

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

**APPLICATION FOR REZONING ORDINANCE 2016-0549**

**SEPTEMBER 22, 2016**

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 **2016-0549**.

***Location:*** 11150 San Jose Boulevard,  
between Old River Road & Claire Lane

***Real Estate Numbers:*** 156084-0000

***Current Zoning District:*** Rural Residential – Acre (RR-Acre)

***Proposed Zoning District:*** Commercial Office (CO)

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

***Proposed Land Use Category:*** Residential, Professional, Institutional (RPI)  
Community/General Commercial (CGC)

***Planning District:*** Southeast, District 3

***Planning Commissioner:*** Daniel Blanchard

***City Council District:*** The Honorable Matt Schellenberg, District 6

***Owner:*** James Jaffa / Nekiyah LTD  
11150 San Jose Boulevard  
Jacksonville, FL 32223

***Agent:*** Robert Fleet  
Fleet & Associates Architects / Planners Inc.  
11557 Hidden Harbor Way  
Jacksonville, FL 32223

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

### GENERAL INFORMATION

Application for Rezoning Ordinance **2016-0549** seeks to rezone 1.38 Acres from Rural Residential-Acre (RR-Acre) to Commercial Office (CO) for the purpose of establishing a professional office. The site is located behind an existing car wash, also owned and operated by the owner of the subject site. The property currently has a single family structure on it, which the applicant intends to use as a professional office. The property is adjacent to existing CO zoning, as well as a PUD zoned area, which is where the car wash is located. Access to the site would be through an existing driveway, adjacent to the carwash. The site, with the approval of the companion small scale land use request (**2016-0548**) would be located in the CGC and RPI functional land use categories of the 2030 Comprehensive Plan, and will be located in the Urban Development Area. The site is located on the east side of San Jose Boulevard, and is adjacent to two restaurants on the north and south, and vacant RR-acre land to the west.

### 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. In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land* of the Zoning Code, the Planning and Development Department finds that, with the approval of application for small scale land use amendment 2016C-012 (Ordinance **2016-0548**), the subject property will be located in the RPI functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan. Residential Professional Institutional (RPI) is a category primarily intended to accommodate medium to high density residential, professional office, and institutional uses. Limited commercial retail and service establishments which serve a diverse set of neighborhoods may also be a part of mixed use developments.

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

Yes. The proposed amendment is consistent with the following objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan:

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.*

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.*

Policy 3.1.3: *Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.*

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 subject property has access to full urban services, including mass transit, and is located in a developed area of the City and is contiguous to developed commercial properties along San Jose Boulevard, an arterial roadway. Due to the location of the rezoning, it precludes non-residential traffic into the adjacent neighborhood since traffic will continue to utilize San Jose Boulevard through the car wash for the subject site. Therefore, the proposed rezoning is consistent with FLUE Policy 3.2.4. The rezoning also provides for a compatible transition between the CCG-1 zoning to the east and the RR-Acre zoning to the west. The proposed rezoning protects the neighborhood from potential negative impacts by providing a gradation of use and maintains the existing residential character consistent with Policies 1.1.10, 3.1.3 and 3.2.4. Significant vegetation immediately west of the subject buffers the existing residential homes fronting Old River Road therefore achieving transitions consistent with FLUE Policies 1.1.10 and 3.1.3.

The subject site is in an area identified with septic failure. However, the project will use central water and sewer. The rezoning application includes a JEA service availability letter for the subject site regarding electric, potable water, and sanitary sewer services meeting the need of Policy 1.2.9 of the Future Land Use Element.

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

No. The proposed rezoning to CO, with the approval of the companion land use amendment to the RPI category, would not be in conflict with any portion of the City's land use regulations. The subject property will be rezoned from RR-Acre to CO zoning district as set forth in Section 656.313 of the Zoning Code.

### SURROUNDING LAND USE AND ZONING

The subject property is located on the west side of San Jose Boulevard. The surrounding uses, land use category and zoning are as follows:

<u>Adjacent Property</u>	<u>Land Use Category</u>	<u>Zoning District</u>	<u>Current Use(s)</u>
North	CGC	PUD	Restaurant/ Retail
East	CGC	PUD/CO	Restaurant / Car Wash
South	CGC/LDR	PUD/CCG-1	Restaurant / Vacant Residential
West	LDR	RR-Acre	Single Family / Vacant Residential

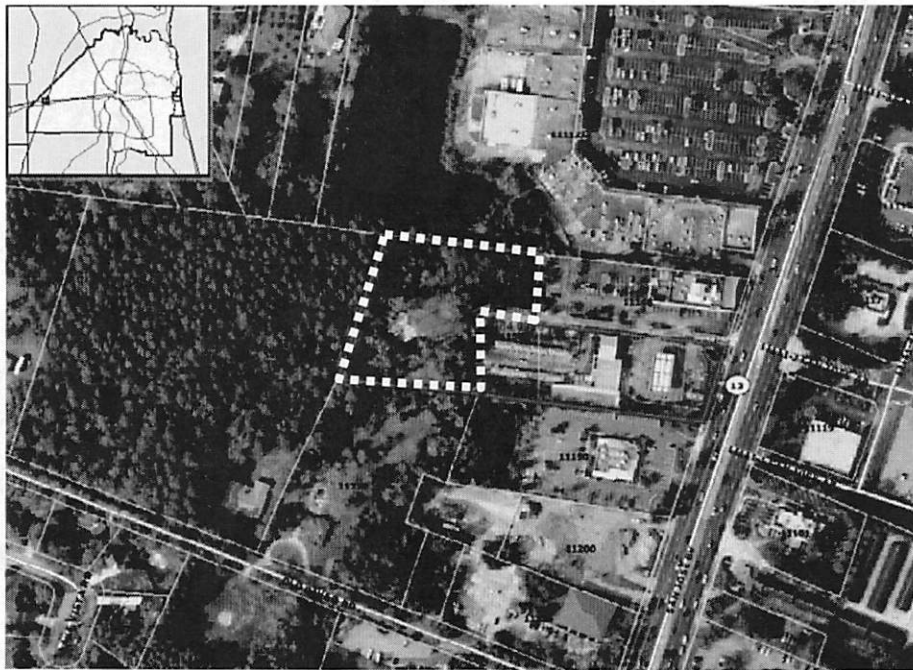
### SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on August 30, 2016, the required Notice of Public Hearing sign was posted.



### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2016-0549** be **APPROVED**.



**Aerial**

*Source: Staff, Planning and Development Department  
Date: August 30, 2016*



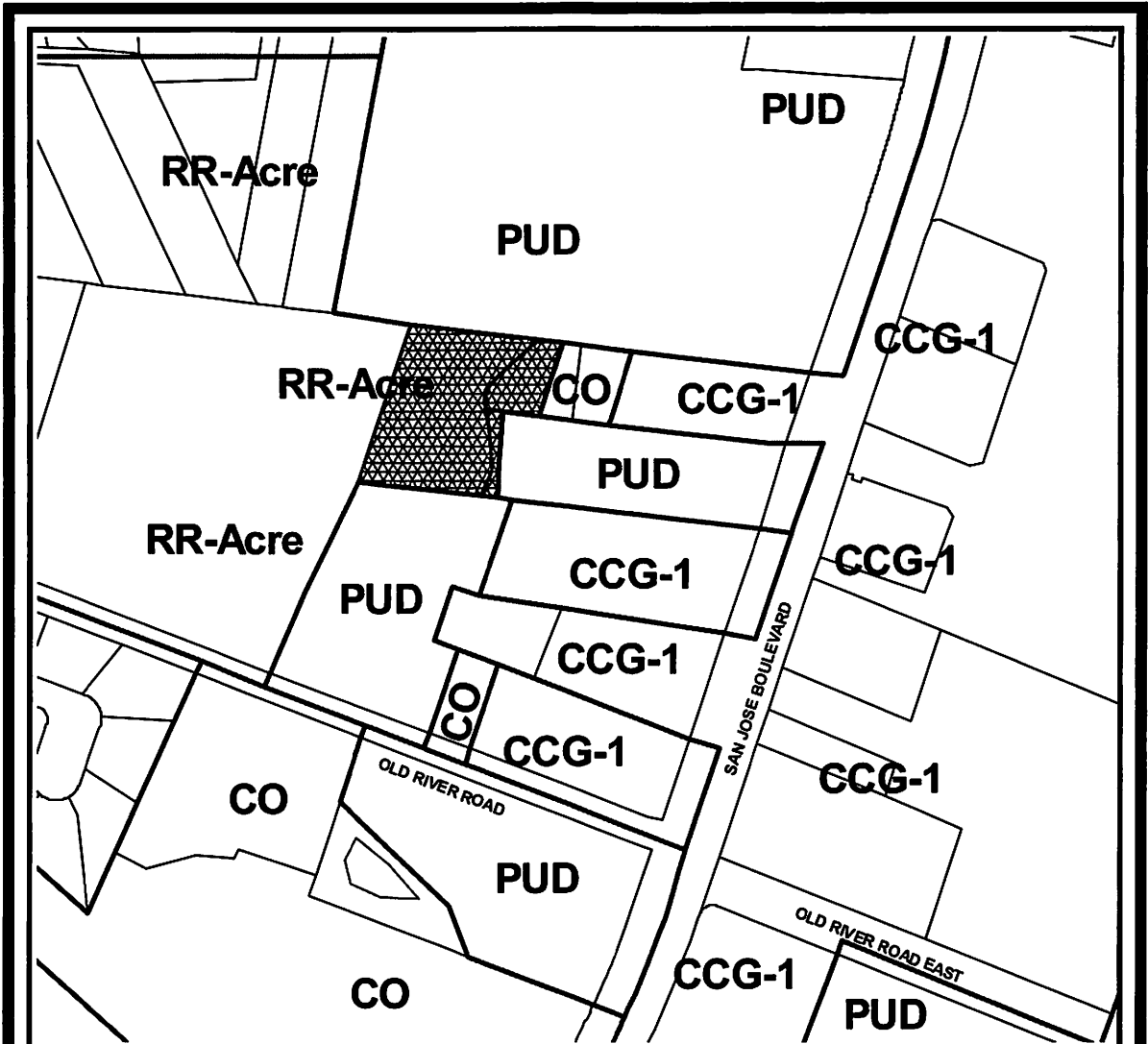
**Subject property**

*Source: Staff, Planning and Development Department  
Date: August 30, 2016*



**Adjacent restaurant to the north, with the existing carwash PUD fronting on San Jose Boulevard**

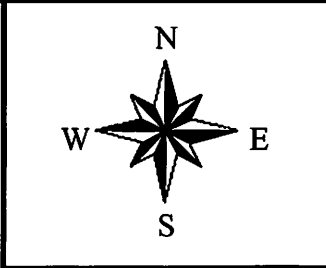
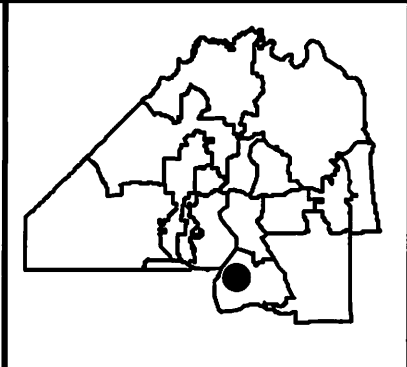
*Source: Staff, Planning and Development Department  
Date: August 30, 2016*



**REQUEST:**

**FROM:** RR-Acre

**TO:** CO



**COUNCIL DISTRICT:**  
**06**

**ORDINANCE NUMBER:**  
**ORD-2016-0549**

**TRACKING NUMBER:**  
**T-2016-0115**

**Page 1 of 1**

### Application For Rezoning To Conventional Zoning District

#### Planning and Development Department Info

**Ordinance #** 2016-0549 **Staff Sign-Off/Date** CAP / 07/26/2016  
**Filing Date** 07/27/2016 **Number of Signs to Post** N/A  
**Hearing Dates:**  
**1st City Council** 09/27/2016 **Planning Comission** 09/22/2016  
**Land Use & Zoning** 10/04/2016 **2nd City Council** 10/11/2016  
**Neighborhood Association**  
**Neighborhood Action Plan/Corridor Study**

#### Application Info

**Tracking #** 1115 **Application Status** PAID  
**Date Started** 04/20/2016 **Date Submitted** 04/27/2016

#### General Information On Applicant

**Last Name** FLEET **First Name** ROBERT **Middle Name**  
**Company Name**  
 FLEET & ASSOCIATES ARCHITECTS/PLANNERS, INC.  
**Mailing Address**  
 11557 HIDDEN HARBOR WAY  
**City** JACKSONVILLE **State** FL **Zip Code** 32223  
**Phone** 9046667038 **Fax** 904 **Email** BFLEET@FLEETARCHITECTSPLANNERS.NET

#### General Information On Owner(s)

Check to fill first Owner with Applicant Info

**Last Name** JAFFA **First Name** JAMES **Middle Name** B.  
**Company/Trust Name**  
 NEKIYAH LTD  
**Mailing Address**  
 11150-4 SAN JOSE BOULEVARD  
**City** JACKSONVILLE **State** FL **Zip Code** 32223  
**Phone** 9042688612 **Fax** **Email** JIMMY@CARBUXCARWASH.COM

#### Property Information

**Previous Zoning Application Filed For Site?**

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

Map RE#	Council District	Planning From District	Zoning District(s)	To Zoning District
Map 156084 0000	6	3	RR-ACRE	CO

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

**Existing Land Use Category**  
LDR



**Land Use Category Proposed?** ✓

**If Yes, State Land Use Application #**

5202

**Total Land Area (Nearest 1/100th of an Acre)** 1.38

**Justification For Rezoning Application**

TO ALLOW FOR USE AS AN OFFICE. REZONING WOULD BE CONSISTENT WITH ADJACENT PROPERTIES.

**Location Of Property**

**General Location**

WESTERNMOST (REAR) PORTION OF 11150 AND BEHIND 11148 SAN JOSE BOULEVARD

House #	Street Name, Type and Direction	Zip Code
11150-4	SAN JOSE BV	32223

**Between Streets**

OLD RIVER ROAD and CLAIRE LANE

**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**  
**1.38 Acres @ \$10.00 /acre: \$20.00**
- 3) Plus Notification Costs Per Addressee**  
**21 Notifications @ \$7.00 /each: \$147.00**
- 4) Total Rezoning Application Cost: \$2,167.00**

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

Michael Corrigan, Tax Collector  
 Duval County/City of Jacksonville  
 Comments - taxcollector@coj.net  
 Inquiries - (904)630-1916  
 www.coj.net/tc

**Duval County, City Of Jacksonville**  
**Michael Corrigan, Tax Collector**  
 231 E. Forsyth Street  
 Jacksonville, FL 32202

Date: 06/23/2016 Time: 11:42:45  
 Location: P13 Clerk: CYW  
 Transaction 0409564

**General Collection Receipt**

Date: 6/22/2016  
 Email: CPopoli@coj.net

Miscellaneous  
 Item: CR - CR373200  
 Receipt 0409564.0001-0001 2,167.00  
 Total Paid 2,167.00  
 CHECK 003882 2,167.00  
 Total Tendered 2,167.00

: Robert Fleet / Fleet & ASSOCIATES ARCHITECTS/PLANNERS, INC.  
 Address: 11557 Hidden Harbor Way, Jacksonville, FL 32223  
 Description: Invoice for rezoning at 11150 -4 San Jose Boulevard, RE# 156084-0000 from RR-  
 to CO for 1.38 acres.

Acct	SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
								2167.00

Paid By: NEKIYAH LTD  
 Thank You

**Total Due: \$2,167.00**



21 West Church Street  
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

James Jaffa  
NEKIYAH LTD  
11150-4 San Jose Boulevard  
Jacksonville, Florida, 32223

July 22, 2016

Project Name: Rezoning/Land Use Amendment for Office  
Availability#: 2016-1083

Dear Mr/Mrs James Jaffa,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced 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 one year from the date above.

**Point of Connection:**

A summary of connection points for WS&R 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 strongly recommends field verification of all POCs prior to any construction to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions.

**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 on [jea.com](http://jea.com).

**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](http://JEA.com). This document along with other important forms and submittal processes can be found at the subsequent link, JEA Stages of a Project or by following the steps below:

- ⇒ Visit [www.jea.com](http://www.jea.com)
- ↳ Select Working with JEA
- ↳ Select Stages of a Project

Sincerely,

Mollie Price  
Water/Wastewater System Planning  
(904) 904-665-7710



21 West Church Street  
 Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2016-1083  
 Request Received On: 7/13/2016  
 Availability Response: 7/22/2016  
 Prepared by: Mollie Price

**Project Information**

Name: Rezoning/Land Use Amendment for Office  
 Type: Office Building  
 Requested Flow: 279 gpd  
 Location: 11150-4 San Jose Boulevard between Old River Road and Claire Lane  
 Parcel ID No.: 156084 0000 (portion of)  
 Description: Office

**Potable Water Connection**

Water Treatment Grid: SOUTH GRID  
 Connection Point #1: Existing water connection can be used  
 Connection Point #2: Existing 8-in water line on the west side of San Jose Blvd  
 Availability is based on the whole parcel. If the lot is split, scenario will require review. Fire protection needs to be addressed. For the estimated cost of connecting to the JEA system, please call the Pre-service Counter at 904-665-5260. Copies of As-Built records can be requested from JEA As-Built & Record section at 665-4403.  
 Special Conditions:

**Sewer Connection**

Sewer Treatment Plant: MANDARIN  
 Connection Point #1: Existing sanitary sewer connection can be used  
 Connection Point #2: Existing manhole in the JEA easement approx. 312-ft from the southwest property corner  
 Availability is based on the whole parcel. If the lot is split, scenario will require review. For the estimated cost of connecting to the JEA system, please call the Pre-service Counter at 904-665-5260. Copies of As-Built records can be requested from JEA As-Built & Record section at 665-4403.  
 Special Conditions:

**Reclaimed Water Connection**

Sewer Region/Plant: South Grid  
 Connection Point #1: No reclaim in the foreseeable future  
 Connection Point #2: NA  
 Special Conditions: No reclaim in the foreseeable future.

**General Comments:**

Electric Availability: 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.

# ORDINANCE

---

## Legal Description

6/17/16

### PARCEL C LEGAL DESCRIPTION

A PART OF THE HENRY HARTLEY DONATION, SECTION 7, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF RIVER ROAD (A 60.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13 (MANDARIN ROAD, A 100.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 18°28'00" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 565.17 FEET; THENCE NORTH 83°10'00" WEST LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 498.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 83°10'00" WEST, A DISTANCE OF 227.32 FEET; THENCE NORTH 18°28'00" EAST, A DISTANCE OF 299.78 FEET; THENCE SOUTH 83°13'48" EAST, A DISTANCE OF 238.47 FEET TO A POINT ON THE CENTERLINE OF A DITCH; THENCE ALONG SAID CENTERLINE THE FOLLOWING NINE (9) COURSES: COURSE NO. 1) THENCE SOUTH 51°06'33" WEST, A DISTANCE OF 57.03 FEET; COURSE NO. 2) THENCE SOUTH 48°57'00" WEST, A DISTANCE OF 44.37 FEET; COURSE NO. 3) THENCE SOUTH 43°58'36" WEST, A DISTANCE OF 28.88 FEET; COURSE NO. 4) THENCE SOUTH 06°37'06" WEST, A DISTANCE OF 29.16 FEET; COURSE NO. 5) THENCE SOUTH 07°22'30" EAST, A DISTANCE OF 38.46 FEET; COURSE NO. 6) THENCE SOUTH 06°25'27" EAST, A DISTANCE OF 53.18 FEET; COURSE NO. 7) THENCE SOUTH 00°59'47" EAST, A DISTANCE OF 30.12 FEET; COURSE NO. 8) THENCE SOUTH 20°13'14" WEST, A DISTANCE OF 47.29 FEET; COURSE NO. 9) THENCE SOUTH 02°48'31" EAST, A DISTANCE OF 3.11 FEET TO THE POINT OF BEGINNING.



**CLARSON & ASSOCIATES, INC.**  
**Professional Surveyors and Mappers**  
**1643 Naldo Avenue**  
**Jacksonville, FL 32207**

Ph: (904) 396-2623  
Fax: (904) 396-2633

**COMMERCIAL OFFICE (CO)-2 ZONING PARCEL AT**  
**#11150 SAN JOSE BOULEVARD**

---

A PART OF THE HENRY HARTLEY DONATION, SECTION 7, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF RIVER ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 13(SAN JOSE BOULEVARD 120 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 18° 28' 00" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 565.17 FEET; THENCE NORTH 83° 10' 00" WEST, LEAVING SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 467.00 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 83° 10' 00" WEST, A DISTANCE OF 31.64 FEET TO A POINT ON THE CENTERLINE OF A DITCH; THENCE RUN ALONG SAID DITCH CENTERLINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES; COURSE NO.1, NORTH 02° 48' 31" WEST, 3.11 FEET; NO.2, NORTH 20° 13' 14" EAST, 47.29 FEET; COURSE NO.3, NORTH 00° 59' 47" WEST, 30.12 FEET; COURSE NO.4, NORTH 06° 25' 27" WEST, 53.18 FEET; COURSE NO.5, NORTH 07° 22' 30" WEST, 38.33 FEET; THENCE SOUTH 83° 13' 48" EAST, ALONG THE NORTHERLY LINE OF A 24 FOOT ACCESS EASEMENT RECORDED IN OFFICIAL RECORD BOOK 11 664, PAGE 2032 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, A DISTANCE OF 46.75 FEET; THENCE SOUTH 06° 46' 41" WEST, A DISTANCE OF 167.88 FEET TO THE POINT OF BEGINNING.



**CLARSON & ASSOCIATES, INC.**  
**Professional Surveyors and Mappers**  
**1643 Naldo Avenue**  
**Jacksonville, FL 32207**

Ph: (904) 396-2623  
Fax: (904) 396-2633

~~JUNE 2, 2016~~

**COMMERCIAL OFFICE (CO) PARCEL AT #11150 SAN JOSE BOULEVARD**

A PART OF THE HENRY HARTLEY DONATION, SECTION 7, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

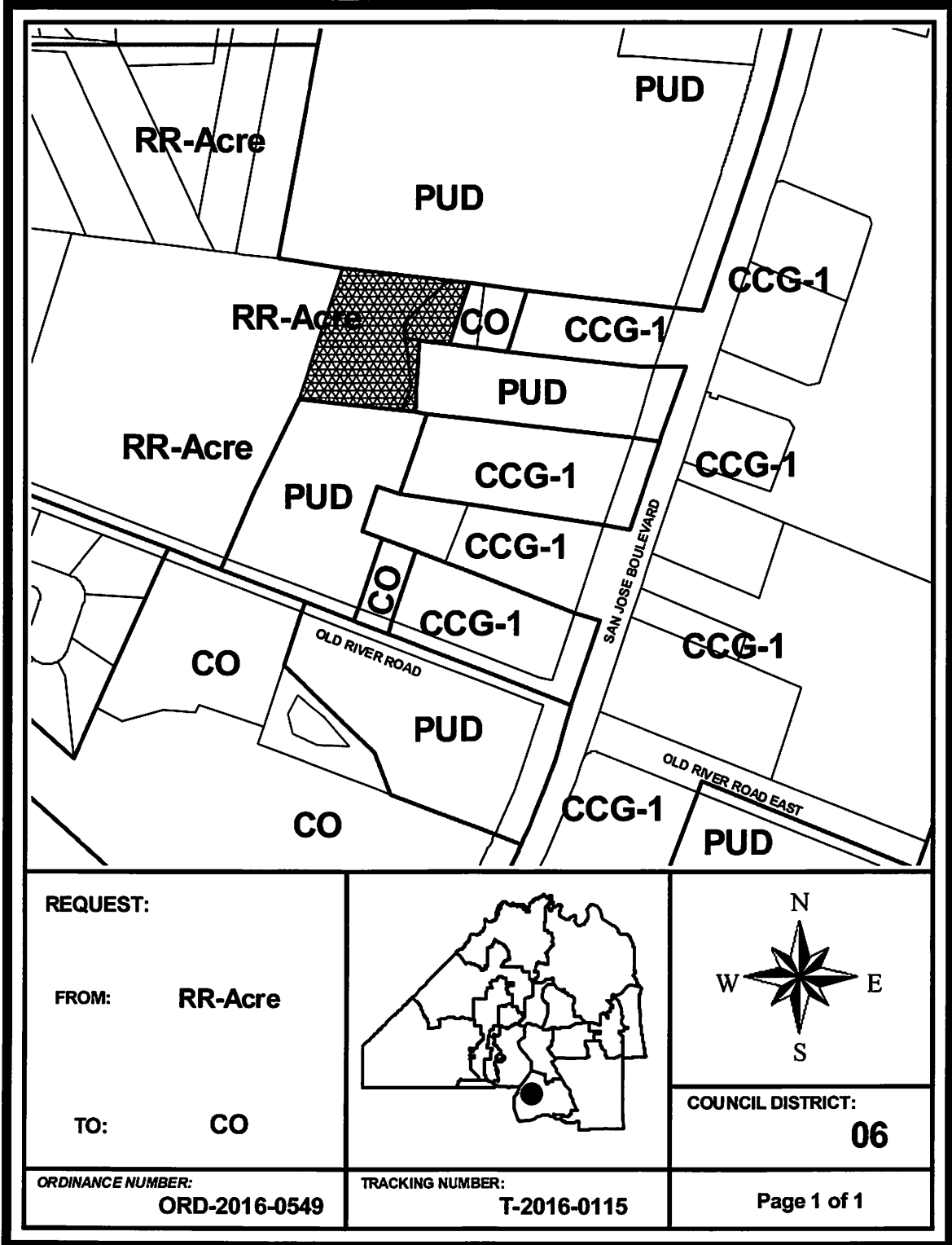
FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF RIVER ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 13 (SAN JOSE BOULEVARD, 120 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 18° 28' 00" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 565.17 FEET; THENCE NORTH 83° 10' 00" WEST, LEAVING SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 450.00 FEET; THENCE NORTH 18° 29' 09" EAST, A DISTANCE OF 171.48 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED THENCE RUN NORTH 83° 13' 48" WEST, A DISTANCE OF 98.58 FEET TO A POINT ON THE CENTERLINE OF A DITCH; THENCE ALONG SAID DITCH CENTERLINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1, NORTH 06° 37' 06" EAST, 29.28 FEET; COURSE NO. 2, NORTH 43° 58' 36" EAST, 28.88 FEET; COURSE NO. 3, NORTH 48° 57' 00" EAST, 44.37 FEET; COURSE NO. 4, NORTH 51° 06' 33" EAST, 57.03 FEET TO A POINT ON THE NORTHERLY LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 10535, PAGE 2282 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 83° 13' 48" EAST, ALONG LAST SAID NORTHERLY LINE, A DISTANCE OF 37.67 FEET; THENCE SOUTH 18° 29' 09" WEST, A DISTANCE OF 126.63 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 0.23 ACRES, MORE OR LESS.



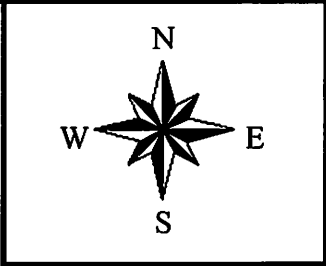
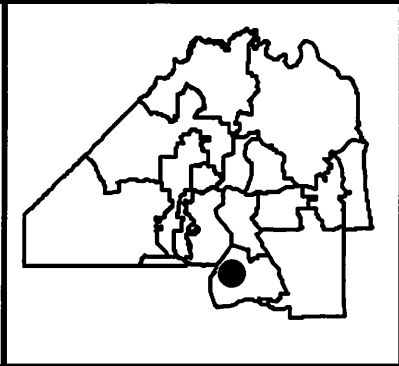
EXHIBIT 2



**REQUEST:**

**FROM:** RR-Acre

**TO:** CO



**COUNCIL DISTRICT:**

**06**

**ORDINANCE NUMBER:**

**ORD-2016-0549**

**TRACKING NUMBER:**

**T-2016-0115**

**Page 1 of 1**

**EXHIBIT A - Property Ownership Affidavit**

Date: 4/21/16

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

Re: Property Owner Affidavit for the following site location:  
Portion of RE #156084 0000 11150-4 San Jose Blvd., Jacksonville, FL 32223

To Whom It May Concern:

I James B. Jaffa hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Rezoning & Land Use Amendment submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

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

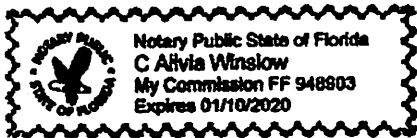
If Owner is Corporate Entity\*:

Print Corporate Name:  
NEKIYAH, LTD.  
By: [Signature]  
Print Name: James B. Jaffa  
Its: Managing Partner

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

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 21 day of April 2016 by James B. Jaffa, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.



[Signature]  
(Signature of NOTARY PUBLIC)

C. Alivia Winslow  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: 01/10/2020

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

Date: 4/21/16

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

Re: Agent Authorization for the following site location:

Portion of RE #156084 0000 11150-4 San Jose Blvd., Jacksonville, FL 32223

To Whom it May Concern:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Robert S. Fleet to act as agent to file application(s) for Rezoning & Land Use Amendment for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

If Owner is Individual:

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

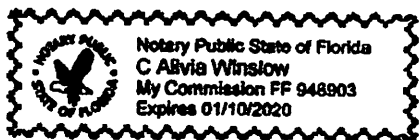
If Owner is Corporate Entity:\*

Print Corporate Name:  
NEKIYAH LTD.  
By: [Signature]  
Print Name: James B. Jaffa  
Its: Managing Partner

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

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 21 day of April 2016 by James B. Jaffa, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.



[Signature]  
(Signature of NOTARY PUBLIC)

C. Alivia Winslow  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: 01/10/2020

Prepared by:  
Samuel L. LePrel, Attorney  
and Counselor at Law  
1930 San Marco Boulevard  
Suite 201, St. Mark's Place  
Jacksonville, Florida 32207

When recorded return to:  
Samuel L. LePrel, Attorney  
and Counselor at Law  
1930 San Marco Boulevard  
Suite 201, St. Mark's Place  
Jacksonville, Florida 32207

Doc# 2002171042  
Book: 10535  
Pages: 2247 - 2250  
Filed & Recorded  
06/19/2002 10:12:42 AM  
JIM FULLER  
CLERK CIRCUIT COURT  
DUVAL COUNTY  
TRUST FUND \$ 2.50  
DEED DOC STAMP \$ 12,600.00  
RECORDING \$ 17.00

**TRUSTEES' DEED**

**1. IDENTIFICATION OF GRANTOR**

Grantor's name and address is: **BRYAN L. CODAY, ROBERT D. BOND AND LINDA J. DEMPSEY,**  
as Trustees of The Harold L. Coday Irrevocable Trust of June 11, 1991,  
Federal Tax Identification Number: \_\_\_\_\_, and of The Rena M.  
Coday Irrevocable Trust of June 11, 1991, Federal Tax Identification  
Number: \_\_\_\_\_  
  
c/o Linda J. Dempsey  
9210-3 San Jose Boulevard  
Jacksonville, Florida 32257

The word "I" or "me" as hereafter used means the Grantor.

**2. IDENTIFICATION OF GRANTEE**

Grantee's name and address is: **NEKIYAH, LTD.,** a Florida limited partnership  
c/o Century 21 Car Wash of Mandarin, Inc.  
9000 Cypress Green Drive, Suite 102B  
Jacksonville, Florida 32256

The word "you" as hereafter used means the Grantee.

**3. MEANINGS OF TERMS**

The terms "I," "me," "you," "grantor" or "grantee" shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

**4. DESCRIPTION OF REAL PROPERTY CONVEYED**

Property hereby conveyed is Real Property located in Duval County, Florida and is described as follows: "See Exhibit "A" attached hereto and by this reference incorporated herein.

Together with all tenements (property capable of being held with unconditional power of disposition), hereditaments (inheritable interest in property), easements (right to use land of another) and appurtenances (right used with land for its benefit) belonging to or benefitting such property. RE Parcel Number: 156084-0000.

The street address of the property is: 11154 San Jose Boulevard, Jacksonville, Florida 32223.

**5. CONSIDERATION**

Good and valuable consideration plus the sum of Ten Dollars (\$10.00) paid by you to me.

**6. CONVEYANCE OF REAL PROPERTY**

For the consideration described in Paragraph 5 which I have received, I have granted, bargained and sold to you and your successors and assigns the Real Property to have and to hold in fee simple (estate in property unlimited as to duration, disposition and descendability) forever. The Grantor warrants that Grantor has granted no liens or encumbrances upon the Real Property, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under Grantor, but not otherwise.

7. EXCEPTIONS

1. This conveyance is subject to taxes for year 2002 and subsequent years.
2. Grant of Easement recorded in O.R. Book 7676, page 580, of the current public records of Duval County, Florida.
3. Grant of Easement recorded in O.R. Book 8213, page 1589, of the current public records of Duval County, Florida.
4. Rights of Parties in Possession pursuant to Lease Agreements with the Grantors, which Leases are being assigned by Grantors to Grantee.

Reference to the aforesaid easements shall not operate to re-impose the same.

8. REPRESENTATION OF TRUSTEE

I represent to you that:

- (a) I am duly appointed and qualified to act as Trustee under the Trust identified in Paragraph 1;
- (b) in all things preliminary to and in and about this conveyance of the Real Property, the terms and conditions of such Trust have been met; and
- (c) I have the power and authority to execute this Deed.

9. EXECUTION

I have executed this instrument as of June 12, 2002.

THE HAROLD L. CODAY IRREVOCABLE TRUST  
OF JUNE 11, 1991

Signed in the presence of:

[Signature]  
Print Name of Name of Witness [Name]

[Signature]  
Print Name of Witness [Name]

By: [Signature]  
Bryan L. Coday, Trustee

Signed in the presence of:

[Signature]  
Print Name of Name of Witness [Name]

[Signature]  
Print Name of Witness [Name]

By: [Signature]  
Robert D. Bond, Trustee

Signed in the presence of:

[Signature]  
Print Name of Name of Witness [Name]

[Signature]  
Print Name of Witness [Name]

By: [Signature]  
Linda J. Dempsey, Trustee

THE RENA M. CODAY IRREVOCABLE TRUST  
OF JUNE 11, 1991

Signed in the presence of: 5/17/02  
Print Name of Name of Witness Samuel L. Lebell

By: B. L. Coday, Trustee  
Bryan L. Coday, Trustee

Print Name of Witness Tina L. Altman

Signed in the presence of: 5/17/02  
Print Name of Name of Witness Samuel L. Lebell

By: Robert D. Bond, Trustee  
Robert D. Bond, Trustee

Print Name of Witness Tina L. Altman

Signed in the presence of: 5/17/02  
Print Name of Name of Witness Samuel L. Lebell

By: Linda J. Dempsey, Trustee  
Linda J. Dempsey, Trustee

Print Name of Witness Tina L. Altman

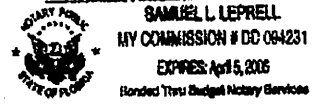
STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 17th of June, 2002, by BRYAN L. CODAY, ROBERT D. BOND, and LINDA J. DEMPSEY, as Trustees of THE HAROLD L. CODAY IRREVOCABLE TRUST OF JUNE 11, 1991 and THE RENA M. IRREVOCABLE TRUST OF JUNE 11, 1991. They are personally known to me or who have produced their Florida Drivers' Licenses as identification.

5/17/02  
Notary Public, State of Florida  
Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_  
My Commission Number is: \_\_\_\_\_

C:\wpdoc\CODAY\Nakiyah\Trustees Deed 052302.wpd

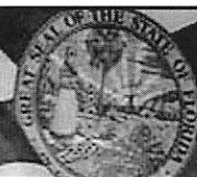


## EXHIBIT "A"

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, LYING IN AND BEING PART OF THE HENRY HARTLEY DONATION, SECTION 7, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF RIVER ROAD (A 60.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13 AND/OR MANDARIN ROAD (A 100.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), NORTH  $18^{\circ}28'00''$  EAST, BY AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 565.17 FEET FOR A POINT OF BEGINNING; THENCE NORTH  $83^{\circ}10'00''$  WEST, BY AND ALONG THE NORTHERLY BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2767, PAGE 911 AND OFFICIAL RECORDS VOLUME 3459, PAGE 1039, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 725.96 FEET; THENCE NORTH  $18^{\circ}28'00''$  EAST, BY AND ALONG THE EASTERLY BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2503, PAGE 971 OF SAID CURRENT PUBLIC RECORDS AND PARALLEL WITH THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 299.78 FEET; THENCE SOUTH  $83^{\circ}13'49''$  EAST, BY AND ALONG THE SOUTHERLY BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 3608, PAGE 922 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 726.13 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH  $13^{\circ}28'00''$  WEST, BY AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 300.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS BEING ONE AND THE SAME AS THOSE DESCRIBED IN OFFICIAL RECORDS VOLUME 4360, PAGE 759; OFFICIAL RECORDS VOLUME 7130, PAGE 691; AND OFFICIAL RECORDS VOLUME 7130, PAGE 693, OF SAID CURRENT PUBLIC RECORDS, WHICH LANDS ARE ALSO DESCRIBED AS:

SURVEY OF A PART OF THE HENRY HARTLEY DONATION, SECTION 7, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT AN IRON IN THE WESTERLY LINE OF STATE ROAD NO. 13 AND/OR MANDARIN ROAD (NOW A 100 FOOT RIGHT OF WAY), SAID IRON BEING NORTH  $18^{\circ}28'$  EAST, 565.17 FEET FROM THE PRESENT NORTH LINE OF RIVER ROAD AS MEASURED ALONG THE WESTERLY LINE OF SAID STATE ROAD NO. 13; THENCE NORTH  $83^{\circ}10'$  WEST, 725.96 FEET; THENCE NORTH  $18^{\circ}28'$  EAST, 299.78 FEET TO AN IRON; THENCE SOUTH  $83^{\circ}13'46''$  EAST, 726.13 FEET TO AN IRON IN THE WESTERLY LINE OF SAID STATE ROAD NO. 13 THAT IS THE FOLLOWING TWO COURSES SOUTHERLY OF THE SOUTH LINE OF CLAIRE LANE (A 60 FOOT RIGHT OF WAY); FROM AN IRON AT SAID INTERSECTION, (1) A CHORD BEARING AND DISTANCE OF SOUTH  $14^{\circ}23'23''$  WEST, 534.09 FEET FOR A CURVE CONCAVE TO THE WEST, THENCE (2) SOUTH  $18^{\circ}28'$  WEST, 310.26 FEET TO AN IRON; THENCE ALONG THE WESTERLY LINE OF STATE ROAD NO. 13, SOUTH  $18^{\circ}28'$  WEST, 300.5 FEET TO THE POINT OF BEGINNING. EXCEPT ANY PART IN STATE ROAD.

**FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS**

## Detail by Entity Name

### Florida Profit Corporation

CENTURY 21 CAR WASH OF MANDARIN, INC.

### Filing Information

<b>Document Number</b>	P99000031752
<b>FEI/EIN Number</b>	59-3570604
<b>Date Filed</b>	04/07/1999
<b>Effective Date</b>	04/06/1999
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

11150-4 SAN JOSE BOULEVARD  
JACKSONVILLE, FL 32223 UN

Changed: 03/13/2012

### Mailing Address

11150-4 SAN JOSE BOULEVARD  
JACKSONVILLE, FL 32223

Changed: 03/02/2007

### Registered Agent Name & Address

JAFFA`, SYLVIA  
11150-4 SAN JOSE BOULEVARD  
JACKSONVILLE, FL 32223

Name Changed: 02/23/2011

Address Changed: 04/10/2008

### Officer/Director Detail

#### **Name & Address**

Title D

JAFFA, JAMES B  
11150-4 SAN JOSE BOULEVARD  
JACKSONVILLE, FL 32223

### Annual Reports



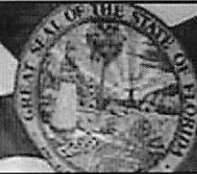
<b>Report Year</b>	<b>Filed Date</b>
2014	01/15/2014
2015	03/09/2015
2016	01/25/2016

**Document Images**

<a href="#">01/25/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/09/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/15/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/15/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/13/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/23/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/25/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/18/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/10/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/02/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/17/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/26/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/07/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/07/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/25/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/03/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/11/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/07/1999 -- Domestic Profit</a>	<a href="#">View image in PDF format</a>

Copyright © and Privacy Policies

State of Florida, Department of State



## Detail by Entity Name

### Florida Limited Partnership

NEKIYAH, LTD

### Filing Information

Document Number	A99000000568
FEI/EIN Number	59-3574967
Date Filed	04/07/1999
State	FL
Status	ACTIVE

### Principal Address

11150 San Jose Boulevard Suite 4  
Jacksonville, FL 32223

Changed: 02/15/2013

### Mailing Address

11150-4 SAN JOSE BOULEVARD  
JACKSONVILLE, FL 32223

Changed: 03/02/2007

### Registered Agent Name & Address

JAFFA, SYLVIA P  
11150-4 SAN JOSE BOULEVARD  
JACKSONVILLE, FL 32223

Name Changed: 04/10/2008

Address Changed: 04/10/2008

### General Partner Detail

#### **Name & Address**

Document Number P99000031752

CENTURY 21 CAR WASH OF MANDARIN, INC.  
11150-4 SAN JOSE BOULEVARD  
JACKSONVILLE, FL 32223

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2014	01/15/2014
2015	03/09/2015
2016	01/25/2016

### **Document Images**

<a href="#"><u>01/25/2016 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>03/09/2015 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>01/15/2014 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>02/15/2013 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>03/13/2012 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>02/23/2011 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>03/25/2010 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>03/18/2009 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/10/2008 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>03/02/2007 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>02/17/2006 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>01/26/2005 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>07/08/2004 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/08/2003 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>05/10/2002 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/10/2001 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>05/26/2000 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/07/1999 -- Domestic LP</u></a>	<a href="#">View image in PDF format</a>