUZANNE C LIFE ESTATE	1994 LARGO RD	JACKSONVILLE	FL	32207
081214 0000	RITCHIE RONALD A	1967 LARGO RD	JACKSONVILLE	FL	32207-3926
081334 0000	SAN MARCO SQUARE JAX LLC	C/O LRS CO DBA TSG REALTY	JACKSONVILLE	FL	32217
081189 0000	SCHMIDT KENT H	955 SORRENTO RD	JACKSONVILLE	FL	32207
081335 0000	SIX POINTS JAX LLC	8650 12 OLD KINGS RD S	JACKSONVILLE	FL	32217
081341 0000	SOUTHERN BELL TEL & TEL CO	AT&T PROPERTY TAX	ST LOUIS	MO	63101
081485 0010	SOUTHSIDE BAPTIST CHURCH	1435 ATLANTIC BV	JACKSONVILLE	FL	32207-3299
081521 0000	SOUTHSIDE BAPTIST CHURCH OF JACKSONVILLE F	1435 ATLANTIC BV	JACKSONVILLE	FL	32207-3299
081244 0000	STACEY JENNIFER A	1018 BALIS PL	JACKSONVILLE	FL	32207
081246 0000	STARR PROPERTIES LLP	1144 EXECUTIVE COVE DR	SAINT JOHNS	FL	32259
081213 0000	STINE VIRGINIA H	1975 LARGO RD	JACKSONVILLE	FL	32207-3926
081247 0000	THEATRE JACKSONVILLE INC	2032 SAN MARCO BLVD	JACKSONVILLE	FL	32207-3214
081215 0000	WHITE KRISTINE WALKER LIVING TRUST	1959 LARGO RD	JACKSONVILLE	FL	32207
081251 0000	WREN SYLVIA H LIFE ESTATE	1037 SORRENTO RD	JACKSONVILLE	FL	32207
	SAN MARCO PRESERVATION SOCIETY	1468 HENDRICKS AV	JACKSONVILLE	FL	32207
	SOUTHEAST	4222 LALOSA DR	JACKSONVILLE	FL	32217

Land Development Review

On File

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September 19, 2024

Parcels

Parcels For Notice

Address Points

Land Use

Panel Index

Zoning

Zoning Overlay Districts

San Marco

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Esri Community Maps Contributors, City of Jacksonville, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,

Jim Overton
Duval County
Date Time: 10/01/2024 10:04AM
Drawer: P01
Clerk: GJA
Transaction: 6639745

Item	Paid
CR Processing: CR748369 Normandy stratton LLC / Cyndy Trimmer and Mike Sittner 1996 San Marco Blvd, Jacksonville, FL 32207	$2,605.00
Total:	$2,605.00
Receipt: 395-25-00781917	
Total Tendered	$2,605.00
Check: Chk#1001	$2,605.00
Balance:	$0.00

Paid By: PROJECT Q SM LLC

val County, City Of Jacksonville
Jim Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Date: 9/20/2024
Email: JamarT@coj.net

ormandy stratton LLC / Cyndy Trimmer and Mike Sittner
1996 San Marco Blvd, Jacksonville, FL 32207
on: Exception & Waiver

Activity	Interfund	Future	Debit Amount	Credit Amount
00000000	00000	0000000	2605.00	0.00
00000000	00000	0000000	0.00	2605.00

Total Due: $2,605.00

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

Account No: CR748369
REZONING/VARIANCE/EXCEPTION

Date: 9/20/2024

Name: Normandy stratton LLC / Cyndy Trimmer and Mike Sittner
Address: 1996 San Marco Blvd, Jacksonville, FL 32207
Description: Exception & Waiver

Total Due: $2,605.00